

All Pro Home Inspections

10 Inwood Place, Maplewood, NJ 07040 (973) 868-4979

Date of Inspection:

Client:

Inspector: **Ernest Borsellino**

ASHI Certified Member # 094167

NJ Licensed Home Inspector Lic # 24GI00015700

Reference Property:

TOWNHOUSE INSPECTION REPORT

Purpose of this Home Inspection Report:

To report the opinion of the inspector based on a visual inspection of the building. The inspector evaluated the building based on its "as is" condition, as of the date of inspection. Limitations and guidelines as established by the American Society of Home Inspectors were followed. Cosmetic items are not a concern of this report but will be mentioned where appropriate.

Objective of this Home Inspection Report

To provide the client with a written report of the building, consisting of a series of visual inspections of items listed on the Preliminary Work sheet. If a particular problem was noted the inspector and this report will recommend that a professional in that area of expertise be consulted. No opinion was made by the inspector of their own judgments about the value or location desirability.

Definition of the Home Inspection Report:

A visual examination and status report of the items listed on the Preliminary Work Sheet. The reporting of apparent defects (*not cosmetic related problems*) that require corrective action shall include:

1. structure;

A load-bearing member of the building (including, but not limited to, footings, foundation walls, post, beams, floor joists, bearing walls, or roof framings), is reported defective if, upon visual inspection, it exhibited one or more of the following characteristics:

- abnormal cracking or splitting;
- unusual settlement;
- deterioration such as rot, mold, fungus, or pest infestation damage;
- improper alignment or structural integrity caused by modification or abuse; or
- other characteristics that affect the building's structural integrity.

While many defects will be clearly discernible by visual examination, this report may recommend further investigation by a specialist in the area of an observed or suspected defect.

2. unsafe or hazardous condition;

Any item that, upon visual inspection, was identified as a safety defect or a hazard, the presence or absence of which would be dangerous. The reporting of the possible presence asbestos, of lead paint, UFFI, radon, electromagnetic radiation, toxic wastes, oil tanks and other indoor or outdoor pollutants, is outside the scope of this inspection.,

3. inoperative systems or appliances.

Any installed systems or built-in appliances that did not operate properly or perform their intended function in response to normal use. Proper operation means that the system was performing the basic function of functions for which it was designed and intended, based on the normal operation of the controls. Speculative comments about the future functioning of the system(s) are for information only and only immediate, observable conditions will be reported.

KEY COMMENTS	
This key comment page is provided to allow the reader a brief overview of the report. This page is not encompassing. Reading this page alone is not a substitute for reading the report in entirety. Additional explanation of the comments can be found and is encouraged to be read in the main text of this report.	
<u>Items felt to be most significant by ALL PRO and/or the client.</u>	
1	The hot and cold water hoses for the washing machines that have bubbles in the hoses that can burst and flood the home at any time need to be replaced. The entire shut off box for the hose connections that is all rusted will need replacement. The main water for this unit was shut off as a precaution until the hoses are repaired.
2	There is an active leak in the half bathroom drain line in the basement ceiling that needs repair. To properly repair this leak all the drain fitting will need to be removed that is not a simple job. It likes like someone tried to repair this leak with cement that did not stop the leak. It was stated that a leak from the 1 st floor bathroom was repaired which may have been another leak not seen at the home inspection.
3	The relief valve on the water heater that is leaking needs replacement and an expansion tank needs to be installed to prevent the relief valve from leaking again.
4	The dining room and one bedroom window is damaged and needs replacement.
<u>Items felt to be less significant by ALL PRO and/or the client but still require attention.</u>	
5	The kitchen outlets need to be GFCI protected and some other receptacles. Ground Fault Circuit Interrupter (GFCI) electrical outlets and breakers are a significant safety improvement and are required for bathrooms, kitchen countertop outlets, garages, unfinished basements, outside outlets, etc. to reduce potential electrical hazards in wet areas.
6	The right side dining room window has a loose spring cord on the right side, but the window still opens and closed properly.
7	The damper for the fireplace is operable but needs to have a clamp installed on the damper to prevent the damper from staying closed when the fireplace is turned on which will cause dangerous carbon monoxide gases to enter the home.
8	The crank for the 2 nd to left bedroom window is stripped and needs replacement. The widow can be opened but needs to be pushed closed from the exterior.
9	Several of the windows are missing screens. An inventory of the screens that are not installed was not conducted.
10	The laundry room door needs to be cut down at the top to close properly.
11	The exhust fan above the stove does not always come on when you press the button to turn it on.
12	The bedroom bathroom sink drain is missing a stopper to fill the sink with water.
13	The central vacuum system that is old and not plugged in, did turn on when plugged in but may not have strong suction to be used.
14	The flex drain for the bathroom sink is not recommended because over time it will start to smell from soap scum collecting in the grooves of the drain.
15	The overhead light above the kitchen sink did not function most likely the result of a missing bulb. The bulb needs to be replaced to confirm operation.
16	No determination could be made as to what the bedroom wall switch operates because the ceiling fan works with the wall switch shut off.
17	There is a loose electrical receptacle in the bedroom that needs to be secured in place.
It is recommended that any deficiencies and the components/systems related to these deficiencies noted in the key comments and/or in the body of the report be evaluated, inspected and repaired as needed by licensed contractors/professionals PRIOR TO THE CLOSE OF ESCROW.	

The exterior components, which is usually the associations responsibility, was not checked as part of this home inspection.





The front entrance steps are of masonry construction and appears to be structurally sound and in serviceable condition. All open areas where water can seep below the surface should be sealed. Water below the surface can freeze in the winter causing cracks to develop.

PATIO



The rear patio is in acceptable condition.

DOORS

The rear storm door has some damage but is still useable.



The exterior natural gas barbeque was turned on and operated.



INTERIOR

BASEMENT

The foundation walls of the basement could not be comprehensively inspected due to the finished surfaces that have been installed concealing the masonry surface. Mold, signs of water seepage or cracks may be concealed behind the finished surfaces preventing an evaluation of these conditions. The condition of the basement wall structure is excluded from this inspection and report. Finished basement walls can trap moisture behind the surface and promote mold growth. We cannot provide you with an opinion as to the extent of mold that may exist behind finished surfaces or how it should be corrected is mold exist.

The carpeting was lifted in one corner only and no signs of water issues where noted.



Some efflorescence is noted; however, this does not necessarily indicate significant water penetration or accumulation. At the time of inspection, no water penetration was observed. Predictions in regard to water penetration are based on indications and conditions at the time of inspection. Seasonal conditions often cannot be accurately forecast based on a single inspection. It is highly recommended that you contact the present occupants who can provide further information concerning any previous incidents of water penetration. It is necessary to occupy a building through the wet seasons prior to assuming the basement or crawlspace is completely dry.



GIRDERS/COLUMNS

The girders (which are the main support beams) are all covered and could not be evaluated. The columns which support the main girders appear to be in adequate and sound condition.

JOIST/SILL PLATES

Most of the joist and sill plates are all covered and could not be evaluated

Only some of the suspended basement ceiling tiles were lifted to evaluate the area above the ceiling due to the damage that may occur to them when lifting them.



A sump, which is a pit in the slab, is located in the basement. An electric pump is provided in the sump to remove water that may accumulate below the home. It is recommended that a dedicated outlet for this unit be provided. The discharge piping terminates to the exterior away from the building. The pump was manual activated and functioned. Pumps are relatively inexpensive and easy to install. It is advisable to keep a spare pump in case of a failure to the existing one.



LIVING ROOM



The living room is in adequate condition. The walls and ceiling are adequately finished. The floor appears to be serviceable.

DINING ROOM



The dining room is adequate overall. The ceiling light and wall switch are functional. The walls and ceiling are adequately finished. The floor appears to be in adequate condition.



The right side dining room window has a loose spring cord on the right side, but the window still opens and closed properly.

FIREPLACE

The gas fireplace was turned on and operated.



The damper for the fireplace is operable but needs to have a clamp installed on the damper to prevent the damper from staying closed when the fireplace is turned on which will cause dangerous carbon monoxide gases to enter the home.



Installations of this type are not operated to evaluate their performance during an inspection. Flues should be professionally cleaned on a regular schedule based on the frequency of use.

ENTRANCES/HALLWAYS

ENTRANCES



The front entrance area is in adequate condition.
The exterior and interior light fixtures are operable.



The rear entrance is also in adequate condition.
The exterior light is operable, and the door is in proper working order.

STAIRS



The stairs appear to be in sound condition and the banister appears to be adequately secured.

HALLWAY

The hallway is in overall adequate condition. The walls and ceiling appear to be adequately finished. The floor is serviceable.

Smoke detectors are not inventoried or evaluated during a standard inspection. They are required safety devices, however, working units should be maintained at the appropriate locations on each level of the home. They should be tested regularly, and batteries replaced as required. It is suggested that you check with local fire code officials with regard to any regulations concerning devices of this type.

BEDROOMS

The bedrooms are believed to be in overall adequate condition. The walls and ceilings look to be in adequate condition. Entrance and closet doors are functional. Some may occasionally require planing or adjustment as a result of the normal movements which occur in a structure over time. The floors are in adequate condition.



No determination could be made as to what the bedroom wall switch operates because the ceiling fan works with the wall switch shut off.



There is a loose electrical receptacle in the bedroom that needs to be secured in place.

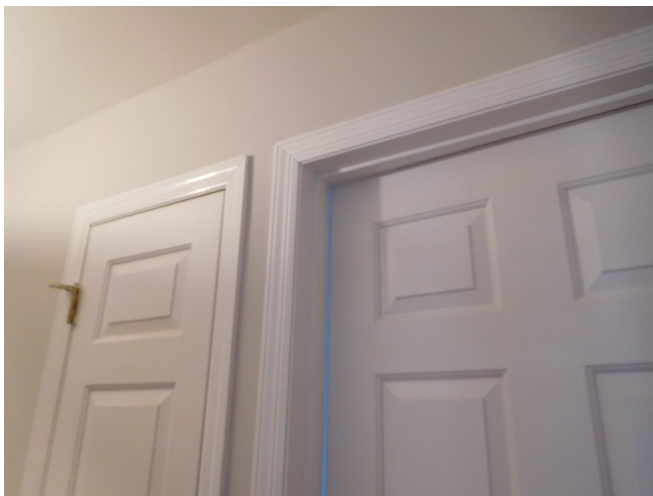
The crank for the 2nd to left bedroom window is stripped and needs replacement. The window can be opened but needs to be pushed closed from the exterior.



Several of the windows are missing screens. An inventory of the screens that are not installed was not conducted.



The dining room and one bedroom window is damaged and needs replacement.



The laundry room door needs to be cut down at the top to close properly.

ATTIC



A thermostatically controlled roof fan is mounted in the attic to reduced heat build-up in this area.



A continuous ridge vent is provided for ventilation to the attic.

Ventilation in an attic is very important. It allows moisture that accumulates in this area to dissipate and also helps to reduce the heat buildup that normally develops during the summer months. If the area is inadequately ventilated, this moisture can eventually cause problems such as delaminating roof sheathing.

The roof surfaces appear to be in leak free condition at the time of inspection. Water penetration through the roof or flashings is dependent on both weather and seasonal conditions. It is very difficult to determine if there is any water penetration during dry weather. Previous water penetration may leave visible stains which do not indicate present leakage.

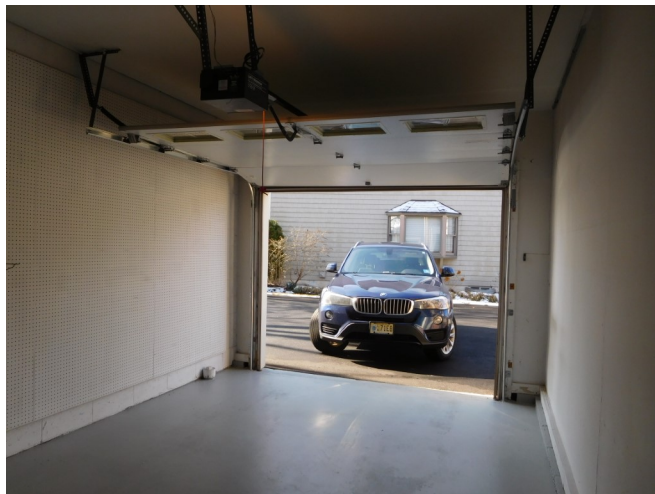


The wall voids are inaccessible and the amount and type of wall insulation, if any, could not be determined. Present recommended energy efficiency standards call for at least nine inches of insulation above the ceiling. Almost any building, however, will benefit from additional insulation, or other energy saving measures which can result in greater comfort and in reduced utility costs. It is suggested that you consult your utility company or an insulation contractor to determine which energy saving improvements may benefit this building.

GARAGE

The walls are in overall adequate condition. The floor is serviceable. The garage door is functional.

The automatic door opener was operated and appeared to function in an acceptable manner. A safety device is provided to stop the door from closing if an item is in the way, but this model does not have a floor beam sensor. An inventory of the transmitters was not conducted and should be obtained prior to closing if available.



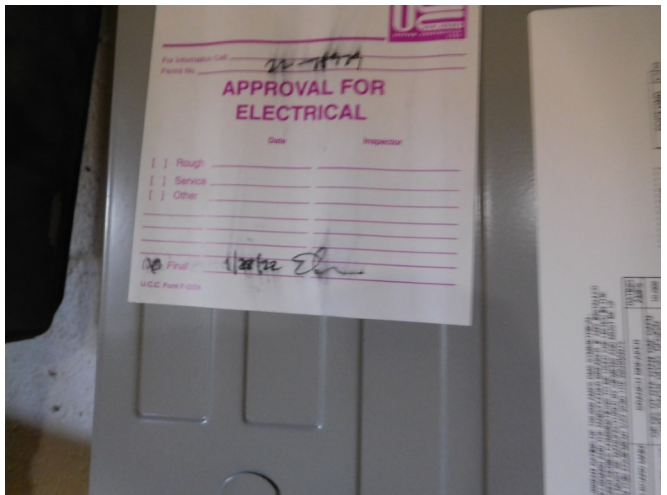
SYSTEMS

ELECTRICAL

The main service disconnect switch has a capacity of 100 amperes, 240/120 volt electric service. The main ground appears to be adequately secure. Overcurrent protection is provided by circuit breakers located in a service panel in the basement.



The panel was opened, and branch circuit wiring was found to be copper cable and appears to be in adequate condition. The main service line and major appliance feeds are often aluminum cable, which is an acceptable and standard practice.



The kitchen outlets need to be GFCI protected and some other receptacles. Ground Fault Circuit Interrupter (GFCI) electrical outlets and breakers are a significant safety improvement and are required for bathrooms, kitchen countertop outlets, garages, unfinished basements, outside outlets, etc. to reduce potential electrical hazards in wet areas.



HEATING



Heat is provided by a 2017 gas-fired, hot air furnace. A furnace of this type usually has an overall life expectancy of 20 to 25 years prior to the need for replacement.

The furnace was activated, and the burners were functioning smoothly. The portions of the combustion chambers which are visible appeared to be in serviceable condition at the time of the inspection. Operating and safety controls were installed, and each room had a heat register. Some corrosion was observed; however, it appears to be within normal limits for the age of this furnace.



The flue piping is an adequate installation.

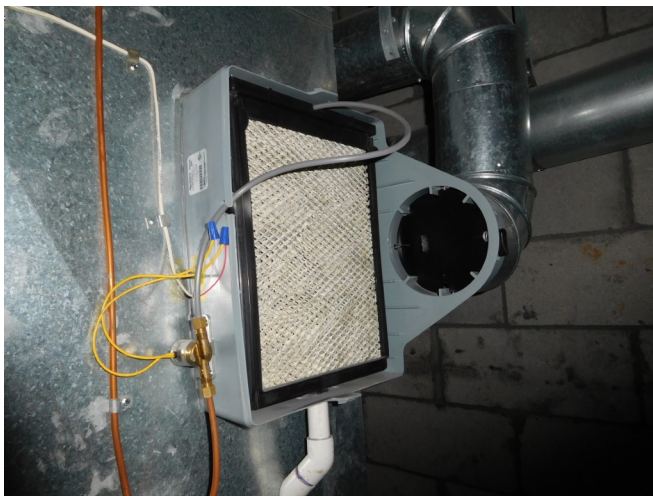
The interior of the flues is not evaluated as part of a standard building inspection. Evaluation of these areas requires a specialized contractor.

It is recommended that the system be periodically inspected, cleaned and maintained by service personnel to insure reliable and efficient operation.

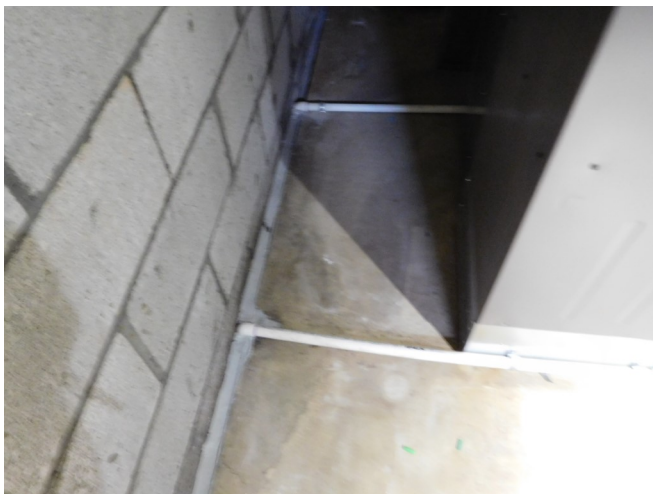


Internal access to the heat exchanger, which is the most critical component of the furnace, is very limited and this evaluation is based on external visual inspection only. The function of the heat exchanger is to separate the heated air to the rooms from the burning fuel. The burning fuel emissions can enter the air ducts if the exchanger is cracked or deteriorating. Automatic safety controls were not operated or evaluated, no components were disassembled, and only unsecured access panels were opened. If a more rigorous inspection is desired, you should contact your fuel supplier or a specialized heating/cooling contractor promptly. The utility company should be contacted to check

for CO or other exhaust emissions that may be hazardous to your health.



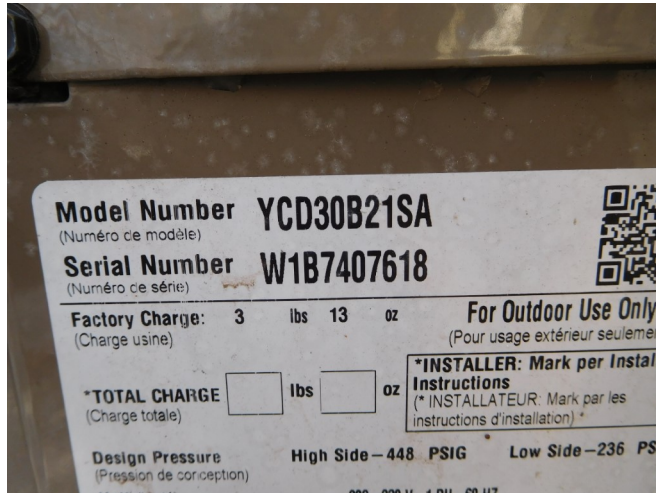
The humidifier equipment appears to be functioning properly. Humidifiers are high maintenance units which require cleaning and the regular replacement of some internal parts to remain serviceable. They are not critical to the operation of the furnace, but they do increase comfort. They need not be used unless desired. Maintenance is required every year for this equipment to function acceptably.



Condensate drains lines terminate in the French drains.

CENTRAL AIR CONDITIONING

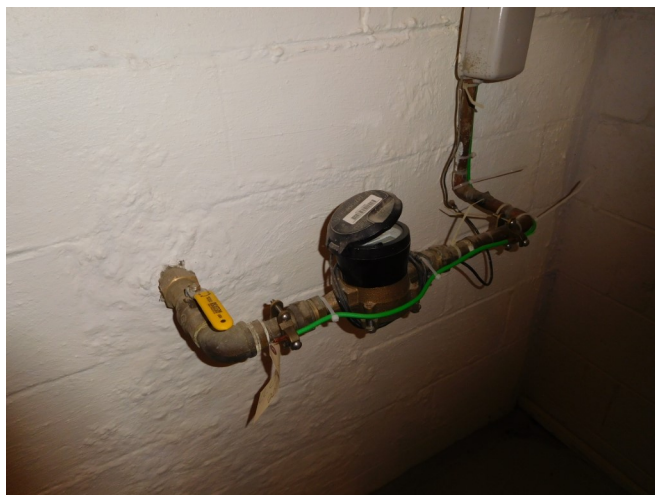
This home also features a central air conditioning system. This unit could not be fully evaluated at this time due to low temperature conditions. It is recommended that the unit be checked before taking possession of the home if at all possible.



The condenser unit located outside the home was inspected externally. Units of this type have an average life expectancy of approximately 15 years. The compressor unit can be damaged unnecessarily by operating it below design temperatures, and therefore it was not activated. The insulation on the refrigerant lines, where visible, is adequately installed.

The evaporator unit is installed in the duct work for the furnace. The installation is a satisfactory arrangement. The air conditioning system should also be inspected, cleaned and maintained annually by service personnel to ensure reliable and efficient operation.

PLUMBING



Water is provided by a municipal source. The house service main runs from the curb shutoff valve to the water meter and is copper. The copper water distribution lines appear to be in generally leak free condition. Water pressure is thought to be basically adequate and functional flow was noted where evaluated.

The sewer line from the street to the home cannot be checked. This requires the use of a video camera which is not part of a home inspection evaluation. The interior visible sections of the sewer lines look adequately sloped to provide proper drainage. Vents are noted through the roof to help facilitate water flow in these drain lines



Some of the piping in the home is concealed inside walls and ceilings and could not be visually inspected. Shut off valves other than the fixtures themselves were not operated because they are operated infrequently, and they may leak.

The hot and cold water hoses for the washing machines that have bubbles in the hoses that can burst and flood the home at any time needs to be replaced. The entire shut off box for the hose connections that is all rusted will need replacement. The main water for this unit was shut off as a precaution until the hoses are repaired.



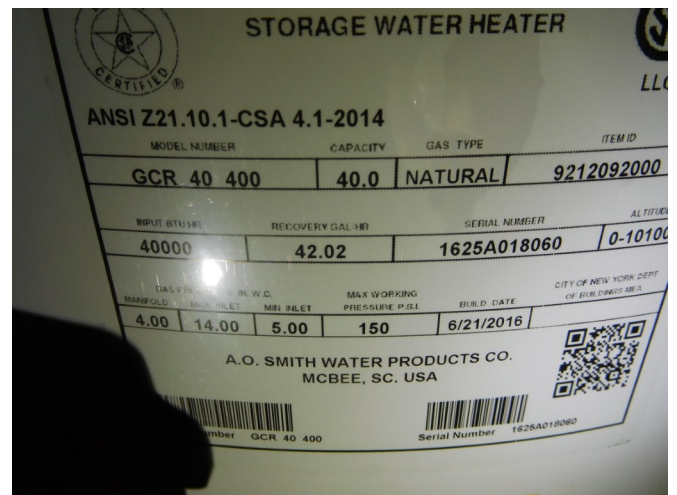
Laundry appliances are normally not included in the sale. Evaluation of these appliances is not within the scope of a home inspection. The condition and future life expectancy of such units cannot be predicted or guaranteed.

WATER HEATER

Hot water is provided by a 2016, 40 gallon, gas-fired unit. Units of this type have a normal life expectancy of 5-10 years. The exhaust system appears to be a proper installation. A relief valve is installed on this unit to protect against high temperature and pressure and the discharge piping should be diverted just above the floor.

The piping installation appears to be in adequate condition. No indication of leakage was observed.

Hot water temperatures should be maintained at a reasonable level. Excessive temperature is hazardous and inefficient and tends to reduce the useful life of the hot water heater. It is recommended that you adjust the temperature once you move in, to the level you desire.



The relief valve on the water heater that is leaking needs replacement and an expansion tank needs to be installed to prevent the relief valve from leaking again.



KITCHEN



The walls and ceiling appear to be in adequate condition and are adequately finished. The floor surface has an overall serviceable appearance. The cabinets and counter tops look basically functional. The faucet, sink and drain line appear to be in generally leak free condition. The water pressure and hot water temperature are felt to be adequate.

DISHWASHER



The dishwasher is old but was placed through a short cycle and functional without any leak noted.

Electric burners and oven operated.





The garbage disposal is old but still operates.

The other major appliances operated and appeared to be functional. Only the built-in appliances are regularly evaluated as part of an All Pro inspection. This normally does not include the refrigerator. Kitchen appliances are complicated mechanical devices with many internal parts. In general, they are produced in large quantities after extensive design and testing and are reliable and durable. The appliances were evaluated by operating them as would a homeowner and by visual inspection. No disassembly was attempted. Based on these limitations, All Pro cannot provide any warranties beyond those issued by the manufacturer and cannot predict the useful life of the appliances.

The exhaust fan above the stove does not always come on when you press the button to turn it on.



The overhead light above the kitchen sink did not function most likely the result of a missing bulb. The bulb needs to be replaced to confirm operation.



BATHROOM(S)



There is an active leak in the half bathroom drain line in the basement ceiling that needs repair. To properly repair this leak all the drain fitting will need to be removed that is not a simple job. It likes like someone tried to repair this leak with cement that did not stop the leak. It was stated that a leak from the 1st floor bathroom was repaired which may have been another leak not seen at the home inspection.



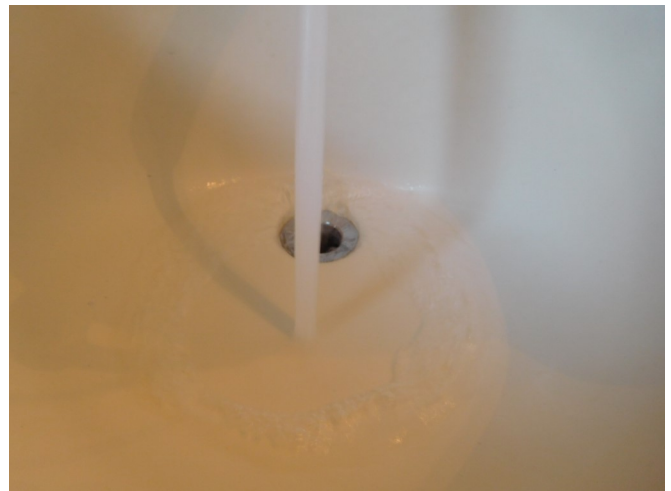
The other bathrooms are in overall adequate condition. The floor and walls outside the bathtub enclosures appear to be in acceptable condition. The tubs and enclosure surfaces appear to be in adequate condition. Surfaces subjected to wet conditions should be well caulked, grouted and sealed as necessary to maintain them in a waterproof condition. This is important maintenance and will help to prevent leaks and deterioration of the materials behind these surfaces.

The fixtures are operable and appear to be in leak-free condition. The toilets are adequately secured and function satisfactorily. The lights and receptacles are functional. Water temperature and pressure is felt to be adequate.



Heat lamp

The bedroom bathroom sink drain is missing a stopper to fill the sink with water/



The water in the shower stall was run for quite a few minutes and no leakage was observed as evidence by any visible water stains on the surfaces below

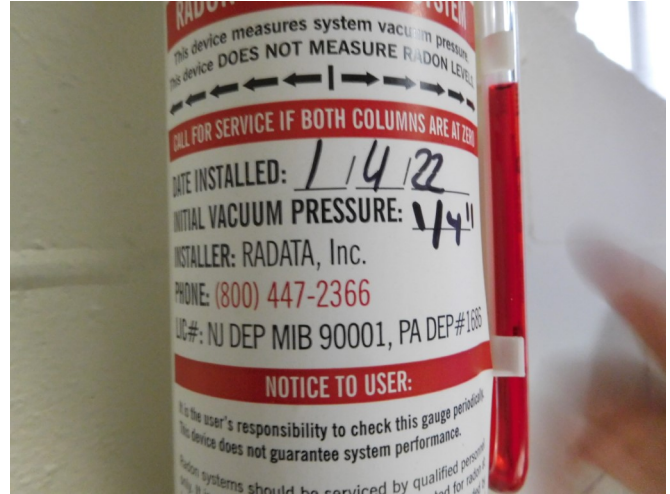


Heat lamp



The flex drain for the bathroom sink is not recommended because over time it will start to smell from soap scum collecting in the grooves of the drain.

This home has a radon remediation system installed for the basement that is not checked as part of the home inspection, however a radon test is being conducted to determine the radon levels in this home with the system running.



The central vacuum system that is old and not plugged in, did turn on when plugged in but may not have strong suction to be used.



End of report.