Integrity Engineering, LLC

Personal service. Professional results.

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

New Home Buyer

INSPECTION ADDRESS

6 Newhome Place, Margate, NJ 08402

INSPECTION DATE

2/22/06 9:00 am to 12:00 pm

GENERAL INFORMATION

Inspection Address: 6 Newhome Place, Margate, NJ 08402
Inspection Date: 2/22/06 Time: 9:00 am to 12:00 pm
Weather: Clear and Dry - Temperature at time of inspection: 55 Degrees

Inspected by: Isaac G. "Zack" Lilienfeld, PE, CEM (Home Inspector Lic#24GI00050500)

Client Information: New Home Buyer
1 Smartbuyer Lane, Cherry Hill, NJ
Mobile: (609) 555-1212
EMail: homebuyer@theshore.com

Structure Type: Wood Frame
Furnished: No
Number of Stories: Two

Structure Orientation: South West

Estimated Year Built: 1960
Unofficial Sq.Ft.: 2000

People on Site At Time of Inspection: Buyer(s)

PLEASE NOTE:

This report is the exclusive property of Integrity Engineering, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of your inspector and supercede any verbal comments. I inspect all of the systems, components, and conditions described in accordance with the standards of the State of New Jersey Home Inspection Advisory Board, and those that I do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. Additionally, for condominium inspections with an association having responsibility for components and systems outside the unit I am inspecting, I do not inspect the items I believe are the responsibility of the association. Some components that are inspected and found to be functional may not necessarily appear in the report, simply because I do not wish to waste my client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

If you are purchasing the home I have inspected, the service recommendations that I make in this report should be completed well before settlement by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: SampleReport

SCOPE OF WORK

You have contracted with Integrity Engineering, LLC to perform a generalist inspection in accordance with the standards of practice established by the New Jersey Home Inspection Licensing Board, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to my clients, I am including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which I do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, I will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect you home from a booklet published by The environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air, land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, andImake a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas thatIinspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas thatIidentified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene,Icategorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: http://www.epa.gov/iaq/molds/moldguide.html/, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a

litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, I am not a specialist and, regardless of the condition of any real or suspected asbestos-containing material [ACM], I would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the EPA or a similar state agency, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which I have already mentioned, and others that may be relatively benign. However, I am not an environmental hygienist, and as I stated earlier I disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent before settlement.

Exterior

Except for common areas covered by a condominium association, I evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, I do not evaluate any detached structures, such as storage sheds and stables, and I do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. I do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, I do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person.

Grading and Drainage

General Comments and Description

Informational Conditions

Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, I cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, I cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. My site visit is limited, and the sellers or occupants will obviously have a more intimate knowledge of the site than I could possible hope to have, but I have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that are deleterious to health.

Drainage Mode

Informational Conditions

Drainage is facilitated by full gutters and hard surfaces.

House Wall Finish

Identification of House Wall Finish

Informational Conditions

The house walls are finished with stucco.

House Wall Finish Observations

Informational Conditions

There are typical cracks in the stucco, which you should view for yourself. All cracks result from movement, and are structural in that respect, but the vast majority of them have only a cosmetic significance. However, you may wish to have this confirmed by a specialist.

Exterior Components

General Comments and Description

Informational Conditions

It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. There are many styles of windows but only two basic types, single and dual-glazed. Dual-glazed windows are superior, because they provide a thermal as well as an acoustical barrier. However, the hermetic seals on these windows can fail at any time, and cause condensation to form between the panes. Unfortunately, this is not always apparent, which is why I disclaim an evaluation of hermetic seals. Nevertheless, in accordance with industry standards, I test a

representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

Driveways

Informational Conditions

The driveway is in acceptable condition.

Walkways

Informational Conditions

The walkway is in acceptable condition.

Fences and Gates

Informational Conditions

The wooden fence is in good condition but should be sealed to extend its life.

Fascia and Trim

Components and Conditions Needing Service

Sections of the fascia board or wood trim are weathered, and should be capped, repaired or replaced. In particular, the end rake board (end wood rafter not resting on home) needs to be replaced as it is damaged in two sections.

• *See Attached Picture(s) - Figure Set 1*

Sliding Glass Doors

Informational Conditions

The sliding glass door is tempered and in acceptable condition.

Exterior Wooden Doors

Functional Components and Conditions

The exterior wooden doors are functional and do not need maintenance service at this time.

Wood & Masonry Decks

Components and Conditions Needing Service

The wood deck needs maintenance-type service, such as sanding or sealing, which will prolong the life of the deck. A pressure treated deck board is in poor condition and needs to be replaced (middle of deck).

• *See Attached Picture(s) - Figure Set 2*

The front porch brick edging needs to be sealed where it adjoins the concrete pad to keep out water.

• *See Attached Picture(s) - Figure Set 3*

Steps and Handrails

Components and Conditions Needing Service

The mortar is deteriorating on the front brick steps and should be re-mortared where needed.

• *See Attached Picture(s) - Figure Set 4*

Lights

Components and Conditions Needing Service

The garage spotlights did not turn on with the marked switch so should be serviced.

Outside Shower

Components and Conditions Needing Service

The outside shower has a split pipe likely due to freezing and requires repair.

• *See Attached Picture(s) - Figure Set 5*

Exterior Wood Doors

Components and Conditions Needing Service

The side door trim was deteriorated and will need to be capped or replaced.

• *See Attached Picture(s) - Figure Set 6*

Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with my standards of practice, I identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling,

including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. I will certainly alert you to any suspicious cracks if they are clearly visible. However, I am not a specialist, and in the absence of any major defects I may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. Note that if the home being inspected is a condominium, I do not comment on those areas that would be the responsibility of the condominium association except if I found defects that would present a hazard or if they could adversely impact the condo unit.

Various Hard Surfaces

Evaluation of Hard Surfaces

Informational Conditions

The visible portions of the hard surfaces, such as the house walls, yard walls, walkways, and decks are in acceptable condition.

Structural Elements

Identification of Wall Structure

Informational Conditions

The walls are conventionally framed with wooden studs.

Identification of Floor Structure

Informational Conditions

The floor structure includes conventional lumber sheathed in wood.

Identification of Ceiling Structure

Informational Conditions

The ceiling structure consists of standard joists.

Identification of Roof Structure

Informational Conditions

The roof structure is conventionally framed with rafters.

Raised Foundation

General Comments & Description

Informational Conditions

This residence has a raised foundation. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although raised foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary. In the absence of major defects, most structural engineers agree that the one critical issue with raised foundations is that they should be bolted. My inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and I do not use any specialized instruments to establish that the structure is level. I typically enter all accessible areas, to confirm that foundations are bolted and to look for any evidence of structural deformation or damage, but I may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than ¼" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, in the absence of any major defects, I may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Description of Foundation Type

Informational Conditions

The foundation is raised and unbolted, which was typical construction of the era when it was built.

Method of Evaluation

Informational Conditions

I evaluated the raised foundation by accessing and evaluating the components within the crawlspace.

I could not access all areas of the foundation crawlspace, due to the obstruction of ducts, pipes or conduits.

Crawlspace Observations

Informational Conditions

There is insufficient clearance to access all areas of the crawlspace, and some portions had to be evaluated from a distance with the aid of a high powered flashlight. I could not view most of the crawlspace below the rear 2/3 of the home.

The soils in the crawlspace are moist which is not uncommon in this area and can be problematic.

The sill plate, which is the wooden 2x8 that lays on top of the masonry foundation wall, appeared to be much newer than the home and may represent a recent repair.

Foundation or Stem Walls

Informational Conditions

There are typical settling cracks in the foundation walls that would not need a specialist evaluation.

The foundation walls along the front that were visible are concrete block.

The foundation walls along the sides are composed of brick.

Components and Conditions Needing Service

A few areas of the brick foundation wall have missing bricks and mortar requiring repair.

- *See Attached Picture(s) - Figure Set 7*

The right rear corner exhibited wood deterioration above foundation wall which should be evaluated by a reputable contractor. The damaged wood may have been caused by water leaking down the inside of the wall resulting from water intrusion at the drip edge on the flat roof section as noted in the roof section of the report. Damage may extend well above the area I found, however as it is hidden by building materials, I can only speculate as to the extent of the damage.

Electrical

Informational Conditions

The electrical components that are visible within the crawlspace appear to be in acceptable condition.

Ventilation

Informational Conditions

The ventilation in the foundation crawlspace appears to be standard and adequate.

Floor Insulation

Informational Conditions

There is no floor insulation which may result in excessive heat loss during the winter.

Roof

There are many different roof types, which I evaluate by walking on their surfaces. If I am unable or unwilling to do this for any reason, I will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of my service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. I evaluate every roof conscientiously, and even attempt to approximate its age, but I will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, if you are purchasing the home, I recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance

policy, or that you obtain a roof certification from an established local roofing company.

Slate Tile

General Slate Tile Comments

Functional Components and Conditions

Slate tile roofs are among the most expensive and durable of all roofs. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the overlapping of individual slates for water resistance. The loss of a tile can therefore result in a potential leak. Slate roofs will slowly deteriorate over time and the result is a thinning and weakening. Additionally, fastening nails can rust and allow slates to slide out of position. This roof may be as old as the home. To keep the roof serviceable, keep up with tile maintenance by replacing loose or deteriorated shingles.

Method of Evaluation

Informational Conditions

I was unable to safely access the roof, and evaluated it from several vantage points with a ladder.

Estimated Age

Informational Conditions

The age of the roof based on its condition appears to be over forty years old.

Roofing Material

Informational Conditions

The ridge or roofline appears to sag slightly in the middle but I found no structural defect.

One slate was damaged on the rear of the roof but this does not appear to have impaired the integrity of the roof.

• *See Attached Picture(s) - Figure Set 8*

With Flat Roofed Sections

Components and Conditions Needing Service

The roof has a flat-roofed addition, and flat roofs can be problematic if they are not maintained. Water will pond on most of them, and only be dispersed by evaporation, and they must be kept clean and inspected regularly. However, this flat roof needs serviced for the following reasons: There are air pockets below the asphalt roll roofing indicating a poor adhesion of the roofing material to the roof deck, and the seam where the drip edge meets the roll roofing (along the perimeter) exhibits gaps on both corners where water may be able to enter. I recommend that a qualified roofing contractor be consulted to repair the defects found, and while there, check the overall condition of the flat roof area since the roof deck below the roll roofing material cannot be evaluated exclusively by visual inspection.

• *See Attached Picture(s) - Figure Set 9*

Gutters and Drainage

Functional Components and Conditions

The gutters appear to be in acceptable condition. However, without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts, but they should function as they were intended.

Chimney

There are a wide variety of chimneys, which represent an even wider variety of the interrelated components that comprise them. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are a commonplace. My inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because my inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, I will not guarantee their integrity or drafting ability and recommend that they be video-scanned before settlement if you have concerns.

Living Room Chimney

Weather Cap-Spark Arrestor

Informational Conditions

The chimney does not appear to have a weather cap/spark arrestor, which is recommended.

Crown or Termination Cap

Informational Conditions

I could not view the crown based on my angle of view and distance.

Chimney Stack or Walls

Informational Conditions

The chimney has been patched in the attic and is skewed but this appears to be by design. The chimney is held in place by the roof framing, does not extent much above the roof and is showing no evidence of cracking at the mortar joints so the stability of the chimney does not appear to be in question.

Chimney Flashings

Informational Conditions

I was unable to inspect the chimney flashing as I was not able to access the roof.

Chimney Flue

Informational Conditions

A complete view of the chimney flue is not possible, and you may wish to have it video scanned.

Components and Conditions Needing Service

Chimney flues need to be periodically cleaned to prevent the possibility of chimney fires. However, the complex variety of deposits that form within chimneys are not easily understood. They range from pure carbon, which does not burn, to tars that can ignite. All of these deposits are commonly described as creosote, but creosote has many forms, ranging from crusty carbon deposits that can be easily brushed away, to a tar-glazed creosote that requires chemical cleaning. These deposits should be identified and treated by a specialist. However, cleaning a chimney is not a guarantee against a fire. Studies have proven that a significant percentage of chimney fires have resulted within one month of the chimney being cleaned, and many more have resulted within a six-month period.

Fireplace

Informational Conditions

The fireplace is in acceptable condition.

Damper

Functional Components and Conditions

The damper is functional.

Hearth

Informational Conditions

The hearth is in acceptable condition.

Boiler Chimney

Weather Cap

Informational Conditions

The boiler chimney had no weather cap which is recommended.

Flashing

Informational Conditions

The flashing appeared to be adequate however I could not view the upper portion to verify. The flashing appeared newer.

Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which I do not test if they are not in daily use, pressure regulators, pressure relief valves, and water-heating devices. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and

gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern acrylonitrile butadiene styrene [ABS] ones to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, I can only infer their condition by observing the draw at drains.

Potable Water Supply Pipes

Water Main Location

Informational Conditions

I was unable to locate the main water shutoff. the incoming water pipe entered from the slab floor at the rear of the residence but no valve was evident at that location. It is possible that the only shutoff is located at the meter near the curb. In the event of a leak or other problem, it is important to know where this valve is located.

Copper Water Pipes

Informational Conditions

The potable water pipes that I was able to see are in acceptable condition.
I was unable to view the water pipes in the crawl space due to inaccessibility.

General Gas Components

Gas Main Shut-Off Location

Informational Conditions

The gas main shutoff for the unit is located at the meter in the laundry area.

Gas SupplyPipes

Informational Conditions

The visible portions of the gas pipes appear to be in acceptable condition except where noted below.

Components and Conditions Needing Service

A natural gas leak was detected at the valve in the laundry serving the outside barbecue and requires repair.

- *See Attached Picture(s) - Figure Set 10*

Gas Water Heaters

General Gas Water Heater Comments

Informational Conditions

There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are equipped with a pressure/temperature relief valve and discharge pipe plumbed to the exterior.

Age Capacity and Location
Informational Conditions
The water heater is in the utility area next to the kitchen and was manufactured in January of 1978. It is a 50 gallon unit rated at 35,000 BTU per hour.

Combustion Chamber
Informational Conditions
The water heater is functional but at 28 years it is very old by water heater standards. You can expect that it may not have much life left, however it may continue to operate indefinitely nonetheless.

Vent Pipe and Cap
Informational Conditions
The vent pipe and cap are adequate.

Relief Valve and Discharge Pipe
Informational Conditions
The water heater is equipped with a mandated pressure-temperature relief valve.

Drain Valve
Informational Conditions
The drain valve is in place and presumed to be functional.

Drip Pan and Overflow Pipe
Informational Conditions
The water heater is not equipped with a drip pan or overflow pipe, which is recommended, and which is designed to prevent or minimize water damage from a leak.

Combustion Vent Ports
Informational Conditions
There are no combustion-air vents in the utility room to serve the boiler and water heater. However, this area is not hermetically sealed and could be large enough to support combustion, but you may wish to have a second opinion. Otherwise, the interior door can be left ajar allowing air to be drawn from the kitchen and surrounding areas.

Irrigation or Sprinklers

Hose Bibs
Informational Conditions
I could not test the hose bibs because they were valved off. I presume that this is due to winterization but you should verify their proper operation during the pre-settlement inspection.

Waste & Drainage Systems

General Comments and Description
Informational Conditions
I attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, I recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before settlement. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of rooter service, most of which are relatively inexpensive.

Type of Material
Informational Conditions
I was unable to view the drain pipes in the crawl space but they are presumably cast iron, as the vent pipe in the attic was cast iron.

Drain Pipes Waste Pipes and Vent Pipes
Informational Conditions
Based on industry recommended water tests, the drainpipes are functional at this time.

Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, I am not an electrician and in compliance with my standards of practice I only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, I regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that I may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, I typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, I categorically recommend installing them at every circuit as a prudent safety feature.

Main Panel

General Comments
Informational Conditions
National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require me to test a representative number of accessible switches, receptacles, and light fixtures. However, I attempt to test every one that is unobstructed, but if a residence is furnished I will obviously not be able to test each one.

Service Entrance
Informational Conditions
I have evaluated the service entrance, and found it to be in acceptable condition.
The service entrance is located on the side of the house. Power from the utility is served from an overhead feed.

Size and Location
Informational Conditions
The main panel is located in the laundry room and is protected by a 200 amp main disconnect located outside at the meter.
The main panel is located in the rear utility room and is protected by a 150 amp main breaker.

Main Panel Observations
Informational Conditions
The panel and its components have no visible deficiencies.

Panel Cover Observations
Informational Conditions
The exterior panel cover is in acceptable condition.

Wiring Observations
Informational Conditions
The visible portions of the wiring have no visible deficiencies.
Circuit Breakers
Informational Conditions
There are no visible deficiencies with the circuit breakers.
Grounding
Informational Conditions
I could not determine the point at which the panel is grounded. Typically, this ground is to a water pipe located at the main, at a water heater, or to a hose bib, but I could not find it at any of these locations. Therefore, it should be traced by an electrician or the panel should be regrounded.

Heat

The components of most heating systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we attempt to apprise you of their age. I test and evaluate them in accordance with the standards of practice, which means that I do not dismantle any of the following concealed components: the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers .However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. I perform a conscientious evaluation of all such systems, but I am not a specialist. Therefore, in accordance with the terms of our contract, it is essential that any recommendation that I make for service or a second opinion be scheduled before settlement (if a home purchase is involved), because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and my service does not include any form of warranty or guarantee.

Hot Water Boiler System

Boiler
Informational Conditions
The heating system source for the residence is a gas-fired hot water boiler manufactured by Utica.
Vent
Informational Conditions
The vent is functional.
Age and Location
Informational Conditions
The boiler is in excess of 25 years old and as such is approaching the end of its expected service life.
Pipes and Components
Functional Components and Conditions
The pipes and components appear to be functional.
Radiators
Informational Conditions
The radiators were functional.
Baseboard Heaters
Informational Conditions
The baseboard heaters in the front porch were functional.
Gas Supply Piping
Informational Conditions
A visual inspection of the gas piping indicated that it appeared to be in acceptable condition.
Circulator
Functional Components and Conditions
The circulator serving the first floor was functional.
Components and Conditions Needing Service
The circulator serving the second floor could not be evaluated as the thermostat to activate it could not be determined.

Thermostats
Components and Conditions Needing Service
The 2nd floor heat thermostat could not be adjusted; the dial did not rotate, so should be serviced or repaired.

Oil-to-Gas Conversion

Former Fuel-Fired Heating System
Informational Conditions
Many homes in the area that are now heated with gas formerly had oil heat with an underground oil storage tank. Abandoned buried oil storage tanks can present a problem if they leak oil into the ground. I found no evidence of a buried oil storage tank on the premises, however I was unable to view the entire crawl space. However, I was shown paperwork indicating that a magnetometer test was performed on the surrounding grounds and no oil tank was found.

Heat-A/C

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why I apprise you of their age whenever possible. I test and evaluate them in accordance with the standards of practice, which means that I do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. Also, I do not test air conditioning components when outside temperatures falls below 65 degrees in the previous 24 hours because damage to the outdoor compressor could result. I perform a conscientious evaluation of both systems, but I am not a specialist. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that I make for service or a second opinion be scheduled before settlement, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and my service does not include any form of warranty or guarantee.

HVAC Split Systems

Age and Location
Informational Conditions
Central heat and air-conditioning are provided by a single split-system, consisting of a Unico high velocity handler with an evaporator coil in the attic, and a condensing coil and compressor manufactured by Lennox that is located outside. The system appears to be less than 10 years old.
Standard Observations
Informational Conditions
I did not test the air-conditioning system because the ambient temperature is too low, and testing it could damage the coil.
Circulating Fan
Functional Components and Conditions
The circulating fan was functional and was tested with the compressors off.
Return-Air Compartment and Filter
Components and Conditions Needing Service
The filter is dirty and should be changed soon and every season. If filters are not changed regularly, the evaporator coil and the ducts can become contaminated, and can be expensive to clean.
Condensate Drainpipe
Informational Conditions
The condensate drainpipe discharges correctly outside the residence.
Drip Pan
Informational Conditions
The drip pan is functional.

Condensing Coil
Informational Conditions
The air-conditioning coil was not tested because the ambient temperature is too low, and to test it would risk damaging the coil.
Condensing Coil Disconnect
Functional Components and Conditions
The electrical disconnect at the condensing coil is functional.
Refrigerant Lines
Informational Conditions
The refrigerant lines are in acceptable condition.
Thermostats
Functional Components and Conditions
The thermostat serving the front porch baseboard heat was functional.
Informational Conditions
I could not test the thermostat on cooling mode as the outside temperature was too cold.
There was a dial thermostat in the living room that could not be adjusted and may be out of service. This thermostat would not appear to be associated with the 1st floor heating loop, as the dining room thermostat activated the circulator pump.
Registers
Informational Conditions
The registers are reasonably clean and functional.
The floor supply registers (1st floor) are associated with an abandoned system in the crawl space.
Flexible Ducting
Informational Conditions
The ducts have no visible deficiencies. They are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation.
Metal Ducting
Informational Conditions
The ducts have no visible deficiencies. They are a rigid metal type.

Kitchen

I test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Regardless, I do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

Kitchen
A Probable Renovation or Addition
Informational Conditions
The kitchen appears to have been substantially remodeled.
Flooring
Informational Conditions
The floor has no significant defects.
Walls and Ceiling
Functional Components and Conditions
The walls and ceiling are in acceptable condition.

Dual-Glazed Windows
Functional Components and Conditions
The windows are functional.
Informational Conditions
The vinyl replacement windows are dated 1997 and this age may be representative of all windows in home.
Sink & Countertop
Informational Conditions
The sink and countertop are functional.
Cabinets
Functional Components and Conditions
The cabinets are functional.
Faucet
Functional Components and Conditions
The sink faucet is functional.
Trap and Drain
Functional Components and Conditions
The trap and drain are functional.
Garbage Disposal
Functional Components and Conditions
The garbage disposal is functional.
Gas Cooktop
Functional Components and Conditions
The gas cook top is functional.
Built-in Electric Oven
Functional Components and Conditions
The electric ovens are functional, but was neither calibrated nor tested for its performance.
Dishwasher
Functional Components and Conditions
The dishwasher is functional.
Exhaust Fan or Downdraft
Functional Components and Conditions
The exhaust fan is functional.
Outlets
Functional Components and Conditions
The outlets that were tested are functional and include ground-fault protection.
Refrigerator-Freezer
Functional Components and Conditions
The refrigerator-freezer was functional.

Stairs

My evaluation of staircases is identical to that of living space, except that I pay particular attention to safety issues, such as those involving handrails and guardrails.

Main Stairs

No recommended service
Informational Conditions
I have evaluated the stairs and landings, and found them to be in acceptable condition.

Attic

In accordance with my standards, I do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case I would inspect them as best as I can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, I use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, I do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Primary Attic

Access Location & General Condition

Informational Conditions

The attic can be accessed through a hatch in a bedroom closet.

Method of Evaluation

Informational Conditions

I evaluated the attic by direct access.

Framing

Informational Conditions

The visible portions of the conventionally stacked roof framing are in acceptable condition, and would conform to the standards of the year in which they were installed.

Ventilation

Informational Conditions

Ventilation is facilitated by gable vents at each end and soffit vents along the eaves.

Plumbing Vents

Informational Conditions

The drainpipe vent that is visible is in acceptable condition.

Loose Fill Insulation

Informational Conditions

The main section of the atticis insulated with a loose fill insulation appearing to be fiberglass, based on color and texture. Most areas are covered with attic flooring.

Secondary Attic

Access Location & General Condition

Informational Conditions

The attic can be accessed through a hatch in the 2nd floor bathroom closet.

Method of Evaluation

Informational Conditions

I evaluated the area from the access as there was insufficient opening size to allow entry.

No recommended service

Informational Conditions

I have evaluated the attic in compliance with industry standards, and found it to be in acceptable condition.

Bedrooms

In accordance with the standards of practice, my inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. I evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but I do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and I do not comment on common cosmetic deficiencies.

1st Guest Bedroom

Location

Informational Conditions

The first guest bedroom is located on the second floor, right rear.

No recommended service

Informational Conditions

I have evaluated the bedroom, and found it to be in acceptable condition.

2nd Guest Bedroom

Location

Informational Conditions

The 2nd guest bedroom is located on the second floor at the left rear.

No recommended service

Informational Conditions

I have evaluated the bedroom, and there is no recommended service except as otherwise noted in this section

Outlets

Components and Conditions Needing Service

The right rear bedroom has an outlet on the ocean side with an open ground that also requires securing. The outlet moves appreciably when inserting or removing a plug, and as it is ungrounded, should have a 2-wire outlet rather than a three-wire one.

3rd Guest Bedroom

Location

Informational Conditions

The 3rd guest bedroom in on the second floor at the front.

No recommended service

Informational Conditions

I have evaluated the bedroom, and found it to be in acceptable condition, except as otherwise noted in this section.

Flooring

Components and Conditions Needing Service

The floor is out of level but did not appear out of character for a home of this age.

Outlets

Components and Conditions Needing Service

One outlet (front bedroom) on the street side is a 3-prong with open ground requiring service.

One outlet on the street side (front bedroom) has the hot-neutral wires reversed requiring service.

Bathrooms

In accordance with industry standards, I do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, I do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Main Hallway Bathroom

Size and Location

Informational Conditions

The main hallway bathroom is a full and is located on the second floor.

A Probable Remodel

Informational Conditions

The main hallway bathroom appears to have been remodeled. Therefore, you should obtain documentation for your records so that you can be assured that the work was done with permit to professional standards, because I do not approve of, or tacitly endorse, any work that was done without permit, and latent defects could exist.

No recommended service

Informational Conditions

I have evaluated the space and determined that there is no recommended service except as otherwise noted in this section.

Flooring

Components and Conditions Needing Service

The entrance marble threshold is loose and needs to be set in mortar and grouted or it may break when stepped upon.

1st Guest Bathroom

Size and Location

Informational Conditions

The first guest bathroom is a full, located on the first floor.

No recommended service

Informational Conditions

I have evaluated the first guest bathroom, and found it to be in acceptable condition except as noted in this section..

Outlets

Components and Conditions Needing Service

The ground fault circuit interrupter outlet in the 1st floor bath did not trip on test requiring service.

Laundry

In accordance with industry standards, I am not required to test clothes dryers, nor washing machines and their water connections and drainpipes, however I may do so if there are no clothes in them and if they are specified to be included with the residence (for real estate transactions). However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, I recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

Laundry Room

No recommended service

Informational Conditions

I have evaluated the laundry room, and found it to be in acceptable condition. except as otherwise noted in this section.

Walls and Ceiling

Components and Conditions Needing Service

There is evidence of moisture intrusion below the electrical panel as evidenced by substantially bulging and cracked plaster, and you should ask the sellers about this or have the condition evaluated by a specialist.

- *See Attached Picture(s) - Figure Set 11*

The plaster ceiling above the suspended tile ceiling is water damaged and while this may be old damage, I cannot determine if the leak causing this is still ongoing. Therefore, you may wish to inquire about this with the owner or you

may wish to have it further evaluated.
• *See Attached Picture(s) - Figure Set 12*

Garage

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. Regardless, you may wish to discuss this further with a structural engineer. Also, garage door openings are not standard, and you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

Single-Car Garage

Slab Floor

Informational Conditions

The slab floor is cracked, but not load-bearing. Such cracks are common and result as a consequence of the curing process, ordinary settling, or the presence of expansive soils, but are not structurally threatening.

Walls and Ceiling

Components and Conditions Needing Service

There is evidence of wood-destroying insect damage on the rear and left side wall sheathing . I recommend that you call this to the attention of the termite inspector.
• *See Attached Picture(s) - Figure Set 13*

Garage Door and Hardware

Functional Components and Conditions

The garage door and its hardware are functional.

Outlets

Informational Conditions

I did not test any outlets in the garage.

AFFILIATIONS AND CERTIFICATIONS

Isaac G. "Zack" Lilienfeld, PE, CEM
Consulting Engineer/Property Inspector

NJ Home Inspection Lic. #24GI00050500
NJ Professional Engineer Lic. #24GE03494000
PA Professional Engineer Lic. #PE033361E
Certified Mold Inspector (CMI) designation by the Environmental Solutions Association
Certified Allergen Inspector (CAI) designation by the Environmental Solutions Association
FEMA Disaster Housing Inspector
AEE Certified Energy Manager #5330
AEE Certified Business Energy Professional (Life Certification) #176

INSPECTION PICTURES

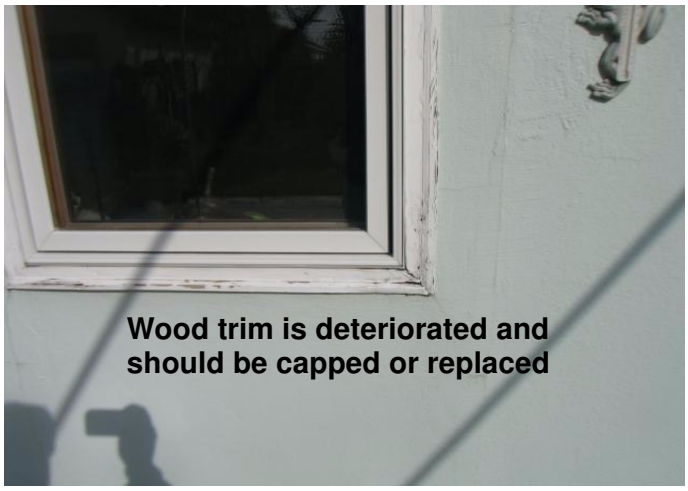


Figure Set - 1 Sections of the fascia board or wood exterior trim are weathered and should be serviced

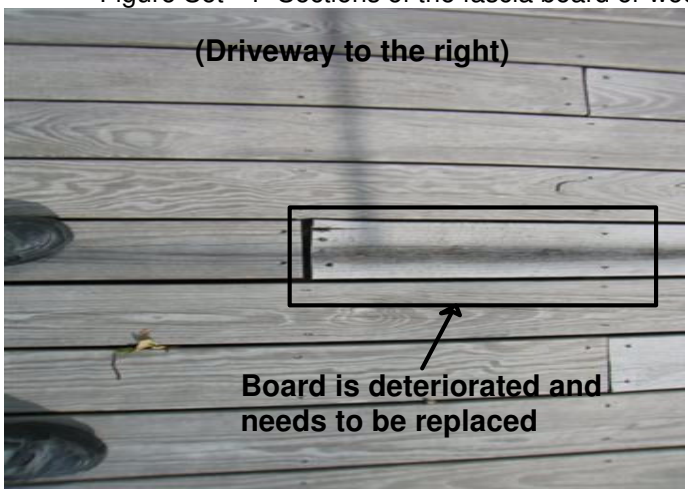


Figure Set - 2 A pressure treated deck board is in poor condition and needs to be replaced (middle of deck)

INSPECTION PICTURES

Figure Set - 3 The front porch brick edging needs to be sealed where it adjoins the concrete pad to keep out water

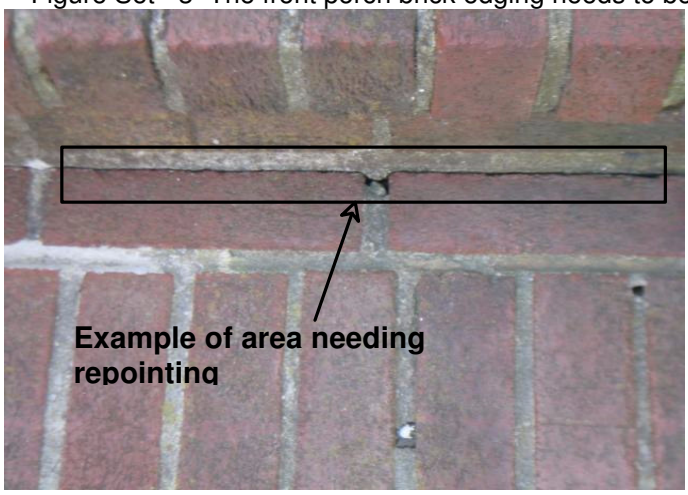


Figure Set - 4 The mortar is deteriorating on the front brick steps and should be re-mortared where needed

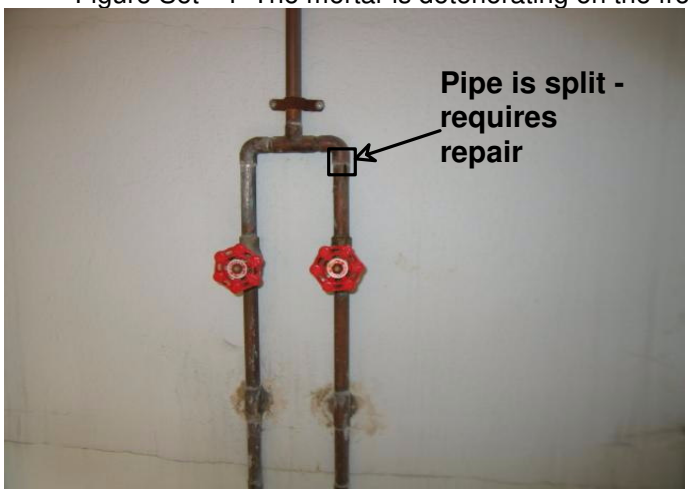
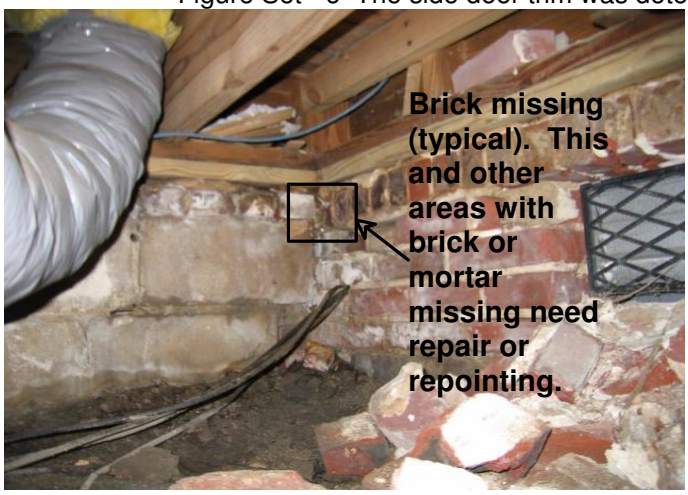
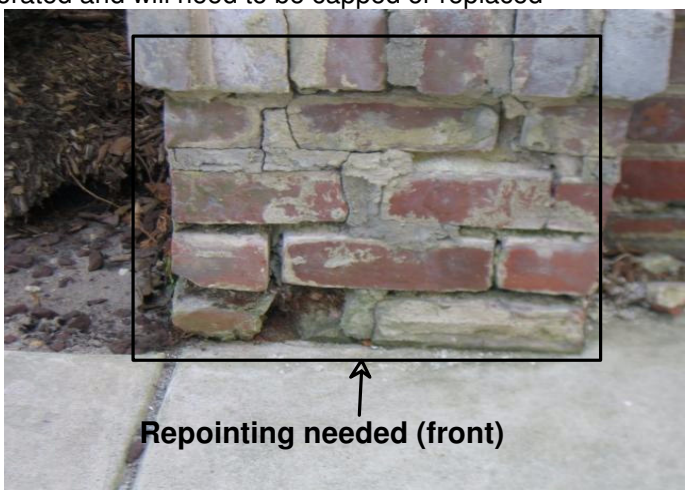


Figure Set - 5 The outside shower has a split pipe likely due to freezing and requires repair

INSPECTION PICTURES

Figure Set - 6 The side door trim was deteriorated and will need to be capped or replaced





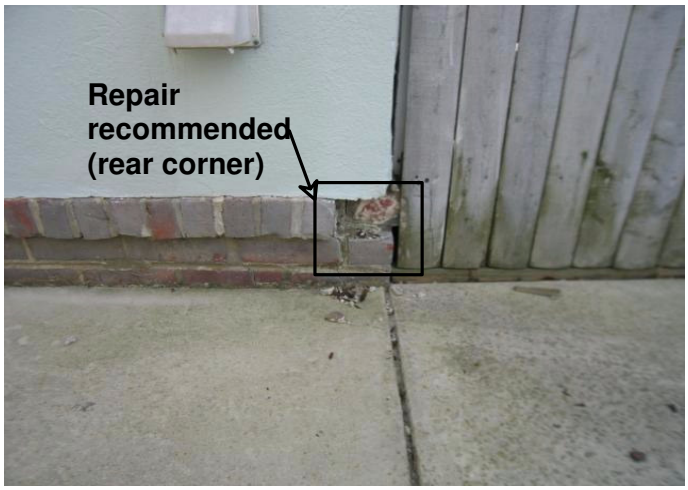
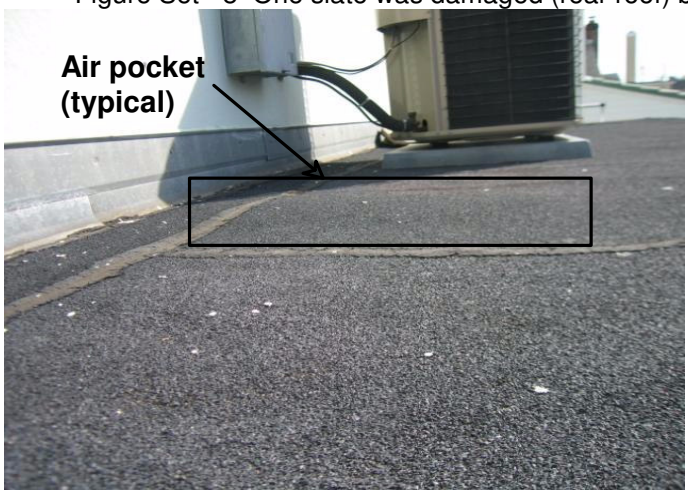


Figure Set - 7 A few areas of the brick foundation wall have missing bricks and mortar requiring repair

INSPECTION PICTURES

Figure Set - 8 One slate was damaged (rear roof) but this does not appear to impair the integrity of the roof



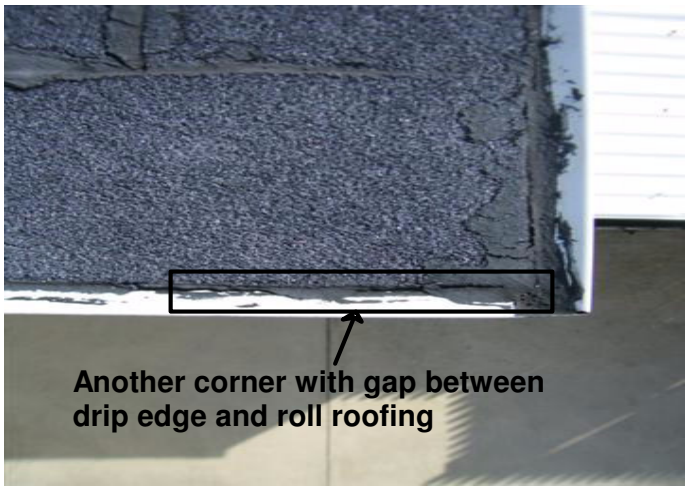


Figure Set - 9 The roof has a flat-roofed section with large raised air pockets and drip edge which requires service

INSPECTION PICTURES

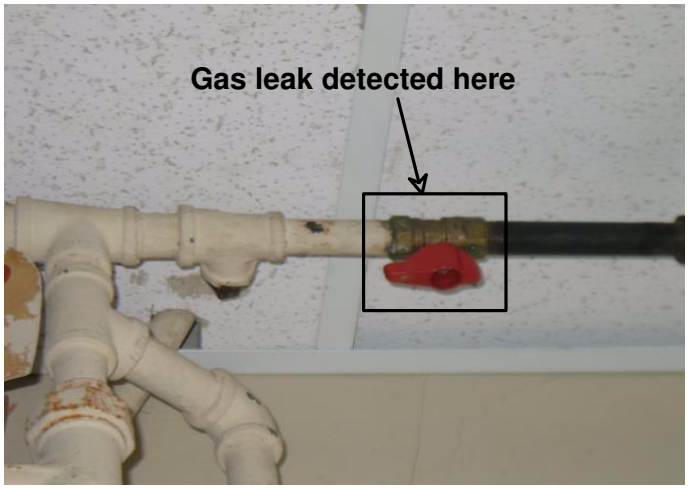


Figure Set - 10 A natural gas leak was detected at the valve in the laundry for the outside barbecue and requires repair

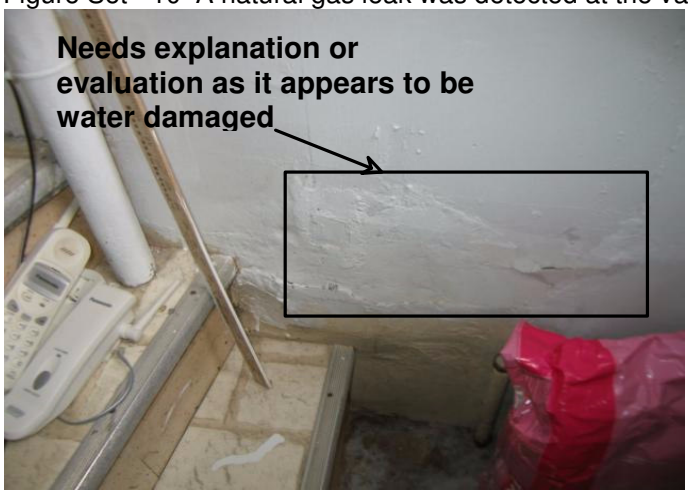


Figure Set - 11 There is evidence of moisture intrusion in the wall below the electrical panel that should be evaluated

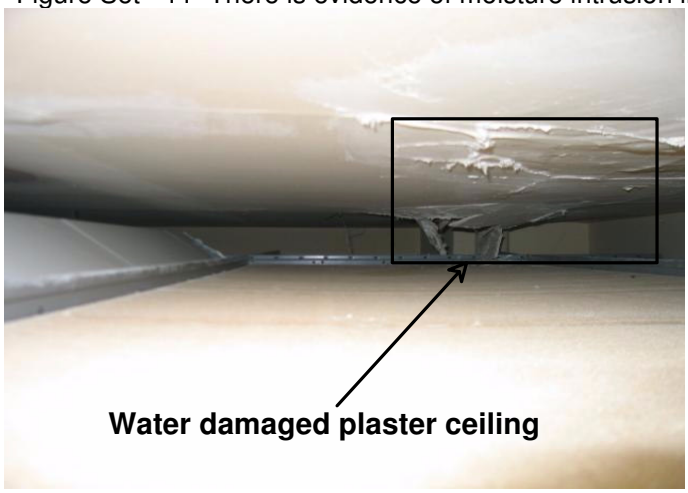


Figure Set - 12 The plaster ceiling above the suspended tile ceiling is water damaged and you may wish to have evaluated

INSPECTION PICTURES

Figure Set - 13 There is evidence of wood-destroying insect damage on the rear & left side wall sheathing

REPORT CONCLUSION

6 Newhome Place, Margate, NJ 08402

Congratulations on the purchase of your new home. Inasmuch as I never know who will be occupying or visiting a property, whether it be children or the elderly, I ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks or alarms on the exterior doors of all pool or spa properties.

I am proud of my service, and trust that you will be happy with the quality of my report. I have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. Although not required to do so by New Jersey home inspection statutes, I endeavored to test every outlet, open every window and door, and identify every minor defect. Also because I am not a specialist or because my inspection is essentially visual, latent defects could exist. Therefore, you should not regard my inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. These events can materialize after my inspection and before your settlement, as well as after. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies may only cover insignificant costs, such as that of rooter service, and the representatives of some insurance companies may deny coverage on the grounds that a given condition was preexisting or not covered because of a code violation or manufacture's defect. Therefore, you should read such policies very carefully, and depend upon Integrity Engineering, LLC for any consultation that you may need.

Thank you for taking the time to read this report, and call me if you have any questions or observations whatsoever. I am always attempting to improve the quality of my service and my report, and I will continue to adhere to the highest standards of the industry and to treat everyone with courtesy and respect.

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