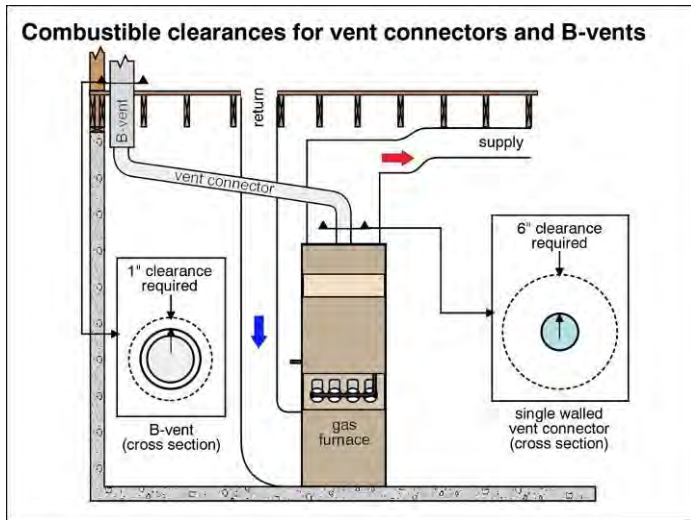


One of the garage door springs on the right side of the left side garage door was over stretched. See photo # 98. This condition weakens the springs, which could cause them to break. Replacement of the garage door spring will therefore be required.

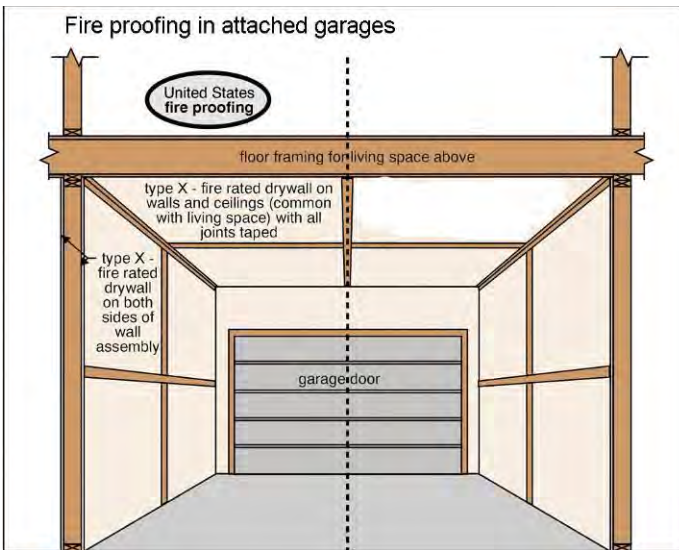
The Reznor gas space heater was incorrectly installed in the garage. Its installation is a fire hazard and fire safety concern. It should be turned off and not used until repaired or replaced. The following defects with this heating system were noted:

1. The vent connector was too close to combustible materials. See photo #'s 94 & 95. A single wall sheet metal vent connector must be 6-inches or more away from combustible materials and double wall 'B' vents must be 1-inch (or as per the manufacturer's specifications) or more away from combustible materials as required by current plumbing practices and for fire safety reasons. See illustration below.



The vent connector extending through the left side exterior siding of the garage, was back pitched into the dwelling. It should be level or slightly pitched downward / to the left side so that condensate inside this vent pipe and rain water on the exterior of this vent pipe drain to the exterior and not into the siding or heating system. See photo # 37.

3. The fire collar / sealant was missing around the metal vent piping where it passes through the ceiling firewall. This is a safety concern with repairs required.
4. Current building practices require that no openings in garage ceiling be allowed for fire safety reasons. Covering the larger openings with 1/2-inch fire x drywall and spackle or 5/8 inch fire x drywall and spackle if a living space is above the garage and smaller openings with plaster or a fire retardant caulk or foam will be required for fire and life safety reasons. Checking with the local building department for their requirements is recommended prior to contractual limitations. See illustration below.



6.

7. There was only one section / piece of "B" vent installed in the entire length of vent connector / flue piping. It was for the connection of a draft hood. It was incorrectly installed in the wrong location and was installed upside down. See photo #'s 87 – 95.

Advisory Recommendations and Observations

Repairs to or replacement of the gas space heater will be required. Contact a licensed plumber and or a licensed chimney sweep to further evaluate this condition and to give cost estimates to correct. It should not be used until the repairs are conducted for safety reasons.

The garage right side jamb of the left side garage door was damaged. Repairs may be desired. See photo # 84.

The garage was filled with stored items and therefore could not be thoroughly inspected. See photo #'s 96 & 97. A further inspection of the garage when the stored items are removed is recommended, prior to contractual limitations. A re-inspection fee will apply. We cannot inspect what we cannot see. If defects are found, we cannot be held responsible for them. Inaccessible areas are excluded from a Building Inspection by the New Jersey Administrative code NJAC 13:40-15.16 Standards of Practice.

15. 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 an Inspection by NJAC 13:40-15.16 Standards of Practice. 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 building inspection, therefore, additional inspection fees will apply.

The visible sill plates, floor joists, girders and lally columns were in overall serviceable condition.

The visible masonry block and concrete foundation was in overall serviceable condition.

The 2-inch by 10-inch floor joists were spaced 16 inches on center.

Approximately 99 percent of the basement walls/ceiling were covered with drywall, therefore, a thorough inspection of the framing system, foundation walls, electrical and plumbing systems was limited. The following is advised prior to contractual limitations:

If a more thorough inspection of these systems is desired so that their condition can be verified, removal of the walls/ceiling will be required. Inaccessible areas are excluded from a Building Inspection by the New Jersey Administrative code NJAC 13:40-15.16 Standards of Practice. A re-inspection fee will apply.

Defects

There was no cover over the sump pump pit. See photo # 109. The installation of a cover is recommended to prevent items from falling into the pit which could clog the pump, for safety reasons and to prevent evaporation of moisture into the basement area.

Exposed spray foam insulation was noted in the utility room and in a space between the right side rear utility room wall and the finished basement wall. A "thermal barrier" as required was not visible. Exposed spray foam insulation needs a "thermal barrier" to protect it from ignition, unless otherwise allowed: foam plastic shall be separated from the interior of a building by an approved "thermal barrier" of not less than ½ gypsum wall board, 23/32 inch wood structural panel or a material that is tested with and meets the acceptable criteria of both the Temperature Transmission Fire Test and Integrity Fire Test of the NFPA 275 Standard, the smoke and flame spread standard ASTM E84 and or the manufacture's own fire safety test results and installation instructions as well as the approval of the towns (AJH) Authority Having Jurisdiction regarding its fire safety compliance. A further evaluation of the spray foam insulation is therefore required for fire safety reasons. Keep in mind, a building inspection is not a code compliance inspection and that the Authority Having Jurisdiction (AHJ) is the responsible party for determining / verifying code compliance and if this type of construction is permitted. It is imperative that further evaluations by an architect, a spray foam installation contractor or inspector and checking with the town's construction department be conducted to insure that the spray foam installation has been approved and was safely and properly installed will be required prior to contractual limitations.

Some spray foam insulation was missing in the box beam / rim joist area of the basement with repairs required. See photo #'s 101 & 102.

16. 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 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.

FIRST FLOOR HEATING SYSTEM UNIT # 1

The Rheem, gas fired, gravity water boiler was a 1 zone heating system with a capacity of 60,000 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 8 years. See photo #'s 106 – 108. 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

The distribution of the heating and cooling airflow throughout the first floor of the building was uneven / not properly balanced. The family room was cold and the living room was warm. This can be caused by the way the building was constructed, poor placement of the HVAC source, undersized or poorly installed duct work, or a poorly added or retrofitted HVAC system. A further evaluation by a heating, ventilation and air conditioner contractor is required prior to contractual limitations.

Screens were missing from four of the exterior ends of the HVAC vent pipes. Exhaust openings that terminate outdoors shall be protected with corrosion resistant screens, louvers or grills. Openings shall be sized not less than ¼ and not larger than ½ inch. These openings shall be protected against local weather conditions. It is required that screening be installed to help prevent foreign objects from getting lodged inside this pipe.

SECOND FLOOR UNIT # 2

The York, gas fired, forced air furnace was a 1 zone heating system with a capacity of 60,000 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 9 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

Screens were missing from the exterior end of the vent pipe. See photo #'s 68 – 72 & 75. Exhaust openings that terminate outdoors shall be protected with corrosion resistant screens, louvers or grills. Openings shall be sized not less than ¼ and not larger than ½ inch. These openings shall be protected against local weather conditions. It is required that screening be installed to help prevent foreign objects from getting lodged inside this pipe.

There was an inadequate floor installed from the attic access to the appliance and an inadequate service area around the appliance as required by construction standards. See photo #'s 126 – 128, 130 & 133. Attics containing appliances requiring access shall be provided with an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliances, but not less than 30-inches high and 22-inches wide and not more than 20-feet in length when measured along the centerline of the passageway from the opening to the appliance. The passageway shall have a continuous solid floor not less than 24-inches wide. A level service space at least 30-inches deep and 30-inches wide shall be present along the sides of the appliance where access is required. The clear access opening dimensions shall be a minimum of 20-inches by 30-inches where such dimensions are large enough to allow removal of the largest appliance. A lighting fixture controlled by a switch located at the required passageway opening and a receptacle outlet shall be provided at or near the appliance location.

Advisory Recommendations and Observations

Some rusting, which was caused from condensate overflow, was noted in the drip pan. Checking the condensate drain pipes for clogs is therefore recommended. See photo # 132.

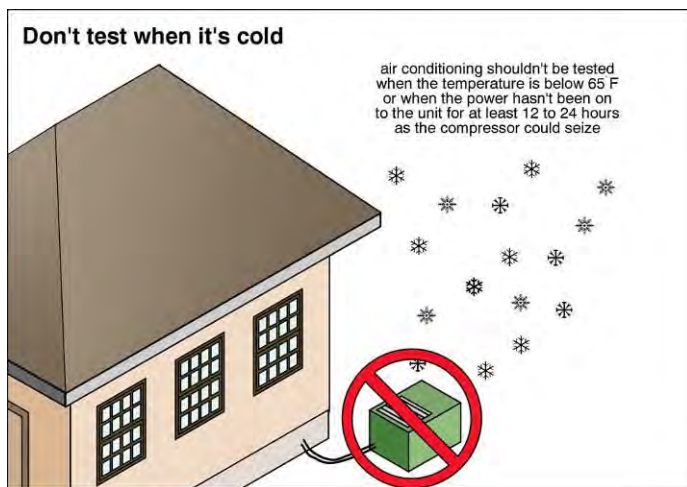
17. COOLING SYSTEM

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 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 an 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 were two Rheem central air conditioner condensers installed. One unit had an approximate 2 1/2 ton cooling capacity and the other unit had an approximate 3 ton cooling capacity.

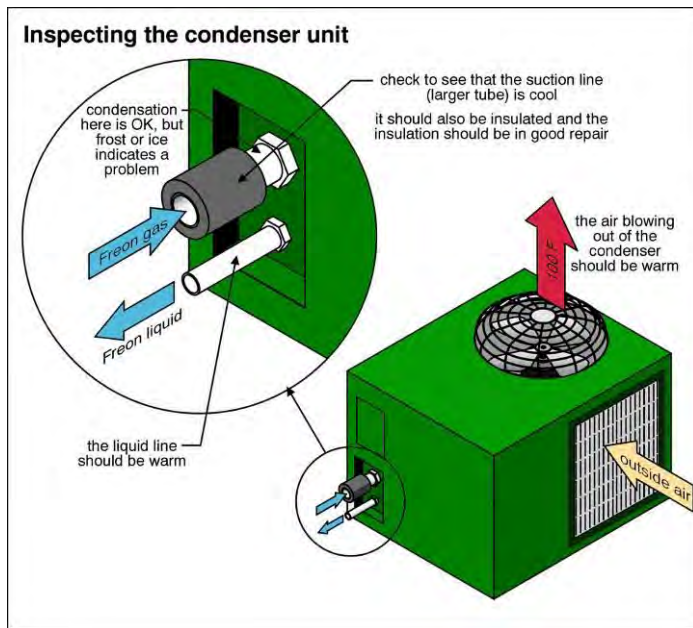
The air conditioner appliances were manufactured approximately 8 years ago. See photo #'s 63 – 65. The average life expectancy of a condenser is 10 to 15 years for a standard condenser and 15 to 20 years for a high quality condenser. The year of manufacture is very close to the installation date. Checking with the owner of the building maybe desired to obtain the contract from the HVAC installation company which, would verify their installation date.

The central air conditioning system was not tested at the time of the inspection because the exterior temperature was below 60 degrees Fahrenheit. It is recommended that a written statement be obtained from the seller to insure the operational condition of this unit in the Spring of the year. See illustration below.



Advisory Recommendations and Observations

The insulation on the freon suction line, leading to the condensing unit, was damaged and or missing. See photo # 66. 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. This is a minor repair. See illustration below.



18. 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 Rheem, gas fired unit with a capacity of 75 gallons. The water heater was in serviceable condition at the time of the inspection.

The age of the water heater is approximately 8 years. See photo # 100. The life expectancy for this type of unit is approximately 10 to 15 years.

19. 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 an 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 street to building main water supply pipe was in overall serviceable condition. The visually accessible portion of the main water supply pipe was copper. The main water supply pipe was located in the right side of the basement. See photo # 104.

The main water shut off valve was tested and was operational.

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.

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

The gas meter and the gas shut off were located on the right side exterior of the dwelling. See photo # 67.

20. 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 an 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 an inspection and the expertise of the 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 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 the building is 200 amperes and 125/240 volts.

The service drop conductors were installed overhead and were in overall serviceable condition with defects noted that will require correction.

The service entrance conductors were aluminum and were in overall serviceable condition with defects noted that will require correction.

The electric service had a copper grounding conductor installed. It was in overall serviceable condition.

The branch wiring that was predominately visible in this building, was non-metallic copper cable (Romex) and was in overall serviceable condition.

A Cutler Hammer branch breaker overload protection was located in the basement. It was in overall serviceable condition. The main circuit breaker capacity was 200 amp circuit breaker. It had twenty-four 15 amp. 125 volt circuit breakers, twelve 20 amp. 125 volt circuit breakers, two 30 amp. 240 volt circuit breakers and one 50 amp. 240 volt circuit breaker. See photo # 111.

Defects

The utility pole is leaning away from this building. See photo #'s 81 – 83. This condition has removed the slack / sag in the service drop wires which is required to prevent them from being pulled off of the building. Contacting the local utility company to correct this condition will be required. This should be a free service.

The weather head has come loose from the building with reattachment required. See photo #'s 77 & 78.

The electrical junction box located in the water meter access area was missing its cover plate with repairs or replacement by a licensed electrician required for safety reasons. See photo # 105.

Metal electric utility boxes were incorrectly mounted directly onto the foundation walls in the garage and basement. See photo #'s 85, 86 & 113. The installation of a non-conductive material between the foundation wall and the metal electric utility box will be required. Obtaining cost estimates for any repairs or replacement will be required prior to contractual limitations. Contact a licensed electrician to further evaluate this condition and to give cost estimates to correct.

21. 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 Dacor gas cook top was operational.

The Dacor electric wall oven was operational.

The Prestige exterior ducted stove hood was operational.

The Kitchen Aid dishwasher was operational.

The Kitchen Aid refrigerator was operational.

The Waste King disposal was operational.

The LG washing machine was operational. 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.

The LG gas clothes dryer was operational.

22. 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 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.

BASEMENT

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 windows were in overall serviceable condition.

Advisory Recommendations and Observations

There was no separate thermostatically controlled heating source installed in this area. The installation of a thermostatically controlled supplemental heat source may be desired for comfort reasons depending upon the use of this room.

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

The windows 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.

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.

Defects

The top hinge of the screen door was broken. See photo # 114. Repairs will be required.

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 doors were in overall serviceable condition.

The windows were in overall serviceable condition.

The masonry fireplace with gas logs was defective with repairs noted that will require correction. See the Exterior Chimney section of this report for additional information. Contacting a licensed chimney sweep or masonry contractor, prior to contractual limitations, will be required to further evaluate these conditions and to give cost estimates for the required repairs.

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 doors were in overall serviceable condition with defects noted that will require correction. See the Exterior Entry Door section of this report for a further discussion and explanation about the condition of the entry doors in this room.

The windows were in overall serviceable condition.

The masonry fireplace was defective with repairs noted that will require correction. See the Exterior Chimney section of this report for additional information. Contacting a licensed chimney sweep or masonry contractor, prior to contractual limitations, will be required to further evaluate these conditions and to give cost estimates for the required repairs.

FAMILY 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 doors were in overall serviceable condition.

The windows were in overall serviceable condition.

Advisory Recommendations and Observations

This room was cold with the thermostat turned on. The installation of a thermostatically controlled supplemental heat source and a further evaluation by a HVAC contractor will be required. Obtaining cost estimates for any repairs will be required prior to contractual limitations.

This room may be warm during summer months. The installation of a supplemental air conditioning source and a further inspection by an air conditioning contractor is recommended prior to contractual limitations. Obtaining cost estimates for any repairs will be required prior to contractual limitations.

MASTER BEDROOM

The pine and hardwood floor was in overall serviceable condition with defects noted that will require correction.

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.

The paddle fan installed in the ceiling was operational. However, the electrical wiring and the bracketing for the paddle fan were not visible and therefore they were not inspected. A further inspection of the paddle fan for correct wiring and mechanical fastening, by a licensed electrician, is recommended for safety reasons.

Defects

The pine floor has been excessively sanded to a point where the tongue of the tongue and groove joint is exposed and it was soft when walked on in various areas. Its repair and/or possible replacement would be required to correct this condition. A further evaluation of the wood floor by a floor installation and refinishing company is recommended. See photo #'s 151 & 152.

FRONT RIGHT BEDROOM

The pine floor was in overall serviceable condition with defects noted that will require correction.

The wall finishing material was in overall serviceable condition.

The ceiling finishing material was in overall serviceable condition with defects noted that will require correction.

The doors were in overall serviceable condition.

The windows were in overall serviceable condition.

Defects

The pine floor has been excessively sanded to a point where the tongue of the tongue and groove joint is exposed and it was soft when walked on in various areas. Its repair and/or possible replacement would be required to correct this condition. A further evaluation of the wood floor by a floor installation and refinishing company is recommended. See photo # 150.

A hole was noted around the ceiling. See photo # 149. Repairs will be required.

FRONT LEFT BEDROOM

The pine 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.

LAUNDRY ROOM

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 windows were in overall serviceable condition.

FIRST FLOOR BATHROOM

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 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. The functional water flow and drainage for the toilet were adequate.

The shower was in overall serviceable condition. 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.

SECOND FLOOR 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 window 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.

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

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

Cracked, loose and/or missing grout was noted in the wall corner tile joints and in the tub/tile joints. It is recommended that the wall corner tile joints and the tub/tile joints be sealed, as a routine maintenance task, to prolong the life of the tiles and to help prevent water leaks. See photo #'s 115 – 117.

Advisory Recommendations and Observations

Sealing the gap around the perimeter of the floor as well as in front of the tub/shower with new grout or a caulk such as Phenoseal is recommended to help prevent water seepage into the rooms below this area. Removal of any loose or deteriorated grout or caulk should be conducted before the installation of any new caulk or grout.

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 windows were in overall serviceable condition.

The cabinets and counter tops were in overall serviceable condition.

The two sinks were in overall serviceable condition. The functional water flow and drainage for the sinks were adequate.

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

The shower was in overall serviceable condition with defects noted that will require correction. 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 with defects noted that will require correction.

Defects

The bathroom vent fan was noisy when operated with its repair or replacement required.

Advisory Recommendations and Observations

Sealing the gap around the perimeter of the floor as well as in front of the tub/shower with new grout or a caulk such as Phenoseal is recommended to help prevent water seepage into the rooms below this area. Removal of any loose or deteriorated grout or caulk should be conducted before the installation of any new caulk or grout. See photo # 135.

It is recommended that the wall corner tile joints and the shower/tile joints be sealed, as a routine maintenance task, to prolong the life of the tiles and to help prevent water leaks. See photo #'s 136 & 137.

23. 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.

The attic was entered and fully inspected from end to end.

Defects

The visible portion of the roof rafters was in serviceable condition. However, they were covered with spray foam insulation preventing a thorough inspection. See photo #'s 130, 133 & 142 – 147.

Exposed spray foam insulation was noted in both of the attics. A "thermal barrier" as required was not visible in the right side attic where the HVAC system was installed which will require routine access for servicing of this system. It is not required in the left side attic where routine access is not necessary. Exposed spray foam insulation needs a "thermal barrier" to protect it from ignition, unless otherwise allowed: foam plastic shall be separated from the interior of a building by an approved "thermal barrier" of not less than ½ gypsum wall board, 23/32 inch wood structural panel or a material that is tested with and meets the acceptable criteria of both the Temperature Transmission Fire Test and Integrity Fire Test of the NFPA 275 Standard, the smoke and flame spread standard ASTM E84 and or the manufacture's own fire safety test results and installation instructions as well as the approval of the towns (AJH) Authority Having Jurisdiction regarding its fire safety compliance. A further evaluation of the spray foam insulation is therefore required for fire safety reasons. Keep in mind, a building inspection is not a code compliance inspection and that the Authority Having Jurisdiction (AHJ) is the responsible party for determining / verifying code compliance and if this type of construction is permitted. It is imperative that further evaluations by an architect, a spray foam installation contractor or inspector and checking with the town's construction department be conducted to insure that the spray foam installation has been approved and was safely and properly installed will be required prior to contractual limitations.

24. 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.

25. 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 a 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. Inspection of security systems is excluded from Inspection by the New Jersey NJAC 13:40-15.16 Standards of Practice.

26. INSECTS/RODENTS/BIRDS

Because of seasonal conditions, the time of the day, as well as noise, animals and/or insects may or may not be present, however, indications that they were or still are present but cannot be seen maybe found. This could be egg casings, animal droppings, dead insects, rub marks, residual chewed debris or some other sign which leads us to this conclusion. Further evaluations of this condition by a licensed exterminator is recommended to eliminate these pest/pests from the building.

Evidence of mice was noted in the basement. Extermination, removal of the animal and exclusion from entry will be required. See photo # 110.

Rodent droppings were found in the utility room. Their removal will be required for health reasons. Before cleaning the excrement, the droppings should be sprayed with a mild disinfectant or a solution of one part household bleach to ten parts water. After the affected area is sprayed put on protective gloves and with a damp paper towel pick up and remove the disinfected feces. Place the paper towels and feces into a plastic bag, seal the bag and dispose of in the trash. Dispose of the protective gloves and wash your hands with soap and water.

Advisory Recommendations and Observations

Permanent closure of the opening where the entry point exists will be required.

27. 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. Our client may have chosen an independent company to conduct that inspection. Please review the wood destroying organism inspection report provided by that company. If an independent inspection for Wood Destroying Organisms was not ordered, DICO strongly recommends that a Wood Destroying Organism Inspection be conducted, prior to contractual limitations. If any wood destroying organisms / insect conditions were observed by DICO at the time of the inspection, (which may or may not be mentioned as part of the independent company's report) they should not be considered as part of a Wood Destroying Insect Inspection or Report.

Terminite Inc. conducted the Wood Destroying Insect Inspection during the course of our Inspection. Please refer to their report regarding their inspector's findings and any wood destroying insect infestations and/or damage that these insects may have caused.

28. 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 New Jersey Administrative code NJAC 13:40-15.16 Standards of Practice inspection standards and are NOT conducted by DICO during the course of a Home / Building Inspection. If during the course of our Home / Building Inspection we happen to observe a material, substance or condition that in the inspector's opinion appears to be hazardous, we will list that suspect material, substance or condition in the Environmental section of this report. In no way, should it be assumed that our casual observation of a possible hazardous material, substance or condition, takes the place of specific, in-depth, independent, environmental inspections. Other materials and other locations with-in this building, with different or the same hazardous conditions, could exist. Therefore, further testing maybe advised. 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 scanned for a buried fuel oil tank on 03/22/17 by Brinks, an independent contractor. The oil tank testing company will send a copy of the report findings. DICO Building Inspection Service, Inc. does not conduct fuel oil tank testing and assumes no liability for the accuracy of these tests or the test result report.

LEAD PAINT

Many buildings, which were painted before 1978, may have been painted with lead based paints. When considering or conducting renovations especially where demolition of or where demolition of parts of older structures is concerned, or when scraping, sanding and/or stripping of older painted surfaces testing for the presence of lead in these areas are required. Obtaining information, from local government agencies, regarding lead paint is additionally recommended. In April of 2010, all contractors must be certified under the EPA's Renovation, Repair and Painting rule. The following link is for 'The Lead Safe Certified Guide to RENOVATE RIGHT', the EPA's new lead guidelines effective October 2010. <http://www.epa.gov/lead/pubs/renovaterightbrochure.pdf>

MOLD

This property was not inspected for the presence or absence of health related molds or fungi. Further testing for the presence of mold by a qualified mold testing company would therefore be required. DICO Building Inspection Service, Inc. is neither qualified nor licensed to inspect for health related molds or fungi. If you would like more information about health related molds or if you desire an inspection for the presence or absence of health related molds, contacting an environmental specialist or an industrial hygienist, to conduct such an inspection, would be required. For more information you can call the EPA Indoor Air Quality Information Clearing House at 800-438-4318. The New Jersey Health Department of Health and Senior Services Consumer and Environmental Health Services / Indoor Environments Program manages mold problems in the state of New Jersey. They also have a list of mold inspection and mold remediation companies that work in New Jersey. They can be contacted by phone at 609-631-6749 or by email joe.eldridge@doh.state.nj.us. The website address is www.state.nj.us/health/eoh/tsrp. Additional information on mold can be found at the following links: American Industrial Hygiene Association - www.aiha.org;

29. RADON

A test for radon gas was performed on 03/22/16 and started at 12:13 PM. A continuous radon gas monitor was utilized for this test. Computer # CRM5105587 was located in the *basement / level 0*. This test will run for approximately forty-eight hours. A 'Non-Interference Agreement & Required Test Conditions' document was left at the building for the owner/occupant to sign and return to us when we retrieve the radon testing device. Results of the findings will be sent as an addendum to this report. For further information about radon and radon testing, contact our office at 973-857-4220 or the State Radon Office at 800-648-0394.

Radon is a naturally occurring radioactive gas. It results from the radioactive decay process of natural uranium in the soil, and is found in rocks and soil everywhere in varying concentrations.

While radon disperses quickly in the outdoor environment, it can accumulate in enclosed spaces, and can be an unwelcome part of our home or building environment. Long-term exposure to radon has been linked to increased risk of lung cancer. The greater the concentration and the longer the exposure, the greater the risk of lung cancer. Since radon is invisible and odorless, the only way to detect the presence of radon is with a specialized test.

The New Jersey Department of Environmental Protection (NJDEP) recommends that all homeowners test their homes for radon, and consider mitigating (fixing) their homes if tests reveal elevated levels. Even in areas that generally have low radon potential, elevated levels of radon have been found in some homes.

Radon concentration is affected by many factors including: the concentration of uranium in the soil beneath the home; the ease with which radon moves through the soil; and the number and size of openings into the home (such as cracks in the flooring, openings around pipes and sump pits).

In addition, slight differences between indoor and outdoor air pressure will affect the rate at which radon enters the home. Reduced indoor pressure draws radon gas in greater amounts from underlying soil into the building. Since warm air rises, and air in a building is often warmer than the outside air, this 'stack effect' causes lower indoor air pressure. Lower indoor air pressure also results from use of kitchen or attic exhaust fans; venting of air by furnaces, clothes dryers and other appliances; and opening the downwind windows in a home. Lower indoor air pressure increases radon concentrations. Another means of entrance for radon gas is from water supplies, when radon escapes from water during showering, cooking, etc.

All these factors vary greatly from home to home, and the lifestyle of a particular family can affect these factors as well (for example, how much the family uses vented appliances and heating systems). As a result, one home may have a high level of radon while the home next door may have a low level.

The higher the level of radon gas in a home, the greater the amount that is inhaled. As radon goes through the radioactive decay process, it produces other radioactive materials in the form of solids. These decay products can attach to particles in the air, such as dust or cigarette smoke, which can become trapped in the lungs. The decay products continue to emit a type of radiation that has the potential to damage lung cells and possibly start the formation of cancer. The risk of lung cancer from radon is much greater for smokers than non-smokers.

Lung cancer is the only known health effect from radon exposure. The National Academy of Sciences estimates that between 15,000 and 22,000 deaths from lung cancer are caused by radon each year in the United States. Radon is the second leading cause of lung cancer after smoking.

DICO Building Inspection Service, Inc. uses continuous radon monitors (CRMs) and charcoal canisters to test for the presence of radon. The minimum testing time is two days (48 hours). Please refer to the handout 'Radon Testing and Mitigation: The Basics' for additional information on conducting the test and interpreting the results.

30. 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: 03-22-2017
WCD/mb**