

# All Pro Home Inspections

10 Inwood Place, Maplewood, NJ 07040 (973) 761-0050

Date of Inspection: Monday, July 07, 2014

**Client:**

**Kai Patterson  
8 Pond View  
Montville, NJ 07045**

Inspector: **Ernest Borsellino**  
**ASHI Certified Member # 094167**  
**NJ Licensed Home Inspector Lic # 24GI00015700**

**Reference Property:**

**8 Pond View  
Montville, NJ 07045**

## HOME 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 NJ State Home Inspection Advisory Committee and 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 visual inspections of items listed in the NJ State Home Inspection Advisory Committee Regulations and the ASHI Standards of Practice. If a particular problem was noted whereby no determination could be made as to the cause, the inspector and this report may 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 in the NJ State Home Inspection Advisory Committee Regulations and the ASHI Standards of Practice and the reporting of apparent defects (*not cosmetic related problems*) that require corrective action shall include, but no be limited to:

**1. structure;**

A load-bearing member of the building (excluding footing but including visible foundation walls, post, beams, floor joist, 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, 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 of mold, asbestos, 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 there 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.

<u><b>KEY COMMENTS</b></u>	
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.	
<i><b>Items felt to be most significant by ALL PRO and/or the client.</b></i>	
1	The front entrance area steps and landing that has settled more than normal causing several structural issues needs correction. As with any movement of this type monitoring will be required by a structural engineer to determine exactly what corrective action will be required. If this condition is not corrected more damaging cracks can develop over time. This settlement has cause the far left side column to become loose and is no longer touching the surface, the left column is separating at the base, the top slate is no longer level with the mortar between the slate cracking and there is a crack in the front wall of the steps.
2	The wall in the left side garage that is very wet at the bottom with patch marks above needs to be opened up to determine where the water is coming from. There is a bathroom above this area that can have a leaking pipe or the water could be coming from the exterior steps along this wall. A company specializing in mold remediation will need to be consulted to determine if any mold or mildew exists behind the wall and what type of remediation will be required. These conditions can cause health problems.
3	The front balcony above the garage that is causing water streaks on the exterior below the balcony and water stains on the garage wall needs to be corrected. If left as is continual water seepage into the walls can cause hidden damage that can result in a structural concern.
4	There is evidence of a leak in the front bedroom from ice damming over the winter that needs repair. The slates will need to be removed around this area to installed better flashing and ice and water shield to prevent this leak from occurring again.
5	It is highly recommended that the humidifier in the attic be disconnected to prevent the water line from freezing in the winter and leaking.
6	The rear steps need to have railings installed on both sides.
7	The rear gutter that has been damaged by a fallen tree needs repair and the slate roof around this area needs to be checked and repaired.
8	The front leader that is disconnected from the underground piping needs to be reconnected and the ground filled in.
9	All of the bathroom shower stalls need to have glass doors installed.
10	The cracked master bedroom tub faucet needs replacement.
11	The defective master bedroom shower head needs replacement.
12	A lot of the bathroom fixtures are starting to pit and will need replacement
13	The leaking bathroom sink faucet needs replacement and the chipped tub needs replacement.
14	The 1 <sup>st</sup> floor bathroom ceiling that is covered with cloth needs to professionally finished and the exhaust fan exposed.
15	The master bathroom left side sink stopper needs repair.
16	The rear yard kitchen needs to be completed. A faucet, water line and drain needs to be installed for the sink and no electric is provided for the refrigerator and grill igniters.
17	The ceiling lights in the office that are not working needs to be repaired.
18	The cracked step to the 2 <sup>nd</sup> floor needs replacement.
19	The piping under the laundry room sink has been repaired but the wall now needs to be closed up.
20	One of the windows is missing a crank required to open it. An audit of the screens was not conducted.

21	There are several damaged areas on the exterior surfaces that needs repair and painting.
22	The steps in the garage needs to have a railing and banister installed.
23	2 of the exterior wood doors have split lower panels that need to be replaced.
24	There is a lot of left over building debris in the basement that need to be removed.
25	There is a lot of left over building debris in the side yard that need to be removed.
26	There are water stains on the dining ceiling most likely from the roof leaking onto the floor in the bedroom above that needs to be repaired.
27	All the fireplaces need to be looked at and made functional. Some have stuffed rags in the dampers and some of the fireplace dampers are not functional. Some do not have glass fronts. These installations are not operated to evaluate their performance during an inspection and no determination could be made as to how well they will draft during operation.
28	Some of the interior doors will require adjustment to the strike plates to stay closed.
29	The living room closet door needs to be replaced and the interior of the closet professionally finished.
30	The electric filter for the attic air handler that is missing one of the filters needs to have a new one installed.
31	The molding on the bathroom door frame that is coming loose needs repair.
32	The wall under the desk in the kitchen needs to be finished.
33	The ceiling in the office that has been repaired from a water leak needs to be professionally repaired.
34	The open exterior fireplace ash pit needs to be covered.
35	The front leader that is disconnected from the underground piping needs to be reconnected and the ground filled in.
<p>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 <b>PRIOR TO THE CLOSE OF ESCROW.</b></p>	

**EXTERIOR**



## GROUNDS

### WALKWAYS/STEPS

The front entrance area steps and landing that has settled more than normal causing several structural issues needs correction. As with any movement of this type monitoring will be required by a structural engineer to determine exactly what corrective action will be required. If this condition is not corrected more damaging cracks can develop over time. This settlement has cause the far left side column to become loose and is no longer touching the surface, the left column is separating at the base, the top slate is no longer level with the mortar between the slate cracking and there is a crack in the front wall of the steps.



**PATIO**

The rear patios are in acceptable condition.



The rear steps need to have railings installed on both sides.



The other set of rear steps have railings installed and are in sound condition.

The steps to the basement are in sound condition. No drain is provided at the bottom of the steps that can cause water issues in the basement. This will need to be checked during heavy rainfall. No evidence or signs of any significant water problems are noted.



### **DRIVEWAY**

The driveway is in serviceable condition. The drainage is adequate away from the home.



### **GRADING**

The grading around the perimeter of the home looks generally adequate to insure acceptable drainage.

Maintaining a positive slope away from the foundation walls will help minimize water accumulation around the building during a rainfall, and help insure a dryer interior. Under no circumstances should wooden portions of the structure be in contact with the ground. Grading in areas away from the building were not comprehensively evaluated in regard to drainage.

### **OIL TANKS**

No testing was performed to locate any underground tanks, such as oil or chemical storage tanks, which might be present, or to determine their condition or legality. The homeowner and the township should be consulted in regard to this matter. A separate company should be hired to scan the property with a metal detector to determine if there are any underground tanks.

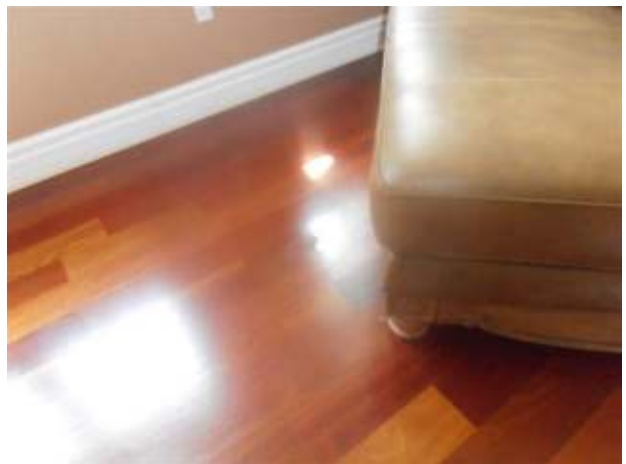
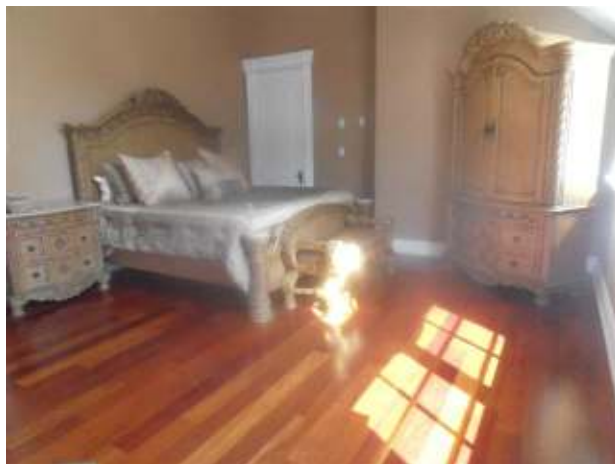
**ROOF**



The slate roof appears to be in overall adequate condition. A roof of this type has an indefinite overall life expectancy if maintained. It needs to be inspected even few years by a roofing contractor specializing in this type of installation to determine the exact need for any maintenance in regard to the loose and missing slates that may occur over time. A roofer also needs to check the valley flashing for deterioration and any other repairs that are not apparent from the ground.

Protrusions through the roof, such as plumbing vents, skylights, and exhaust ducts are made watertight by "flashings". These require periodic inspection and must be re-sealed occasionally to keep them watertight.

There is evidence of a leak in the front bedroom from ice damming over the winter that needs repair. The slates will need to be removed around this area to installed better flashing and ice and water shield to prevent this leak from occurring again.





The roof and chimneys were inspected visually from the ground only. These limited inspection methods are due to the inherent danger of climbing on roofs, and the damage which can result to some roofing materials. This type of inspection, together with the attic inspection, usually provides an assessment of the roof's condition; however, more details can obviously be obtained by a walk-on inspection. If further evaluation is desired a specialized roofing contractor should be contacted.

### CHIMNEYS

The visible portions of the masonry chimney, appears to be in generally sound condition. The chimney may require repairs to the concrete capping and mortar joints which are exposed to the weather as routine maintenance. The need for maintenance of this type is not apparent from the ground. Water seepage into the masonry will eventually cause deterioration to the flue lining and bricks.



The interior of the flues are not evaluated as part of a standard building inspection. Evaluation of these areas requires a specialized contractor. Rain hoods are installed to keep rain and animals out of the chimney.



### FLASHING

The metal flashings that help keep the roof water tight are not visible for evaluation. These areas need to be inspected during heavy rainfall and sealed as required to remain watertight.

### GUTTERS/LEADERS

The gutter drainage needs to be checked during rainfall. The purpose of a gutter system is to collect rain and snow from the roof and divert it to leaders away from the home. Debris should be removed to eliminate clogging and overflow. It is recommended that this be done at least twice each year.



The rear gutter that has damaged by a fallen tree needs repair and the slate roof around this area needs to be checked and repaired.

The leaders are and should always be diverted away from the foundation walls to decrease the chance of water penetration through the foundations. Leaders that terminate by the foundation wall are one of the main reasons for water seepage into the basement. Debris should be flushed from underground drain pipes to the street and maintained.



The front leader that is disconnected from the underground piping needs to be reconnected and the ground filled in .

## SURFACES

### **SIDING**

The stucco siding seems to be in overall adequate condition. This type of siding is durable, and will last indefinitely given regular attention. Maintaining the siding is important to preserve a watertight, draft free home.

There are several damaged areas on the exterior surfaces that needs repair and painting.



## **DOORS**

The entrance door is in operable condition. The hardware is in proper working order. The rear doors are operable and in adequate condition. The hardware is in working order.

2 of the exterior wood doors have split lower panels that need to be replaced.



## **WINDOWS**

The windows have a generally adequate appearance for their age. Only those windows easily accessible for operation were operated. All windows should be operable for exit in case of fire.

One of the windows is missing a crank required to open it. An audit of the screens was not conducted.

## **GARAGE**

The wall in the left side garage that is very wet at the bottom with patch marks above needs to be opened up to determine where the water is coming from. There is a bathroom above this area that can have a leaking pipe or the water could be coming from the exterior steps along this wall. A company specializing in mold remediation will need to be consulted to determine if any mold or mildew exists behind the wall and what type of remediation will be required. These conditions can cause health problems.





The front balcony above the garage that is causing water streaks on the exterior below the balcony and water stains on the garage wall needs to be corrected. If left as is continual water seepage into the walls can cause hidden damage that can result in a structural concern.





The steps in the garage needs to have a railing and banister installed.

The automatic door openers were 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. An inventory of the transmitters was not conducted and should be obtained prior to closing if available.



There is a lot of left over building debris in the side yard that need to be removed.



The rear yard kitchen needs to be completed. A faucet, water line and drain needs to be installed for the sink and no electric is provided for the refrigerator and grill igniters.





**INTERIOR**

*Carpeting was not lifted to evaluate the condition of the flooring*

*Furniture was not moved to evaluate outlets and wall conditions.*

*Cosmetic items in regard to walls, floors and ceilings finish condition are not reported*

**BASEMENT**

The visible portions of the masonry foundation walls appear to be in overall sound condition.

At the time of inspection no water penetration was observed. A prediction in regard to the amount of water penetration that may occur is impossible to determine. It is highly recommended that you contact the present occupants to provide further information concerning any previous incidents of water penetration. It is necessary to occupy a building through the wet seasons prior to assuming that it will be completely dry.



There is a lot of left over building debris in the basement that need to be removed.

## Basement recording studio



Central vacuuming systems were not checked.

### **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**

The joist and sill plates are all covered and could not be evaluated.

**LIVING ROOM**



The living room is in adequate condition. The walls and ceiling appear to be structurally sound. The floor appears to be serviceable.



The living room closet door needs to be replaced and the interior of the closet professionally finished.



## DINING ROOM

The dining room is in adequate condition. The walls and ceiling appear to be structurally sound. The floor appears to be serviceable.



There are water stains on the dining ceiling most likely from the roof leaking the bathroom above that needs to be repaired.

## OTHER 1<sup>ST</sup> FLOOR ROOMS

The other rooms are in adequate condition. The walls and ceilings appear to be structurally sound. The floors appear to be serviceable.

Media room



Offices





The ceiling in the office that has been repaired from a water leak needs to be professionally repaired.

### FIREPLACE

All the fireplaces needs to be looked at and made functional. Some have stuffed rags in the dampers and some of the fireplace dampers are not functional. Some do not have glass fronts. These installations are not operated to evaluate their performance during an inspection and no determination could be made as to how well they will draft during operation. Flues should be professionally cleaned on a regular schedule based on the frequency of use.





The open exterior fireplace ash pit needs to be covered.



The ceiling lights in the office that are not working needs to be repaired.

## ENTRANCES/HALLWAYS

### ENTRANCES

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



The rear entrances are in adequate condition. The exterior lights are operable.

### STAIRS



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



The cracked step to the 2<sup>nd</sup> floor needs replacement.



### **HALLWAY**

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

Smoke detectors and carbon monoxide detectors are not inventoried or evaluated during a standard inspection. They are required safety devices and 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 in useable condition. The walls and ceilings look to be in adequate condition. Entrance and closet doors are functional. The floors are in adequate condition.





Some of the interior doors will require adjustment to the strike plates to stay closed.



## ATTIC

The unfinished attic areas has limited access. The rafters, joists and sheathing are not visible and could not be evaluated.





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.

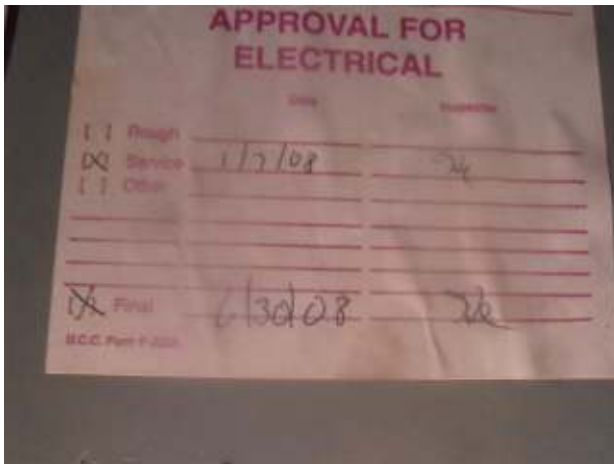
The wall voids are inaccessible and the amount and type of wall insulation, if any, could not be determined. Present recommended energy efficiency standards call for at least nine inches of insulation above the ceiling. Almost any building, however, will benefit from additional insulation, or other energy 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.

It is very difficult to determine if there is any water penetration during dry weather. Previous water penetration leaves visible stains which do not indicate present leakage but need to be monitored during rainfall. Water penetration through the roof or flashings is dependent on both the weather on the date of inspection and seasonal conditions.

SYSTEMS

ELECTRICAL

The electrical service provided to the building by underground wires securely fastened to the house.



The main service disconnect has a capacity of 300 amperes, 240/120 volt electric service. The main ground where visible appears to be adequately secure. Overcurrent protection is provided by circuit breakers located in 2 service panels in the basement and one upstairs.



Only a representative number of outlets, fixtures, and switches were operated. Furniture was not moved to evaluate the amount of outlets per room or condition of the inaccessible outlets.

The GFCI outlets that were tested functioned properly. Ground Fault Circuit Interrupter (GFCI) electrical outlets and breakers are a significant safety improvement and are required in new homes for bathrooms, kitchen counter top outlets, garages, crawlspaces, unfinished basements, outside outlets, , etc.. They should be installed in older homes as well to reduce potential electrical hazards in wet areas.

**HEATING**

Heat is provided by 4 gas-fired, hot air furnaces. Furnaces of this type usually have an overall life expectancy of 20 to 25 years prior to the need for replacement.

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. The flue piping is an adequate installation. The sealant around the flue transition piece should always be well caulked.



During a single inspection on a 90 deg day it is impossible to determine how adequately this heating system will heat this home. It is recommended that the system be 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.



It is highly recommended that the humidifier in the attic be disconnected to prevent the water line from freezing in the winter and leaking.

The electric filter for the attic air handler that is missing one of the filters needs to have a new one installed.



**CENTRAL AIR CONDITIONING**

This home also features 4 central air conditioning systems.

The 2008 compressor units, located outside the home were inspected externally. The overall life expectancy of a unit of this type is approximately 15 years.



The insulation on the refrigerant lines, where visible, is adequately installed. Hot air was being discharged from the fan housing indicating heat transfer, and the freon lines were chilled. The evaporator units are located in the attic and basement and is a satisfactory arrangement. The duct work appeared to be adequately secured and in leak-free condition. Cool air was noted at the registers in the rooms, however, the unit should be activated during warmer days for a prolonged period. The unit can than be better evaluated to determine if the home will be adequately cooled. Provisions for removal of condensed water from the unit is provided. The air conditioning system should also be inspected, cleaned and maintained annually by service personnel to ensure reliable and efficient operation.

**PLUMBING**



Water appears to be provided by a municipal source. The main water line to the house from the street shutoff valve to the water meter is copper and in serviceable condition.

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 can not 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.

Most 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 often leak after use.



Laundry appliances are not evaluated within the scope of a home inspection. The piping under the laundry room sink has been repaired but the wall now needs to be closed up.



The underground lawn sprinkler system and associated equipment are not checked as part of this home inspection



## WATER HEATER



Hot water is provided by a new 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. The discharge pipe on the relief valve should always be diverted just above the floor for safety. The piping installation appears to be in adequate condition. No indication of leakage was observed.

## KITCHEN

The walls and ceiling are in adequate condition. 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.



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. It is recommended that you obtain the manufacturer's informational booklets and warranties, if available.

The wall under the desk in the kitchen needs to be finished.

**BATHROOM(S)**



All of the bathroom shower stalls need to have glass doors installed.



The cracked master bedroom tub faucet needs replacement.



The defective master bedroom shower head needs replacement.

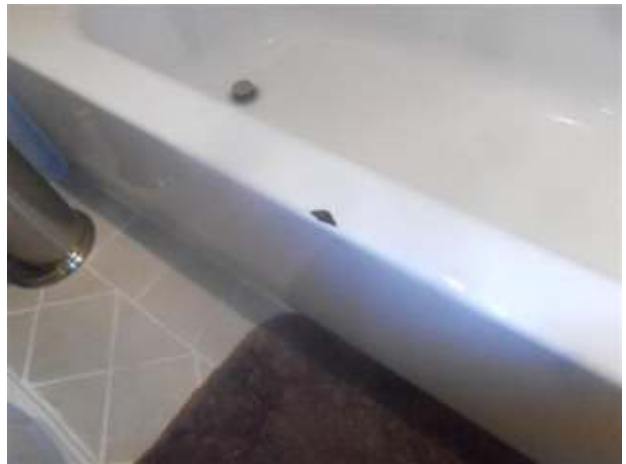
A lot of the bathroom fixtures are starting to pit and will need replacement



The master bathroom left side sink stopper needs repair.



The leaking bathroom sink faucet needs replacement and the chipped tub needs replacement.



The 1<sup>st</sup> floor bathroom ceiling that is covered with cloth needs to be professionally finished and the exhaust fan exposed.





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.

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.



The molding on the bathroom door frame that is coming loose needs repair.

End of report.