



HomeTeam
INSPECTION SERVICE

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File Number: **315-062009-xxxx**

Address of Inspection: **XXXXXXXXXX/ Wyckoff, NJ 07481**

GENERAL DESCRIPTION:

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the street. The term "major visual defect" is defined in the Home Inspection Agreement, the terms of which are incorporated into this report. A system or component has a major visual defect if it is either unsafe or not functioning and cannot be replaced or rendered safe or functional for less than \$1,000. The HomeTeam inspects for evidence of structural failure and safety concerns only.

If major visual defects are observed or minor repairs need to be made, we recommend you consult a qualified licensed professional. Cost estimates are advised prior to closing. All contractors should work for you as their evaluation/observation may make you aware of findings not listed in our report.

The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed. All conditions are reported as they existed at the time of the inspection. Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute major, visually observable defects as defined in the Home Inspection Agreement. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items.

This report is general in nature and not technically exhaustive.

The home was occupied and the utilities were on at the time of the inspection. The buyer was present during the inspection. The approximate temperature at the time of the inspection was 55 degrees Fahrenheit, and the weather was sunny.

The inspected property consisted of a two story wood-framed structure with wood board siding covering the exterior. The home appeared to be approximately 60 years old. There was a brick walkway leading to the brick stoop in the front of the home.

Observation: The home has gone through several renovations throughout the years. The legality of any alteration or conversion of an inhabitable space in or around the dwelling, as well as any code violations is beyond the scope of this inspection.

The home was situated on a lightly sloped lot. The general grade around the home appeared to be adequate to direct rainwater away from the foundation.

There was an asphalt driveway on the right side of the home which led to the detached garage. There were no major visual defects in the driveway.

GARAGE:

The detached, wood sided, garage was designed for one moderately sized car with access provided by one overhead-style door. The electric garage door opener and safety were found to be functional. The concrete garage floor was in good condition. There was one layer of shingles on the gable roof. The roof was in good condition.

Observations;

- 1) The wood siding is in contact with the earth. This is conducive to rot and wood destroying insects. This condition should be addressed.
- 2) You should consider installing gutters at the roof edges.

PATIO:

There was a raised screened in patio at the rear of the home. There were no major visual defects observed on the patio. The carpet covering the floor limited viewing of the concrete surface.

ROOF STRUCTURE:

The roof was a gable design covered with asphalt/fiberglass shingles. Observation of the roof surfaces and flashing was performed from ground level with the aid of binoculars. The age of the roof covering was said to be approximately 14 years old. There was one layer of shingles on the roof at the time of the inspection. There was slight lifting of the shingles and some surface wear. The roof appears to be in the middle of its useful life.

This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof. Any roof metal, especially the flashing and valleys, must be kept well painted with a paint specially formulated for the use.

Observation: A shingle at the rear gable was lifted slightly and this condition should be addressed.

The roof drainage system consisted of aluminum gutters and downspouts which appeared to be installed correctly. Gutters and downspouts should receive routine maintenance to prevent premature failure.

Observation: Several downspouts diverted water under ground. It was not determined from this visual inspection where this water terminated.

There was one chimney. Observation of the chimney exterior was made from the ground, with the aid of binoculars.

Observations;

1) The furnace flue was covered with a screen. This has the potential to block/restrict the exhausting of flue gases and this condition should be addressed at once. A proper rain cap should be installed.

2) For safety reasons, prior to closing this older chimney should be cleaned and re-inspected by a certified chimney contractor, as there may be hidden internal defects not fully visible at the time of the inspection.

FOUNDATION:

The foundation was constructed of concrete block. A single inspection cannot determine whether movement of a foundation has ceased. Any cracks should be monitored regularly.

Observation: There were vertical cracks in the front and rear walls of the left side crawl space. There was daylight visible through each of these cracks. It appears that the left side foundation wall footings have settled and these cracks are the result. At a minimum the cracks must be properly sealed. It is recommended that you consult with a qualified structural engineer to review the foundation and ensure its integrity. The engineer should note that the floors on the left side of the home have an obvious slope.

BASEMENT:

The basement was unfinished, and contained the following mechanical systems: a boiler and hot water heater.

The basement was dry at the time of the inspection. Because the basement is below grade, there exists a vulnerability to moisture penetration after heavy rains.

Observations;

1) The stored items did not permit a complete visual inspection of the foundation.

2) There was a small water stain on the slab floor under the water meter. The hose bib / valve above the meter appears to have a slight drip and this should be addressed.

3) There was asbestos like material on the pipes in the basement and the left side crawl space. The only way to be sure of asbestos is to have the material tested. Asbestos should either be properly removed or encapsulated.

4) Possible problem areas may not be identified as the foundation walls and slab floor surfaces have been painted.

CRAWL SPACE:

There were two crawl spaces. The left side crawl space was accessible at the time of the inspection. The right side space was viewed from the hatch opening.

Observations;

1) The dirt floor of the left side space should be covered with a vapor barrier to help control humidity levels.

2) There was water in the left side space, however it appears to be a plumbing issue. See Plumbing section of this report.

3) See previous comments regarding the foundation and asbestos in the basement.

FLOOR STRUCTURE:

The visible floor structure consisted of a tongue and groove subfloor, supported by two-inch by ten-inch wood joists spaced sixteen inches on center. There was a six by eight-inch wood center beam and four-inch steel posts for load bearing support.

Observation: The floor joists were notched at the center beam. Several of the joists were cracked at this load bearing point. Repairs are needed. While the structural engineer is reviewing the foundation he should review this issue.

PLUMBING:

The visible water supply lines throughout the home were copper pipe. The water was supplied by a public water supply. The visible waste lines consisted of lead, cast iron, and PVC pipe. The home was connected to a public sewer system. Water flow throughout the home appears to be average.

Observation: There was a plumbing leak in the left side crawl space, at the common wall of the basement. This condition should be addressed by a qualified plumber. All repairs should be properly documented.

The main water shutoff valve for the home was located adjacent to the water service entry point in the basement.

The gas meter was located on the basement wall. Although no actual testing was performed to detect the presence of gas fumes, there was no noticeable odor of gas detected at the time of the inspection.

There was a 40 gallon capacity, natural gas water heater located in the basement. The water heater was manufactured by Bradford White, model number MI40 and serial number BE6220950. Information on the water heater indicated that it was manufactured 4 years ago. A temperature and pressure relief valve (T & P) was present. Because of the lime build-up typical of T & P valves, we do not test them. An overflow leg was present. It did terminate close to the floor. Your safety depends on the presence of a T & P valve and an overflow leg terminating close to the floor. The water heater was functional.

There was a sump pump located in the basement. The sump pump was not functional.

Observation: The sump pump needs to be replaced. At the time of replacement, the drain line should be changed to a PVC pipe and a back-up battery should be installed.

ELECTRIC SERVICE:

The overhead electric service wire entered the home on the front wall. The electric meter was located on the front exterior wall. The service wire entered a Square D service panel, located on the basement wall with 100-amps and a 120/240 volt rated capacity. The branch circuits within the panel were copper. These branch circuits and the circuit breakers to which they were attached appeared to be appropriately matched. The visible house wiring consisted primarily of the Romex and BX type and appeared to be in good condition.

A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were inspected and were found to be functional. The grounding and polarity of receptacles within six feet of plumbing fixtures, and those attached to ground fault circuit interrupters (GFCI), if present,

were also tested. All GFCI receptacles and GFCI circuit breakers should be tested monthly.

The electrical service appeared to be adequate. Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric company equipment were beyond the scope of this inspection.

Observations;

1) In several locations there were two-pronged outlets. At the time this home was constructed, two-prong outlets were the standard construction. However, the two-pronged plugs were not grounded (open-ground), and are not considered to meet the safety standards of modern wiring.

2) The installation of GFCIs in the kitchens, all bathrooms, or any receptacle that is in the proximity of a water source (moisture) is recommended. This will increase the overall safety of the electrical system.

WINDOWS, DOORS, WALLS AND CEILINGS:

A representative number of accessible windows and doors were operated. The primary windows were older models and they were constructed of wood, double hung style, with single pane glass. All exterior doors were operated and found to be functional. The exterior door locks should be changed or rekeyed upon occupancy.

The interior wall and ceiling surfaces were finished with plaster, wood paneling, and drywall. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted.

FIRST FLOOR:

The first floor consisted of a living room, dining room, kitchen, two bedrooms, and a full bathroom. The HomeTeam inspects for evidence of structural failure and safety concerns only. The cosmetic condition of the paint, wall covering, carpeting, window coverings, etc., are not addressed.

In the kitchen the visible portions of the cabinets and counter tops were in good condition. The appliances were turned on to check operational function only. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components. The kitchen contained the following appliances:

The Gaggenau natural gas cook top and Kitchen Aid electric oven were inspected and did appear to be functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.

The Amana refrigerator was inspected and did appear to be functional. The temperature setting and ice maker, if present, are not within the scope of the inspection.

The Whirlpool dishwasher was observed through complete cycle and did appear to be functional when set on the "wash" and "drain" cycles.

SECOND FLOOR:

The second floor of the home consisted of two bedrooms and a bathroom.

FIREPLACE:

There was one fireplace in the home. Its visual condition at the time of the inspection is indicated as follows.

There was a wood burning fireplace in the living room. The damper did appear to be functional. There was no visual evidence of creosote buildup in the firebox and/or chimney. There were no cracks observed in the firebox or visible portions of the chimney.

The fireplaces were not tested for operation or function.

ATTIC STRUCTURE:

There was no true attic space. The front and rear eave spaces were accessed via knee wall doors. The insulation covering the roof sheathing did not permit viewing of the roof structure. Stored items also limited viewing of the space.

The only way to be sure a roof does not leak is to inspect the underside of the roof during a heavy rain.

HVAC INSPECTION REPORT:

The results of our visual and operational inspection of the heating system are described below. Periodic preventive maintenance of the equipment is essential for safe and efficient performance and will help to maximize the system's useful life.

The home was heated by a Dunkirk natural gas steam boiler, serial number 128900159, Model Number JB542, which is approximately 20 years old. The unit was located in the basement of the home. It has an approximate net heating capacity of 112,000 BTUH. Heat is delivered via radiators throughout the home.

NOTE: Without removing the burners to gain complete access to the boiler, and with the limited viewing area of the heat exchanger, a thorough inspection is not possible.

The heating system was found to be functional. The boiler flame did ignite when the temperature was raised at the thermostat. The flame burned a strong blue color. A strong blue color indicates complete combustion of the fuel. This is necessary for the safe, efficient use of this boiler.

Observations;

1) This 20 year old appliance has met the manufacturer's life expectancy. You will need to budget for repairs, if not replacement.

2) Examination of heating system is mechanically limited since the unit is not dismantled to examine interior components. The heating system should be inspected and serviced on an annual basis. We recommend obtaining from the seller well before close of escrow any documents concerning regular maintenance. In lieu of these documents a complete system evaluation by a qualified heating specialist is recommended, particularly if the heating system cannot be proven to have been serviced within the past twelve months.

CONTROLS:

The controls for the heating system was 24 volt thermostat. The thermostat was found to be in working order.

RADON INSPECTION:

Radon gas is a colorless and odorless gas released into the ground as a result of uranium decay. This invisible gas can be hazardous to your health in an enclosed structure. The radon test you requested was performed by Radiation Data. Their radon inspection report will follow in five to seven days.

PEST INSPECTION:

The pest inspection was performed by Terminite Inc. Their report is attached.

OIL TANK EXCLUSION:

An under ground oil storage tank was not part of this inspection. Although one may have existed at one time on the property, when natural gas was not available. Hence its proper closure was not verified. You should consult with your attorney regarding this matter.

