

GROUNDS

The driveway is sloped towards the garage. Surface water has entered the garage and will do so again unless the driveway is pitched away from the garage or drainage is installed. Expect damages inside the garage to continue to occur until corrective actions are taken.

The rear cement patio is missing the required stair handrails and platform guard rails. Install them to avoid injury.

The wood steps off the rear deck are unsafe, remove and replace them to avoid injury.

Improvements to surface water controls are necessary to avoid water infiltration. Regrade the soil around the perimeter of the home to encourage surface water to drain away from the foundation walls. Remove debris from gutters and downspouts regularly and configure their discharge so they effectively discharge water at least 10 feet from the home.

EXTERIOR & ROOF

Several loose, broken, delaminated and missing slates were observed. The roofing must be further evaluated by a qualified contractor prior to expiration of your inspection contingency to determine the scope of the required repairs, to determine if repairs are feasible and to provide cost estimates. Slate roofs have a 40 to 80 year useful life (depending on the type slate used), they must be inspected and repaired at least once a year to help prolong their life.

The aluminum siding is discolored, budget for professional painting.

The steel lintels above the door and windows have rusted, expanded and damaged the brick veneer. Water infiltration may be occurring through the cracks that can be causing damage to the structure of the home. Removal and replacement of the lintels, cracked bricks and wood structure that have sustained latent damages is necessary to avoid further damages. Prior to expiration of your inspection contingency it is necessary for you to obtain further examination and analysis by a qualified, insured and reputable specialist, tradesman or service technician to define the scope & cost of the necessary corrective action.

The electric eye that reverses the garage door opener when it is obstructed is mounted too far off the garage floor. Lower the electric eye to within 4" of the garage floor to avoid injury and entrapment.

Stains were observed on the second floor bedroom ceiling. Obtain a written guarantee from the owner stating all necessary corrective action has been taken OR obtain a written guarantee from the owner stating all the necessary repairs will be performed prior to expiration of your inspection contingency, in order to avoid additional damages and surprises after closing. Sometimes latent water, insect and other damages exist, in addition to those I could see today. Read the LATENT DAMAGES MAY EXIST and the INDOOR AIR QUALITY FUNGUS, MILDEW AND MOLD sections of this report. If leaks are not cured promptly mold, mildew and fungus may grow, wood destroying insects and rot damage should also be expected to occur.

No visible signs of water infiltration were observed to be occurring today though the roofing, windows or siding (other than specified). Water infiltration may occur during precipitation even though no visible signs of water infiltration were observed today. You must either contract for invasive and destructive testing (prior to expiration of your inspection contingency) or accept the risk that latent water infiltration may be occurring.

STRUCTURE

Wood destroying insect damage was observed to the wood structure of the home, repairs are believed to be necessary. Latent damage to the structure of the home may exist that was not discovered during today's visual inspection of the accessible components, sometimes repairs are expensive. I was not able to determine if latent damages exist, because I was not contracted to perform invasive or destructive testing (such as opening of walls or ceilings, lifting of carpets or area rugs or ceiling tiles or insulation, moving of furniture or appliances or stored items or debris), or excavation. In order to determine if latent damages exist, it is necessary to have invasive and destructive testing and further evaluation by experienced contractors and specialists (prior to expiration of your inspection contingency period) to define the scope & cost of any necessary corrective action. Invasive and destructive testing is usually costly and the home owner is likely to require finishes be returned to pretesting condition. Obtain written documentation from an expert to determine the extent of wood destroying insect damage that has occurred. Obtain a treatment and repair history from the owner.

Evidence of water infiltration was visible in the basement at the time of the inspection (stains on finishes). It is impossible for me to predict whether water or moisture penetration will pose a problem in the future on the basis of a one time inspection. Prior to expiration of your inspection contingency obtain a sworn statement from the sellers detailing the frequency and severity of water infiltration that has occurred in the past! The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation, or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation, are the most common source of basement leakage. In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Make sure you read the INDOOR AIR QUALITY FUNGUS, MILDEW AND MOLD Section of this report.

Wood earth contact exists in the crawl space that is accessible from the garage. Due to access restrictions I was not able to traverse or properly inspect the crawl space. It is necessary (but very difficult) to cure the existing wood earth contact in order to avoid water, moisture and rot damages.

The rear crawl space under the first floor bathroom and closet is not at all accessible for inspection. Problems may exist that I was not able to see or report on. It is necessary to have the area made accessible and professionally inspected prior to expiration of your home inspection contingency to avoid taking open ended risks. I was told the house was built with this defect. The fact that the area has not been accessed for 70 years or so makes it more, not less likely that extensive and expensive damages exist that require corrective action.

Neither the front or rear crawl spaces were ventilated. Installation of ventilation is necessary to avoid further damage to the wood structure.

The roof framing exceeds the recommended spans, installation of additional supports is recommended to help avoid movement of the roof structure.

Closed walls and fixed ceilings in the lower level of this structure, blocked access to 70% of the wood framing for inspection. Latent wood destroying insect, water or other damage that could not be seen during today's visual inspection may exist behind these finishes that represent open ended risks to you.

Typical movement of the floors, walls and ceilings was observed for a home of this age and construction style (other than specified). Problems may still exist with the structure that were not detected by today's visual inspection. You must either contract for invasive and destructive testing (prior to expiration of your inspection contingency) or accept the risk that latent defects exist that were not discovered during today's visual inspection.

No active water infiltration was observed during today's inspection (other than specified). Water infiltration may occur during precipitation. Latent water infiltration may be occurring, you must either contract for invasive and destructive testing (prior to expiration of your inspection contingency) or accept the risk that latent defects exist that were not discovered during today's visual inspection.

Implement the changes recommended in the GROUNDS & EXTERIOR sections of this report to help keep the basement drier.

You are reminded to obtain and maintain a wood destroying insect treatment warranty and to obtain annual wood destroying insect inspections. Wood destroying insects should be expected to infest or reinfest any home without any warning. If you do not obtain and maintain a treatment warranty with annual inspections you run a real risk of paying for a treatment in the future and sustaining damage to the structure. To help avoid wood destroying insect infestation keep wood debris, mulch and firewood away from the home, slope soil away from the home to provide drainage, remove any soil from contact with siding, keep trees and shrubs trimmed well away from the home.

ELECTRIC

The service entrance cable is frayed, replace it to avoid hazardous water infiltration into the electric meter pan.

The electric service drop is within the trees, trim the tree to cure the existing hazard.

The home contains Federal Pacific service equipment. The manufacturer has a very poor reputation in the industry. These circuit breakers have been known not to trip in response to an over current or a short circuit. Failure of a circuit breaker to trip can result in a fire, property damage, or personal injury. You are advised to obtain an electrical contractors opinion as to the safety of this equipment prior to expiration of your inspection contingency and to consider replacing it to lessen the risk of a house fire!. Additional information may be found on the Consumer Product Safety Commission's web site: <http://www.cpsc.gov/cpscpub/prerel/prhtml83/83008.html>. The service equipment may also be included in a Class Action: Superior Court of New Jersey, Law Division, Middlesex County, Docket # L-2904-97

Wires within the electric panel are doubled up under one set of lugs, corrective action is necessary to cure the existing hazard.

Remove the extension cord that is used for the garage door opener and replace it with a permanent receptacle to cure the existing hazard.

Remove the lamp cord wires that are improperly being used as extension cords to cure the existing fire and shock hazard.

The first floor powder room and main bathroom lack the required electric receptacles, installation of GFCI protected receptacles is necessary to avoid electric shock.

An exposed live wire end is hanging from the basement ceiling, remove or secure the wire to cure the existing hazard.

HEATING & AIR CONDITIONING

Although excluded from our contract insulation on the distribution piping is similar in appearance to materials known to contain asbestos. It is not possible to determine if the material is asbestos without laboratory analysis. Asbestos fibers that get into the air represent a health hazard. If the material is asbestos sections were improperly removed by amateurs. Consultation with a licensed asbestos contractor is necessary prior to expiration of your inspection contingency to determine the proper course of action and to obtain an opinion as the necessity of air or bulk samples. Due to the age of construction, there may be other materials within the home that contain asbestos but are not identified by this inspection report.

Steam pipes by the boiler are badly corroded, steam leakage is occurring at many of the radiators, many of the hardwood floors are stained due to radiator problems and the boiler is short cycling. The boiler and heating system must be cleaned, adjusted, repaired and tested by a qualified person. The service person must be asked to provide certification it is operating effectively and safely after the necessary corrective action has been taken, or perform the necessary replacement(s), prior to expiration of your inspection contingency.

State regulations generally require the proper abandonment or removal of underground storage tanks that are no longer in use. Although excluded from our contract I suspect an underground tank that is no longer in use exists (tank vent on right side of the home). The existence of the tank must be verified and addressed prior to expiration of your inspection contingency. Discuss the implications of such a tank with your Attorney. State of New Jersey Department of Community Affairs, Construction Code Element, CN 816, Trenton, NJ 08625-0816 (609) 984-3156. DCA Bulletins 95-1B & 95-1D provide information that may pertain to this situation.

Since heating fuels have been changed the chimney must be cleaned (to determine if damage to the chimney interior has occurred), inspected and repaired or lined if necessary by a chimney sweep prior to expiration of your inspection contingency to avoid a potentially hazardous condition.

PLUMBING

Many corroded sections of exposed brass and copper water pipes were observed. Removal and replacement of the damaged piping is necessary to help avoid leakage and problems. Access to the pipes in the walls will be difficult and expensive.

The pressure relief discharge pipe from the boiler is not extended to within 6" of the floor as it is required to be for safety reasons, a pipe extension must be installed immediately to avoid being burned.

BATHROOMS

The shower has an old ceramic tile floor. The shower pan is very old, it is beyond its statistical useful life, budget for near term replacement.

There is a noticeable temperature change when the shower is in use and the toilet is flushed. Reduce the temperature of the water heater and install a flow restrictor shower head with scald guard to minimize the chance of injury from burns.

KITCHEN

No additional comments

INTERIOR

Replace the (20 sq. ft. +/-) missing fire rated garage ceiling in order to slow the spread of fire and smoke from the garage through the home should a fire occur in the garage.

Installation of a fire rated door between the garage and stairwell is necessary to slow the spread of fire and smoke through out the home should a fire occur in the garage.

There is no step up into the stair well from the garage. The immediate installation of a step or raised threshold is necessary to help prevent the spread of volatile flammable fumes from the garage into the home where they can be ignited. Although the existing condition is very common, it should be corrected because the existing condition is unsafe and hazardous.

Many of the wood floors in the home have been damaged from radiator problems. Have the radiators repaired and the damaged flooring replaced.

The existing stair handrails (guardrails) are inadequate or missing, cure these conditions to avoid injury. To avoid injury handrails must be secure, continuously grippable and between 34" and 36" high. To avoid injury guardrails must be secure, at least 36" in high and have vertical openings less than 4" wide. Horizontal members that child could climb are unsafe.

The existing smoke detectors are inadequate. At a minimum they must be upgraded to the satisfaction of the municipality. Although not required by law, I recommend the installation of at least one ceiling mounted smoke detector on every floor of the home, in the halls within ten feet of every bedroom and inside every bedroom. The additional smoke detectors will increase your chances of surviving a fire for a minimal cost.

The existing attic ventilation is inadequate, improving attic ventilation may help avoid ice damming and increase the useful life of the roof covering.