

Home Inspection Report



██████████ Rear Building
Garfield , New Jersey 07026

Prepared for: ██████████

Prepared by: Foresight Consulting

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General Information

Report Number : 07-8678

Inspection Date: July 14 , 2015
Time : 4:00 PM

Client Information

Client : [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Property Information

Address : [REDACTED] Rear Building
City, State : Garfield , New Jersey 07026

Site Conditions

Present : Client , Agent , Client Family
Age or Date: 1900
Type : Two Family Bedrooms: 6 Bathrooms: 2
Weather : Sunny
Temp : 85
Electric : Yes
Water : Yes
Gas/Oil : Yes

Company Information

Inspector Name Keith Salviano
Company Name Foresight Consulting

Address : 9 Walnut Court, North Haledon, NJ 07508

Phone : 973 942-3061

Inspector : Christopher Salviano, NJHI #: GI 919

Email : foresight1@optonline.net

Inspection Report

9 Walnut Court North Haledon, NJ 07508 973 942-3061

Inspection Date : July 14, 2015 - Inspector: Christopher Salviano, NJHI #: GI 919

Submitted for the sole use:

[REDACTED]

Location of Inspection Site:

[REDACTED] Rear Building Garfield, New Jersey, 07026

An inspection of this Two Family style, structure 6 bedroom, 2 bathroom, was conducted on the above date by Foresight Consulting Services, Inc. Again, many aspects of the property were inspected, including structural components, site conditions, utilities, and systems and quite a few different contractors will need to be retained for estimates. The report contains observations concerning each aspect that was evaluated, including some conditions that may require attention. The report also provides many suggestions and recommendations to help you in maintaining and improving this property now and in the future. The report is intended to provide you with a better understanding of the conditions, as observed at the time of the inspection. It is recommended that the owner, agent and or representative be consulted about any other information or concerns that might have been omitted about the property. This report should not be construed as a warranty or insurance policy. A Preclosing Inspection Checklist, Special Concerns and a summary is enclosed, however, the report should be fully read.

Read the entire document carefully. Please contact us if you have questions about any of the details of this report, or if there is anything you don't understand. Where deficiencies have been indicated and there is some uncertainty as to what remedial measures may be required, you should call our office and consult with a competent contractor in a timely manner to determine the scope and cost of repair. Foresight, would like to thank you for the opportunity of serving you.

IMPORTANT: Scope of Inspection

This report represents an effort to present a fair evaluation of the overall condition of the premises and systems at the time of the inspection. This report has been prepared to fulfill FCSI's obligations under the Evaluation Agreement previously agreed to by the parties. The presence or absence of pests, such as rodents, insects, and wood damaging organisms is not part of this scope of work. Excluded aspects and inspections are detailed in the signed Evaluation Agreement.

This report offers an opinion only as to those portions of the premises and systems that were easily accessible and could be evaluated by a strictly visual walk-through inspection. The inspection procedure and this report complies to the "Standards of Practice" of the New Jersey Home Inspection Advisory Committee, N.J.A.C. 13:40-15, which defines the duty and the standard of care to be exercised by this profession in conducting an inspection.

Exterior Comments

Note: Real Estate brokers, owners, buyers, or any parties other than the client who contracted for and paid for this report are hereby notified that any use of this report by them for any purpose related to the sale or purchase of this property is not permitted unless the approval of Foresight Consulting is given as well as the approval of the original client. Your attorney should also be asked about boundaries, easements or any other information pertaining to this property.

Definitions

Key to Checklist	
Acceptable	Item is adequate with no significant defects.
Marginal	Item is generally acceptable, but will require repair or servicing.
Defective	Item is unacceptable or poor and in need of repairs or replacement.
Not Inspected	Item not inspected and or is not in scope of work.

Driveway

Defective Surface: Concrete - Replace driveway. It will be difficult for emergency vehicles to enter and exit the property.

Walks/Entrance



Marginal Front Walkway: Wood - Cracked and pitched towards the building.
 Marginal Front Entrance: Masonry - The steps are not evenly spaced and are too high. The supporting posts for the awning are improperly installed, supports bowing, and twisting and fasteners should be considered. The handrail is also detached and not secured.

Marginal Utility Entrance: Masonry - Cracking skim coat.
 Marginal Walkway: Masonry - Cracking and deteriorating.

Grading



Defective	Landscaping: Add topsoil, mulch and shrubs - the building is only a few inches off the rear and the vegetation at the foundation is overgrown. The vines growing on the home and chimney is not recommended because they tend to breed insects and can easily damage the siding and vines enter the wall cavities.
Not Inspected	Hose Bibs: Gate - Valves are not operated as part of this inspection, any reference to any valve inspected is visual only unless otherwise noted.
Marginal	Fences: Chain link - The spikes are upward and pose a safety concern.

Again, maintaining a slope away from the foundation walls will help lessen water accumulation around the building during a rainfall and help to insure a dry interior. And again, shrubs, trees, and vines should be trimmed and prevent contact with the building.

No investigation or evaluation was performed to locate any above or underground tanks, such as oil, gas, propane, or chemical tanks, which might be present, or to determine their integrity, condition, or legality. If an oil tank or tanks are present, it is recommended that the tank or tanks and soil be tested. Oil tanks have become a major issue lately, so please refer to the later part of this report for more information.

Gutters/Downspouts

Acceptable	Gutters: Aluminum
Defective	Downspouts: Aluminum - The downspouts discharge too close to the foundation and should be extended. The right side owner is complaining about the water discharging onto his property and he stated that a channel will need to be cut into the driveway and lead to the street.

The purpose of a gutter system is to collect rain and snow from the roof and divert it away from the foundation walls. This means keeping gutters cleaned out and sloped. Install splash blocks for above ground extensions and building up the grade so that the roof and surface water is diverted away from the building. Underground piping was not inspected and will also need to be cleaned. Avoid letting leaders discharge close to the building as this can increase the chance of water penetration through the foundation. Leaks may develop at seams, and these can be caulked and sealed at the time of other maintenance or cleaning.

Debris should be removed periodically to eliminate clogging and overflow. This should be done at least twice each year.

Fascias/Soffits/Trim

Defective	Fascias: Aluminum and Wood - The fascias, soffits and trim work will need refinishing. The siding is losing its finish. The painted surfaces stand up well, however, some lower quality or older siding tends to fade and chalk. The siding should be washed, degreased and painted.
Acceptable	Soffits: Aluminum and Wood
Marginal	Trim: Aluminum, wood, and vinyl - Quite a few wood trims will require finishing.

Exterior trim components including those around windows, doors, soffits, and fascias are prone to opening and weathering at seams and joints. Trim work should be inspected occasionally, caulked, and sealed as necessary to remain watertight. Materials underneath aluminum and or vinyl trim are not visible and the conditions could not be determined.

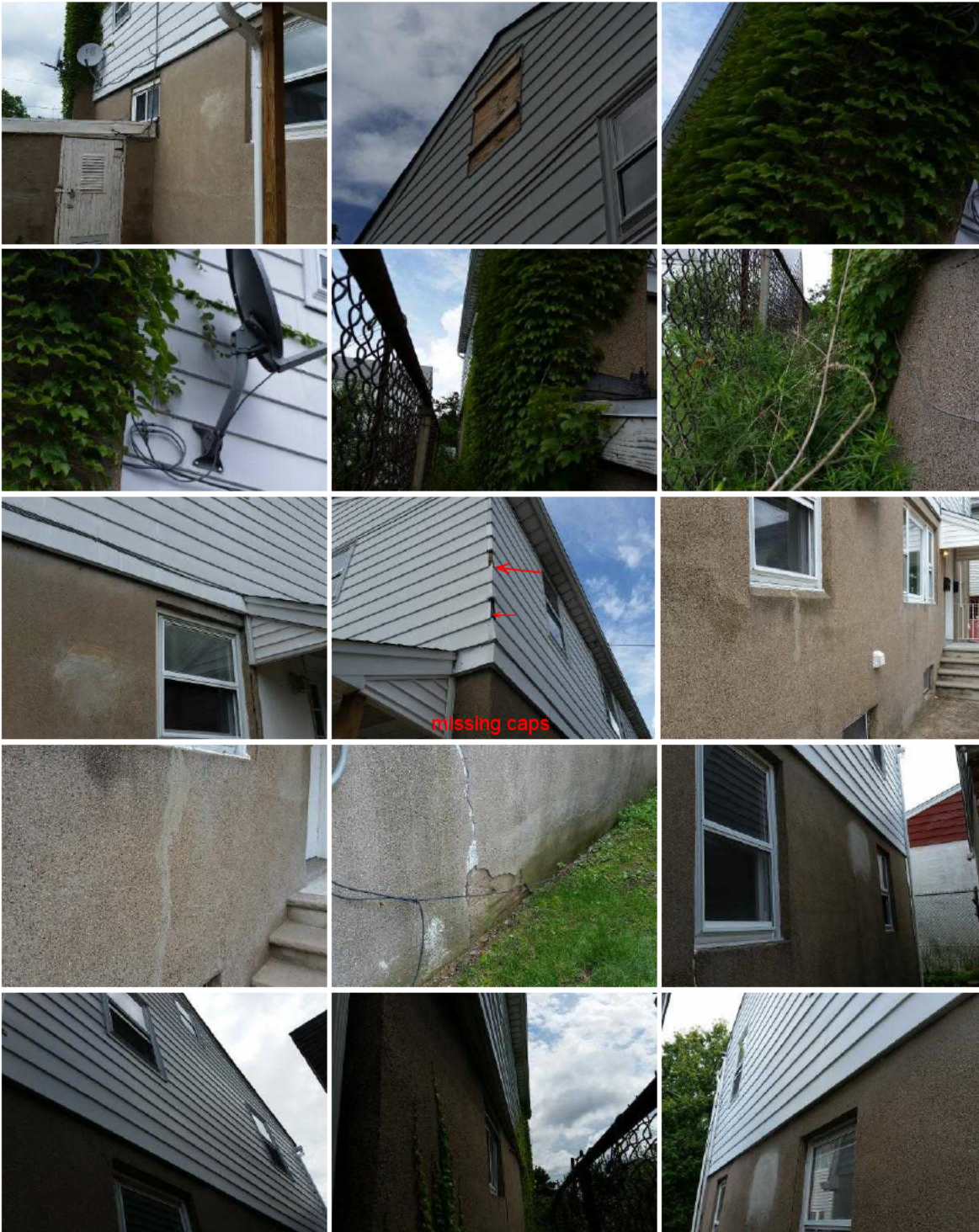
Doors/Windows

Marginal	Entrance Door: Wood with glass - the door shows poorly and the door is delaminating with gaps and daylight can be seen and replacement recommended.
Acceptable	Utility Door: Metal and glass
Marginal	Rear Door: Wood - Damaged.
Marginal	Windows: Double hung - Double glazed, the installation of the windows are not sealed and could have been a much better arrangement.
Marginal	Base Windows: Storm windows only

Windows may require occasional maintenance to insure a tight seal around the framing. Putty or caulking can be renewed where needed as a normal maintenance task.

The operation and condition of a representative number of doors and windows will be evaluated during the interior portions of this inspection. Double and multi glaze windows are preferred and single glaze and metal frame windows are less quality, not efficient and replacement considered. An audit of the storms and/or screens was not conducted and should be inventoried before closing. The owners should install all the units to aid this procedure. Dead bolts for the exterior doors are a security feature; cylinder locks for the doors should be changed.

Siding



Marginal

Material: Aluminum siding - The aluminum siding is durable, and will last indefinitely given regular attention. A variety of metal sidings are available. The most common materials are aluminum and steel. Aluminum siding is used more frequently. Most problems associated with metal sidings are quality and installation. The siding usually have a baked-enamel or vinyl finish, however, the lower quality or older sidings tend to fade and chalk. The siding is also missing corner caps that is allowing water to seep into the building.

The siding is losing its finish. The painted surfaces stand up well, however, some lower quality or older sidings tends to fade and chalk. The siding should be

Siding (Continued)

Material: (continued)

washed, degreased and painted.

Defective

The left side attic window has been covered with plywood and shows very poorly. Material: Stucco - The plaster coat siding is in need of a new skim coat. The right side as what appears to be the original garage structure and the corner section is exposed and will need to be sealed. There are also quite a few stress cracks noted in the siding and they too will need to be refinished to help prevent water from entering the home and cause water problems.

The siding also does not have control joints to allow the siding to expand and contract. A mason will most likely need to be retained for estimates. the rear portion of the home was not inspected due to restrictions.

Maintaining the siding is important to preserve a watertight, draft free home. The siding should not come in contact with the grading and should be about 8 inches from the soil. This is also true for the trim work. If the siding or any other trim touches grading or masonry, wood rot might exist and replacement of the siding may be required.

Marginal

Foundation: Masonry - The majority of the foundation walls are hidden and could not be fully inspected.

The skim coat is cracking and missing in a few locations.

The foundation inspection is limited to the visible areas as observed in date of the inspection some settlement cracks were noticed. All cracks should be checked and monitored and if any cracks become larger a general contractor will need to be retained. The foundation will be further inspected from the interior, where accessible. In some cases, vegetation and shrubs obstructions may exclude certain areas from being viewed.

Roof



Style: Gable
Acceptable

Material: Dimensional style - The roof is composed of asphalt shingles that are made by impregnating mats of either organic felt material or fiberglass. The shingles appear to be relatively new and a warranty of the roof may be available. The owner will need to be asked about this matter and the roof for the main house.

Again, it is recommended that the building department be contacted about and again, the roof often contains hidden defects and because of that, this is a cause for concern. All roofs, gable, hip, shed, dormer, pitched and flat, can develop leaks and monitoring the roof, chimney and flashing is a recommended practice. A roof contractor should be obtained prior to close of the property to determine such defects. Protrusions through the roof, such as plumbing vents, skylights, and exhaust vents are made watertight by "flashings."

The roof and any chimney was inspected visually from the ground. Binoculars were used when helpful, and only those areas that could be viewed in this manner could be evaluated. These limited inspection methods are due to the inherent danger of climbing on the roof and damage that can result in some roofing materials. If further evaluation is desired, or recommended by FCS, you should contact a specialized roofing contractor.

Chimney



Marginal	Material: Masonry - The masonry chimney could not be inspected due to vegetation growth on the siding. This growth is causing excess moisture and the skim coat appears to be cracking.
Defective	Flue/Flue Cap: No cap.
Not Inspected	Flashing: Concealed by vegetation - Flashing tar is a temporary remedy and should not be used. The tar traps moisture in the structure of the chimney causing deterioration.

The interior elements of the chimney and flue is not evaluated as part of a standard building inspection and falls outside the scope of a visual home inspection. Evaluation of these areas requires a specialized contractor and may discover hidden damage. Flues should be professionally cleaned. Professional chimney firms have special equipment capable of inspecting the length of the flue. A level II inspection with a camera is recommended especially for older homes or those installations with soot build up or when changing to another type of fuel. The flashings should be periodically inspected during heavy rainfall and sealed as required to remain watertight.

Masonry chimneys may require repairs to the concrete capping and mortar joints that are exposed to weather. The need for maintenance of this type is often not apparent from the ground.

1st Floor Interior Comments

The legal status of the dwelling, compliance with codes, regulation and ordinances is beyond the scope of the inspector or inspection. It is recommended that you check with the municipality or township to determine the multi dwelling status.

A home is unique and complex, and obtaining an insurance policy in addition to your home owners insurance is highly recommended. Your realtor or your attorney should be consulted about companies that offer a home warranty for major components, mechanical and major appliances that can be purchased. Carpeting and or other types of flooring materials is not lifted nor is any furniture or appliances moved to evaluate the condition of the flooring. Cosmetic items in regards to the walls, ceilings or flooring finish may not be reported. It is also highly recommended that you contact the local building code official for any building permits that might have been issued.



Living Room

Marginal Acceptable Acceptable Acceptable Marginal Acceptable	Floor: Laminate - Some damages. Walls/Ceiling: Paint Doors: Wood Windows: Double hung, Fixed - Double glazed Electrical: 120 volts - Secure loose outlet box. HVAC: Radiator
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Bedrooms

Marginal Acceptable Acceptable Marginal	Floors: Wood, Carpet - Worn carpeting. Worn wood finish. Walls/Ceilings: Paint Doors: Wood Windows: Double hung, Horizontal - All windows in bedrooms should be
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1st Floor Interior Comments (Continued)

Windows: (continued)

	functional because of safety requirements. Broken seals noted.
Marginal	Electrical: 120 volts - The electrical system in some rooms are limited and most likely need additional outlets.
Acceptable	Closets: Sliders
Acceptable	HVAC: Radiator

Kitchen

Marginal	Floor: Laminate - Lifting seams/
Acceptable	Walls/Ceiling: Paint, Tile
Acceptable	Doors: Metal frame with glass panel
Marginal	Windows: Double hung - Double glazed, the window above the sink is improperly installed and difficult to operate.
Acceptable	Heat Source: Radiator
Acceptable	Cabinets: Wood
Acceptable	Counter Tops: Laminate and composite materials
Marginal	Sink: Porcelain - Damaged and missing strainer.
Acceptable	Electrical: 120 and 240 volt, 120 volt GFCI
Defective	Plumbing/Fixtures: PVC and metal - Fixture is leaking.
Marginal	Cooking Appliances: Missing - Remember, all stoves, book cases, and furniture should have anti tip anchors.
Acceptable	Ventilator: Above stove

Only the built-in appliances are regularly evaluated as part of a Foresight Consulting inspection. This normally does not include the refrigerator, stove or microwave. Kitchen appliances are complicated mechanical devices with many internal parts. The appliances were evaluated by operating them, as would a homeowner and by visual inspection and no disassembly was attempted. Foresight Consulting cannot predict the useful life of these appliances. It is recommended that you get the manufacturer's information booklets and warranties, if available.

Hallway

Marginal	Floor: Wood - Worn wood finish. The flooring is not level.
Acceptable	Walls/Ceiling: Paint
Acceptable	Doors: Wood
Acceptable	Electrical: Light, no outlet
Acceptable	Closet: Hinge
Acceptable	Main Door: Metal
Acceptable	Stairs: Carpet, with handrails

Smoke detectors and CO monitors are not inventoried nor inspected. They are required safety devices; however, working units should be maintained at the proper locations on each level. They should be tested regularly and batteries replaced as required. It is suggested that you check with local fire code officials about any regulations concerning devices of this type or the installation of a fire extinguisher. It is recommended to locate CO monitors for safety reasons.

Every family should develop and periodically review their personal family fire plan. How do you get out safely in the event and where do you meet outside the dwelling? You may want to contact your local fire department for general fire safety information.

1st Floor Interior Comments (Continued)

Bathroom	
Marginal	Floor: Ceramic tile - Missing grout and cracked tiles.
Marginal	Walls/Ceiling: Paint and suspended ceiling - What appears to be mold is noted on the ceiling and a mold test should be conducted by a licensed air quality company.
Acceptable	Door: Wood
Acceptable	Electrical: 120 volt GFCI
Acceptable	Sink/Basin: Vanity and top
Acceptable	Faucets/Traps: Metal and PVC
Defective	Toilet: Porcelain - The toilet is leaking.
Marginal	Tub/Shower Surround: Acrylic with acrylic surround - The doors are not properly installed/
Acceptable	Tub/Shower Diverter: Operable
Defective	Ventilation: Exhaust fan - Not operable.
Acceptable	Heat Source: Radiator

Surfaces subjected to wet conditions should be well caulked, grouted, and sealed as necessary to maintain them in a waterproof condition. This is important maintenance and will help to prevent leaks and deterioration of materials behind these surfaces. The water was only activated for a brief period and severe damage to underlying surfaces may occur in a relatively short period. The tubs and or shower stalls should be re-inspected prior to obtaining your purchase because leaks can develop in a very short period.

Glass enclosures are often for tubs and showers. Glass surfaces along with wet and slippery floors could obviously be hazardous, and this aspect should be considered about such installations. Any windows inside a bathroom should have tempered glass for safety.

Ground Fault Circuit Interrupter (GFCI) electrical outlets are a significant safety improvement. They are required for bathrooms, kitchens, laundry, and outside outlets.

Again, the home does not appear to be occupied at the time of inspection. The plumbing and the fixtures throughout the home most likely has not be used in some time and will have some type of effect on the plumbing because of the lack of use.

2nd Floor Interior Comments



Living Room

Marginal	Floor: Wood - Damaged wood floor.
Acceptable	Walls/Ceiling: Paint
Acceptable	Doors: Wood
Acceptable	Windows: Double hung - Double glazed
Defective	Electrical: 120 volts - Not operable.
Acceptable	HVAC: Radiator

Bedrooms

Marginal	Floors: Wood - Worn wood finish.
Acceptable	Walls/Ceilings: Paint
Acceptable	Doors: Wood
Acceptable	Windows: Double hung - Double glazed
Defective	Electrical: 120 volts - Reversed wiring. Outlets are not operable in left bedroom.
Acceptable	Closets: Sliders, Hinge
Acceptable	HVAC: Radiator

2nd Floor Interior Comments (Continued)

Kitchen

Acceptable	Floor: Vinyl
Acceptable	Walls/Ceiling: Paint, Tile
Acceptable	Doors: Wood
Marginal	Windows: Double hung - Double glazed, damaged lock.
Acceptable	Heat Source: Radiator
Marginal	Cabinets: Laminate and composite materials - Damages noted.
Acceptable	Counter Tops: Laminate and composite materials
Acceptable	Sink: Stainless Steel
Defective	Electrical: 120 volts, 120 volt GFCI - Open wires noted, unsafe
Marginal	Plumbing/Fixtures: PVC and metal - Not draining.
Acceptable	Cooking Appliances: Gas stove
Marginal	Ventilator: Missing exhaust.

Again, only the built-in appliances are evaluated as part of a Foresight Consulting inspection.

Main Access

Acceptable	Door: Wood
Acceptable	Walls/Ceiling: Paint

Hallway

Acceptable	Floor: Vinyl
Acceptable	Walls/Ceiling: Paint
Acceptable	Doors: Wood
Acceptable	Electrical: Light, no outlet
Acceptable	Closet: Hinge
Acceptable	Main Door: Wood
Acceptable	Stairs: Carpet, with handrails

Bathroom

Acceptable	Floor: Ceramic tile
Acceptable	Walls/Ceiling: Paint, Tile
Acceptable	Door: Wood
Defective	Electrical: 120 volt GFCI - Not operable
Marginal	Sink/Basin: Vanity and top - Missing drain stopper.
Acceptable	Faucets/Traps: Metal and PVC
Marginal	Toilet: Porcelain - Valve is leaking.
Acceptable	Tub/Shower Surround: Acrylic insert
Marginal	Tub/Shower Diverter: Operable - Missing shower head
Acceptable	Ventilation: Exhaust fan
Acceptable	Heat Source: Radiator

Again, surfaces subjected to wet conditions should be well caulked, grouted, and sealed.

Attic

Attic (Continued)



Method of Inspection: From scuttle

- Marginal Roof Framing: 2x6 - The 2x6 framing is undersized for today's requirements. The attic framing has missing collar ties. These are designed to prevent movement and stiffen the attic roof rafters. The installation of ties is recommended to assure proper roofing support and should be completed by a framing contractor.
- Acceptable Sheathing: Roof board
- Not Inspected Floor Joists: 2x6 - The insulation between the floor joists is concealing or covering the sheathing and joists and could not be inspected.
- Defective Ventilation: Windows - It is recommended that a power ventilator be installed and equipped with both humidistat and thermostat. The left side window is covered with plywood and the right side has gaps with daylight.
- Defective Water Stains: at chimney and plumbing stacks.
- Defective Insulation: Fiberglass - 1" - 2" of insulation and more insulation recommended. Bathroom exhaust is venting into the attic.

Present recommended energy efficiency standards call for at least 6 1/2 inches of about R-19, of insulation above the ceiling. The wall voids are inaccessible and the amount and type of wall insulation, if any, could not be determined.

Water penetration through the roof or flashings is dependent on both weather and seasonal conditions. Signs of water penetration during dry weather is often difficult to observe or nonexistent. Previous water penetration also may leave visible stains that do not indicate present leakage.

As a note, inspect attic, storage, and basement areas for leaks and condensation prior to purchase and make sure that the insulation is not against the electrical boxes. The presence or absence of pests, such as wood damaging organisms, mice, rodents, insects, birds, bats and animals was not performed. The owner or tenant should be asked about pest infestations of any kind.

Crawlspaces

The home has three small separate crawlspaces with a small basement area for the utilities.



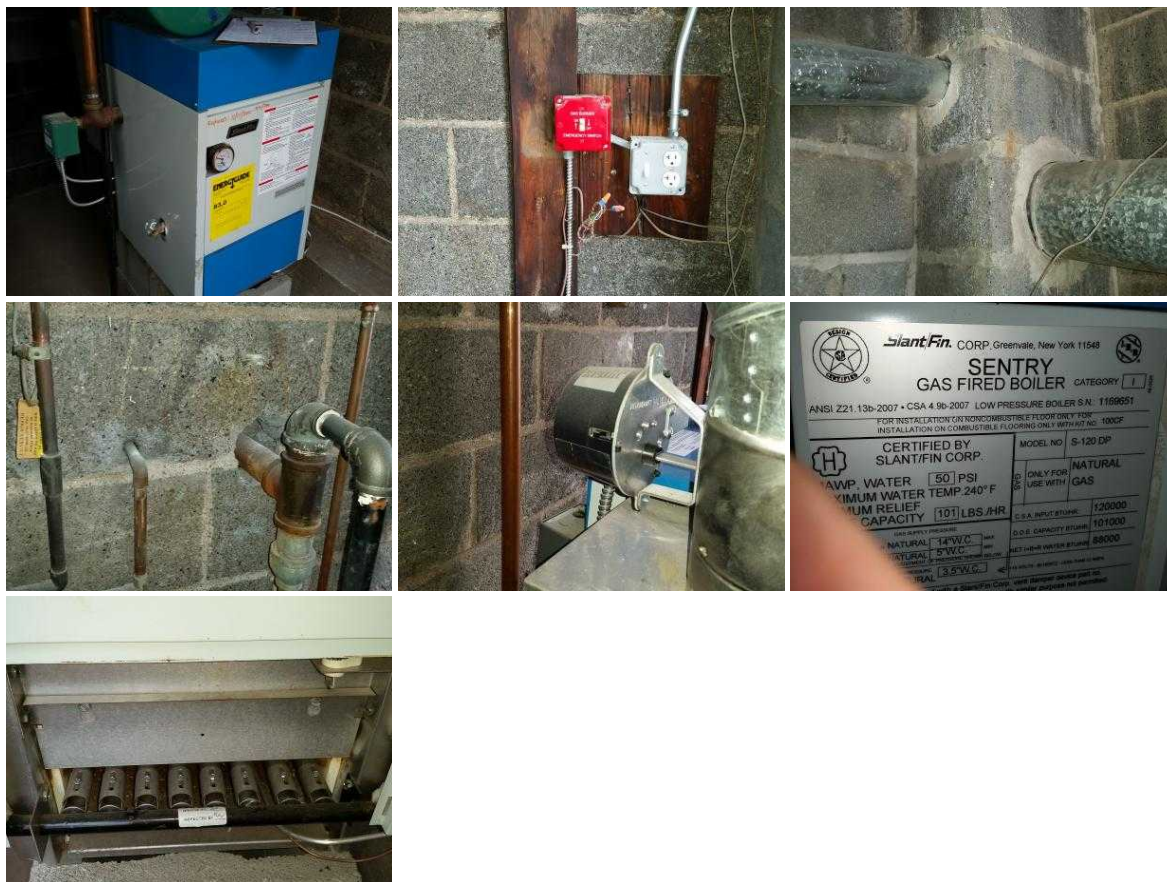
Acceptable	Foundation: Masonry block - the three crawlspaces were all viewed by the front windows due to height restrictions.
Defective	Floor: Soil - The floor is soil and not covered. Dampness can be reduced by covering the earth with a vapor barrier such as a 4-6 mil thickness sheet of plastic. Roll roofing is also a good barrier, but tends to deteriorate. To minimize the dampness, the area should be vented. It is recommended that building material be placed on the floor to keep moisture down. It is also recommended that a vapor barrier be placed on the floor joists.
Acceptable Marginal	Joists: 2x10 Subflooring: Boards - , but can develop some type of mold because the soil floor.
Acceptable Water penetration: Yes	Ventilation: Windows - Inadequate ventilation Efflorescence and some stains noted.

Boiler Basement Defective	Doors: Wood - the door is in very poor condition. The small basement or storage room has loose masonry blocks for steps and not very safe.
Acceptable Defective	Foundation: Masonry block Pests: Termites - There are termite shelter tubes noted in the boiler room foundation wall and in the adjoining crawlspace, indicating that this building will also need to be treated for termites.
Acceptable Acceptable	Floor: Masonry Rafters: 2x6 with plywood decking

Crawlspaces (Continued)

As a note, proper grading is an important consideration when dealing with dampness or wet areas. Again, efflorescence and water stains noted on the foundation walls may indicate a moisture problem. Predictions about water penetrations are based on indications and conditions at the time of the inspection. Seasonal conditions often cannot be accurately forecasted based on a single inspection. Again, it is highly advised that you contact the occupants or owner before obtaining your procurement. Moisture related conditions, whether at the interior or exterior of the building, client should consult a qualified mold testing company prior to close.

Heating



Manufacturer: Slant Finn - The boiler is used for both floors along with a single hot water tank.

Type of Unit: Hot Water BTU's 120,000

Zone: 1 Age/Yr: 2009

Fuel Type : Natural gas

Acceptable

Operation : The unit is leaking and repairs needed. Heat is provided by a hot water boiler. The burner ignited and operated. Some corrosion was observed, however, it appears to be within normal limits for the age of the unit. The sealant around the flue transition piece should always be well caulked. Operating and safety controls are installed, but not tested. A boiler of this type usually has a life expectancy of about 25 years prior to the need for replacement.

Acceptable

Burners: Multi burners

Acceptable

Motor : Circulating pump

Defective

Distribution: Baseboard - No electrical cords should not come in contact with heating units. The heat will dryout the cord and can cause a short. The system is using the old style radiators. The hot water is being used to circulate water trough the system. These radiators can be used for hot water and steam, but will consume more energy and take much longer because of the cast iron material.

Heating (Continued)

Distribution: (continued)

The first floor kitchen radiator valve is leaking.

Acceptable Draft Control: Automatic

Defective Flue Pipe : Metal - The two flue pipes do not conform to industry standards.

Acceptable Safety Device: Relief valve

Acceptable Thermostat: Individual

The system is not normally operating, the system is activated by turning up the thermostat. This will result in a partial test of the unit; however, the adequacy of the distribution system and amount of heat cannot be determined. Problems may only show up during long term operation of the heating system may be undetected.

Again, internal access in the unit is limited and this evaluation is based on external visual inspection only. Automatic safety controls were not operated nor evaluated and no components were disassembled. Only the main unsecured access panels were opened. The heat exchanger is mostly hidden from view; it cannot be fully examined and the condition can not be determined without being disassembled. Thermostatic controls were not checked for accuracy and the safety or shutdown systems are not tested. A gas leak test was not performed and it is recommended to locate a CO monitor for safety features. It is recommended that the equipment be inspected, cleaned, and maintained by a qualified contractor to insure operation and secure a maintenance policy before obtaining the residence.

Plumbing



Supply Line: Municipal source Location:

Marginal Main Material: Copper - the water line for the building from the front home was not inspected. The exterior water pipe near the front Bilco doors is a poor arrangement. The pipe routed from the main house to this home is underground and was not inspected nor tested for leaks.

Not Inspected Water Lines : Copper - The majority of the water lines and the waste lines are hidden and could not be evaluated, nor was the plumbing from the main house to thus structure inspected

Acceptable Drain Pipes : Copper and galvanized - Again, the majority of the water lines and the waste lines are hidden and could not be evaluated. The drainage system is old and is due for a professionally power cleaning procedure and all drains should be cleaned. The main waste lines for the home are very old and the underground piping system was not inspected. It is recommended that the waste system be inspected by a company that performs this service and a camera placed in the waste pipe which will help inspect the condition of the waste line or lines.

Defective Main Cleanout: Not visible

Plumbing (Continued)

Water Heater

Acceptable Manufacturer: Smith
Type: Natural Gas Gallons : 50
Year: 2009 Life Exp.: 7 years
Marginal Flue Pipe: Metal - Seal vent penetration at chimney.

Most piping in the building is concealed in walls, ceilings, underground, and could not be visually inspected. Shut off valves other than the fixtures themselves were not operated because they are operated infrequently and may leak. Globe, needle and gate valves should not be operated on a continual basis because they tend to leak. Ball valves are recommended, especially as a main shutoff. The safety valves and controls are not tested because they might not reset. The municipality should be addressed about the facilities associated with this building.

Water temperature should be maintained at a reasonable level. Excessive temperature is hazardous, inefficient, and tends to reduce the useful life of the water heater. It is recommended that you adjust the temperature once you move in, to the level you desire. Drain pipes at safety valves should be six inches off the floor

Foresight Consulting wishes to remind you, every home requires a certain amount of ongoing maintenance, such as unclogging drains, servicing heating and A/C system, water heater, etc. This home will be no exception and it is suggested that you budget for regular maintenance and repairs.

The waste lines do clog or drain slowly over time because of the use and will require maintenance and professional cleaning. The underground, concealed and hidden drain lines for the building was not inspected. An inspection of the drain lines can be arranged by placing a camera in the drain lines to view the pipes. The owner or occupant should be addressed on the plumbing repairs, service, and cleaning of the waste system.

Electrical



Defective **Serviceline: Overhead conduit -** Water is draining onto the two electrical meter pans and is rusting the pans. The overhead lines to the utility pole are touching the gutter system and is not safe.

1st Floor Electric Panel

Acceptable **Manufacturer: Square D**
Main Disconnect: Yes The main disconnect is present, but was not operated.
Amps: 100 **Volts: 240/120**
Defective **Overcurrent: Breakers -** the exposed wires and cables in the room is not safe.
Defective **Ground: Add grounds across hot water tank and exterior.**
Acceptable **Wire Material: Copper -** the panel cover was not removed because it is painted shut.

2nd Floor Electric Panel

Marginal **Manufacturer :** The apartment main service disconnect switch has a capacity of 50 amp, 240/120 volt electrical service with open slots. Again, the panel is located in a bedroom which is not a recommended location. This type of amp is considered too small for today's needs and should be upgraded. The new box should be large enough to accommodate future installations.
Main Disconnect: Yes The main disconnect is present, but was not operated.

The wiring configuration from the main and sub-panel system to the outlets, switches, and appliances were not tested. Almost all the wiring is concealed in walls, ceilings, and cannot be visually inspected. All extension cords should be removed. A representative number of outlets, fixtures, and switches were operated.

The main service line and major appliance feeds are often aluminum wire, this is acceptable and a standard practice.

Ground Fault Circuit Interrupter (GFCI) electrical outlets are a significant safety improvement. They are required for bathrooms, kitchens, laundry, and outside outlets.

Please use the enclosed "Preclosing Inspection Checklist" to help you at your final inspection before taking possession of the property. It is recommended that you compare the condition of the building to the described condition in this report and the preliminary report. Please contact us if you notice any discrepancies. Remember, however, that certain aspects may be hidden and have changed subsequent to the inspection and could be different from noted in this report. The municipality should be addressed about the facilities associated with this building.

Concerns & Checklist

ENVIRONMENTAL HAZARDS:

This inspection is undertaken for the purpose of determining the condition of the building as constructed. It can not be determined what materials may have been used in the construction of this building, or if environmental hazards, such as electromagnetic radiation, lead, formaldehyde, flammable materials, carbon monoxide, Radon, fungi, mold, etc. may be present. Hazardous materials such as asbestos will be pointed out where the inspector is reasonably certain of their presence. However, no attempt to analyze any of the constituents of construction materials, floor tiles, paint or decorating materials can be undertaken. Please be aware that in light of current issues on mold/fungi in buildings, any comment in this report that indicates water damage, water stains or plumbing leaks should be considered as possible areas of mold growth. Mold and asbestos testing is not included in this inspection process.

STORAGE TANKS:

No deliberate investigation was performed to locate any above or underground tanks, such as oil, gas or chemical storage tanks, which might be present, or to determine their integrity, condition or legality. This has become a specially significant issue considering recent changes to the New Jersey Spill Compensation and Control Act. Usually it places the responsibility for any discharge of hazardous substance, including heating oil and other petroleum products, past or present, on the owner of the property when discharge is discovered. That responsibility can be reduced or eliminated by performing an adequate oil tank inspection and soil testing in this regard at the time the property is acquired. Under no circumstances should this report be construed to address this topic in any thorough or exhaustive manner, or to certify this property to be free of contamination due to any prior or ongoing discharge or petroleum or other chemicals. Above ground storage containers are also beyond the scope of the inspection.

RADON TESTING:

If you have not contracted for a radon test with a NJ DEP certified tester, we recommend that you consider testing. Radon is considered a serious health hazard. Foresight Consulting can provide RADON TESTING for this building, if desired. If you have contracted for a radon test with us, the results will be reported separately. Further information is available by calling the New Jersey DEP Radon Hotline: 1-800-648-0394.

WOOD DESTROYING INSECTS:

The visible damage found may not show live activity, however, when damage is found, it should be understood that some degree of damage is hidden and live activity could be present in the structure. The building has closed walls, fixed, and insulation in the lower and upper levels of the structure, and there is limited, to no accessibility to all wood framing for inspection. It should be understood that even though the finished walls, ceilings, and floors may no show evidence, there could be hidden damage concealed in these areas. This report is indicative of the condition of the structure on the date of the inspection only and is not to be construed as express or implied warranty or guarantee against latent, concealed or future wood destroying insect infestation and defects. If the structure has been treated, we recommend obtaining records relating to prior inspections also contact treating company to transfer warranty.

SCOPE

Other systems and conditions which are not within the scope of the inspection include, but are not limited to, underground sprinkler, plumbing or water systems; interior building sprinklers or heat measuring devices; playground equipment; swimming pools; spas; energy efficiency measurements; type of drywall; coal, gas or wood burning stoves; fireplace draft; recreational equipment; solar heating equipment; security systems, fire and smoke detectors; vacuum systems; intercoms; built in electronic or home entertainment systems; pest infestation other than as included in the optional Wood Destroying Insect Inspection.

If you have any questions or concerns regarding these issues, please contact us for assistance. Also discuss the environmental issues and the usual precautions with your attorney. Foresight Consulting can help arrange for Radon Mitigation, Septic, Mold, Oil Tank, Asbestos, Lead, Painted Lead Surfaces, and Water Testing. Please contact us for further information in this regard.

Concerns & Checklist (Continued)

Preclosing Inspection Checklist

Burns

Rear Building, Garfield, New Jersey 07026

Prior to obtaining the property, you should return to the premises and conduct a Preclosing Inspection to confirm the condition of the property. Use the same methods and techniques that our consultant demonstrated during the inspection. You should assure yourself that the property and all the systems are in the same condition they were in when you went through the property with our inspector or have been modified as specified in the contract or other agreement. Any repairs previously identified required recommended items should have been accomplished in a workman-like manner. If anything is not adequate or acceptable, other than those conditions that were discussed in the report, we recommend you to contact us for further assistance prior to taking possession. Please complete the form and forward a copy to our office. Many companies offer a Home Warranty for peace of mind and should be considered for this property. Also be sure to do the following:

Review your report. Check for any obvious different or changed conditions, i.e., vandalism, disaster, fire, etc. Be sure that the building and yard is cleaned up, and that all items not included in the sale have been removed. The building interior should be "broom clean". Inventory storms and screen to be sure all are available and in good condition. Be sure all special features and appliances included in the sale are still on-site.

Exterior Concerns & Checklist

STRUCTURE		Yes	No	GRADING / GUTTERS		Yes	No
1	Have there been any major changes?			1	Have any slabs settled? (ex: driveway, walks, patio, etc)		
2	Have previously noted cracks larger?			2	Have decks, steps, fencing been damaged?		
3	Are there any new foundation cracks?			3	Is the soil pitched away from the foundation?		
4	Are there any cracked or damaged windows?			4	Are the gutters cleaned and aligned and do downspouts discharge away from building?		
FOUNDATION				5	Are the shrubs and trees trimmed and away from building?		
1	Have there been any modifications?			SIDING / TRIM SURFACES			
2	Are there any new cracks?			1	Is the siding sound, cupping, heaving or damaged?		
3	Is the finish cracking?			2	Is there any wood rot, damage or decay?		
ROOF / CHIMNEY				GARAGE			
1	Does the roof leak?			1	Do all the doors operate?		
2	Has the roof surface been damaged?			2	Does the automatic opener operate and reverse?		
3	Is the chimney sound and flashed?			3	Is the interior door fire rated?		
4	Has the interior or flue been professionally inspected?						

Interior Concerns & Checklist

INTERIOR WALLS, CEILING and FLOORS		Yes	No	HEATING / COOLING		Yes	No
1	Are there any new water stains?			1	Is the system working? Is the flue sealed?		
2	Is there any new damage?			2	Has an insurance policy been obtained?		
3	Are the floors or carpets stained?			3	Is there heat source in all living areas?		
4	Are the windows operable?			4	Is there an abnormal Fuel smell? Oil Tank?		
5	Are there any broken windows? Missing hardware?			5	Is there an Oil Tank? Has it been tested?		
6	Have the handrails been removed or loose?			6	Do not test air conditioner if the exterior temperature is less than 60 degrees F.		
KITCHEN				PLUMBING / BATHROOM / LAUNDRY			
1	Do all the appliances work?			1	Do all the fixtures work or any damaged?		
2	Have the cabinets and countertops been damaged?			2	Are there any drains, faucets or fixtures that leaks?		
3	Have the floor, walls and ceiling been damaged?			3	Do water fixtures all drain?		
4	Is the fire extinguisher present?			4	Is there any or enough hot water?		
ATTIC / INSULATION / FIREPLACE				5	Is bathtub and or shower surfaces in good condition?		
1	Are there any birds, mice, pests, or animals present?			6	Fill bathtub with water to check for cracks or leaks?		
2	Are there any water stains present?			7	Is there any damage to flooring?		
3	Are the roof and floor joists and other members sound?			8	Do the washer and dryer work or is vented?		
4	Is insulation away from the electrical boxes?			ELECTRICAL			
5	Is the fireplace or stove operable and cleaned?			1	Do all lights and outlets work?		
BASEMENT / CRAWLSPACE				2	Do the GFCI breakers test properly?		
1	Is the area dry and any signs of water penetration?			3	Are there functioning smoke detectors?		
2	Are framing members sound and is there any damage?			4	Are there any loose cables or open boxes?		
3	Is the sump pump functioning? GFCI present?			5	Is the security/intercom/vacuum systems operable?		

Notes:

Signature: _____ Date: _____

Summary

The summary may not represent all the items that may be a concern to you. Please read and review the entire report including important limitations of this inspection report and use the Preclosing Inspection Checklist.

Driveway

Surface: Concrete - Replace driveway. It will be difficult for emergency vehicles to enter and exit the property.

Walks/Entrance

Front Walkway: Wood - Cracked and pitched towards the building.

Front Entrance: Masonry - The steps are not evenly spaced and are too high. The supporting posts for the awning are improperly installed, supports bowing, and twisting and fasteners should be considered. The handrail is also detached and not secured.

Utility Entrance: Masonry - Cracking skim coat.

Walkway: Masonry - Cracking and deteriorating.

Grading

Landscaping: Add topsoil, mulch and shrubs - the building is only a few inches off the rear and the vegetation at the foundation is overgrown. The vines growing on the home and chimney is not recommended because they tend to breed insects and can easily damage the siding and vines enter the wall cavities.

Fences: Chain link - The spikes are upward and pose a safety concern.

Gutters/Downspouts

Downspouts: Aluminum - The downspouts discharge too close to the foundation and should be extended. The right side owner is complaining about the water discharging onto his property and he stated that a channel will need to be cut into the driveway and lead to the street.

Fascias/Soffits/Trim

Fascias: Aluminum and Wood - The fascias, soffits and trim work will need refinishing. The siding is losing its finish. The painted surfaces stand up well, however, some lower quality or older sidings tends to fade and chalk. The siding should be washed, degreased and painted.

Trim: Aluminum, wood, and vinyl - Quite a few wood trims will require finishing.

Doors/Windows

Entrance Door: Wood with glass - the door shows poorly and the door is delaminating with gaps and daylight can be seen and replacement recommended.

Rear Door: Wood - Damaged.

Windows: Double hung - Double glazed, the installation of the windows are not sealed and could have been a much better arrangement.

Base Windows: Storm windows only

Siding

Material: Aluminum siding - The aluminum siding is durable, and will last indefinitely given regular attention. A variety of metal sidings are available. The most common materials are aluminum and steel. Aluminum siding is used more frequently. Most problems associated with metal sidings are quality and installation. The siding usually have a baked-enamel or vinyl finish, however, the lower quality or older sidings tend to fade and chalk. The siding is also missing corner caps that is allowing water to seep into the building.

The siding is losing its finish. The painted surfaces stand up well, however, some lower quality or older sidings tends to fade and chalk. The siding should be washed, degreased and painted.

The left side attic window has been covered with plywood and shows very poorly.

Summary (Continued)

Material: Stucco - The plaster coat siding is in need of a new skim coat. The right side as what appears to be the original garage structure and the corner section is exposed and will need to be sealed. There are also quite a few stress cracks noted in the siding and they too will need to be refinished to help prevent water from entering the home and cause water problems.

The siding also does not have control joints to allow the siding to expand and contract. A mason will most likely need to be retained for estimates. The rear portion of the home was not inspected due to restrictions.

Foundation: Masonry - The majority of the foundation walls are hidden and could not be fully inspected.

The skim coat is cracking and missing in a few locations.

Chimney

Material: Masonry - The masonry chimney could not be inspected due to vegetation growth on the siding. This growth is causing excess moisture and the skim coat appears to be cracking.

Flue/Flue Cap: No cap.

1st Floor Interior Comments

Living Room Floor: Laminate - Some damages.

Living Room Electrical: 120 volts - Secure loose outlet box.

Bedrooms Floors: Wood, Carpet - Worn carpeting. Worn wood finish.

Bedrooms Windows: Double hung, Horizontal - All windows in bedrooms should be functional because of safety requirements. Broken seals noted.

Bedrooms Electrical: 120 volts - The electrical system in some rooms are limited and most likely need additional outlets.

Kitchen Floor: Laminate - Lifting seams/

Kitchen Windows: Double hung - Double glazed, the window above the sink is improperly installed and difficult to operate.

Kitchen Sink: Porcelain - Damaged and missing strainer.

Kitchen Plumbing/Fixtures: PVC and metal - Fixture is leaking.

Kitchen Cooking Appliances: Missing - Remember, all stoves, book cases, and furniture should have anti tip anchors.

Hallway Floor: Wood - Worn wood finish. The flooring is not level.

Bathroom Floor: Ceramic tile - Missing grout and cracked tiles.

Bathroom Walls/Ceiling: Paint and suspended ceiling - What appears to be mold is noted on the ceiling and a mold test should be conducted by a licensed air quality company.

Bathroom Toilet: Porcelain - The toilet is leaking.

Bathroom Tub/Shower Surround: Acrylic with acrylic surround - The doors are not properly installed/

Bathroom Ventilation: Exhaust fan - Not operable.

2nd Floor Interior Comments

Living Room Floor: Wood - Damaged wood floor.

Living Room Electrical: 120 volts - Not operable.

Bedrooms Floors: Wood - Worn wood finish.

Bedrooms Electrical: 120 volts - Reversed wiring. Outlets are not operable in left bedroom.

Kitchen Windows: Double hung - Double glazed, damaged lock.

Kitchen Cabinets: Laminate and composite materials - Damages noted.

Kitchen Electrical: 120 volts, 120 volt GFCI - Open wires noted, unsafe

Kitchen Plumbing/Fixtures: PVC and metal - Not draining.

Summary (Continued)

Kitchen Ventilator: Missing exhaust.

Bathroom Electrical: 120 volt GFCI - Not operable

Bathroom Sink/Basin: Vanity and top - Missing drain stopper.

Bathroom Toilet: Porcelain - Valve is leaking.

Bathroom Tub/Shower Diverter: Operable - Missing shower head

Attic

Roof Framing: 2x6 - The 2x6 framing is undersized for today's requirements. The attic framing has missing collar ties. These are designed to prevent movement and stiffen the attic roof rafters. The installation of ties is recommended to assure proper roofing support and should be completed by a framing contractor.

Ventilation: Windows - It is recommended that a power ventilator be installed and equipped with both humidistat and thermostat. The left side window is covered with plywood and the right side has gaps with daylight.

Water Stains: at chimney and plumbing stacks.

Insulation: Fiberglass - 1" - 2" of insulation and more insulation recommended. Bathroom exhaust is venting into the attic.

Crawlspace

Floor: Soil - The floor is soil and not covered. Dampness can be reduced by covering the earth with a vapor barrier such as a 4-6 mil thickness sheet of plastic. Roll roofing is also a good barrier, but tends to deteriorate. To minimize the dampness, the area should be vented. It is recommended that building material be placed on the floor to keep moisture down. It is also recommended that a vapor barrier be placed on the floor joists.

Subflooring: Boards - , but can develop some type of mold because the soil floor.

Boiler Basement Doors: Wood - the door is in very poor condition. The small basement or storage room has loose masonry blocks for steps and not very safe.

Boiler Basement Pests: Termites - There are termite shelter tubes noted in the boiler room foundation wall and in the adjoining crawlspace, indicating that this building will also need to be treated for termites.

Heating

Distribution: Baseboard - No electrical cords should not come in contact with heating units. The heat will dryout the cord and can cause a short. The system is using the old style radiators. The hot water is being used to circulate water through the system. These radiators can be used for hot water and steam, but will consume more energy and take much longer because of the cast iron material. The first floor kitchen radiator valve is leaking.

Flue Pipe : Metal - The two flue pipes do not conform to industry standards.

Plumbing

Main Material: Copper - the water line for the building from the front home was not inspected. The exterior water pipe near the front Bilco doors is a poor arrangement. The pipe routed from the main house to this home is underground and was not inspected nor tested for leaks.

Main Cleanout: Not visible

Water Heater Flue Pipe: Metal - Seal vent penetration at chimney.

Electrical

Serviceline: Overhead conduit - Water is draining onto the two electrical meter pans and is rusting the pans. The overhead lines to the utility pole are touching the gutter system and is not safe.

1st Floor Electric Panel Overcurrent: Breakers - the exposed wires and cables in the room is not safe.

1st Floor Electric Panel Ground: Add grounds across hot water tank and exterior.

Summary (Continued)

2nd Floor Electric Panel Manufacturer : The apartment main service disconnect switch has a capacity of 50 amp, 240/120 volt electrical service with open slots. Again, the panel is located in a bedroom which is not a recommended location. This type of amp is considered too small for today's needs and should be upgraded. The new box should be large enough to accommodate future installations.