

Inspection Summary

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Service/Repair Areas

CHIMNEY

Chimney 1 Type

When slight pressure was applied by hand, the chimney experienced some movement, indicating a possible fracture.

We recommend a qualified chimney contractor evaluate for repairs.

Some damaged bricks were noted.
We recommend repairs.

Flue Lining

The clay tile flue liner is displaced (separated). This will allow deadly carbon monoxide gas (CO) into the living space.
Further evaluation by a qualified chimney contractor is recommended.

Carbon Monoxide (CO) is a colorless, practically odorless and tasteless gas or liquid. It results from incomplete oxidation of carbon in combustion. It can cause sudden illness or death. It is the leading cause of poisoning deaths in the United States.

Chimney Top

The chimney wash cap is damaged . This is a cement application at the top of the chimney that surrounds the flue .

To prevent water intrusion, we recommend repairs by a qualified masonry contractor.

A chimney screen cap was not in place. This is a caged type device with a cap at the top of the flue. To prevent the intrusion of rain, snow, rodents and fowl, we recommend installing a chimney screen cap.



GUTTERS

Gutter Type

Gutters full of debris.

Clean out immediately and repitch.

Gutters should be cleaned regularly to prevent water penetration , rot and roof damage. Periodically inspect fastening components (brackets and or gutter pins), caulked joints and the condition of the gutters , downspouts, elbows and extenders. Due to the position of the gutters, the condition of the fascia is most often obscured.

GROUNDINGS

Walks

Areas of damaged and uneven sidewalk and front walk were noted. These areas present a trip hazard. We recommend a qualified contractor evaluate for repairs.



Hand Rail

Loose hand rails were noted at the rear basement steps.

For safety, we recommend repairs. Maintain this type of hand rail or railing. Periodically sand, prime and paint or stain for personal safety and longer life.

Porches

The front porch has rotated (separated) from the foundation.

We recommend repairs by a qualified contractor.



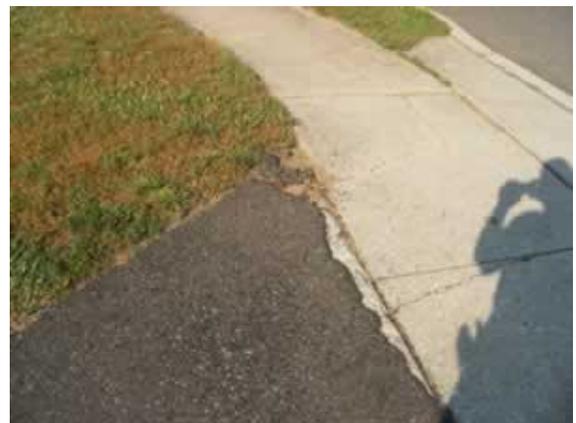
Patio

The right patio has settled and is pitched toward the foundation, this will allow ponding, eventual water entry and possible foundation wall damage. These areas can be mud - jacked. Mud - jacking is a sand and clay mix that is pumped under pressure, through drilled holes, thereby lifting the low areas. We recommend repairs by a qualified contractor.

Driveway

Deterioration of asphalt driveway was observed. These areas are trip hazards.

We recommend repairs by a qualified contractor.



EXTERIOR

Trim Work

The sheathing at the front right "bump out" is separated, this will allow the intrusion of vermin and insects. We recommend repairs and capping with aluminum.

Periodically inspect the Vinyl trim areas.

Repair and caulk when necessary to prevent water intrusion. This is routine maintenance.

To prevent moisture damage, we recommend scrapping, sealing and painting all wood trim areas periodically. This is a routine maintenance issue.



INTERIOR

Stairways

Loose hand rails were noted at the upper stairs and for safety, a hand rail is needed at the lower steps.

A damaged stair tread was noted at the lower steps.

For safety, we recommend repairs.

BATHROOM

Bathroom Floor

Soft flooring was noted at the upper bathroom. This indicates moisture damage below - most likely to sub flooring and possibly to framing members also. We recommend further evaluation by a qualified flooring contractor.

Carpeting is not a good choice for a flooring material in the bathroom. The carpeting will hold moisture which will breed mold.

Another flooring surface should be chosen, one that can be easily cleaned.

Toilet Bowl and Tank

Toilet is loose at it's base in the upper bathroom. For safety and to prevent water seepage, we recommend a qualified licensed plumber evaluate for repairs .

Bathtub Faucets

The shower diverter is actively leaking. We recommend repairs by a licensed plumber (replace tub spout and caulk).

Bathtub Stopper

Tub stopper not working. We recommend repairs by a licensed plumber.



KITCHEN

Kitchen Doors Windows

A damaged window screen was noted. We recommend replacement.

The kitchen windows were inspected for proper operation and condition.

Kitchen Cabinets

Kitchen cabinets are loose and not properly fastened to wall above the refrigerator. For safety, we recommend securing.

Counter Tops

Loose / detached counter tops were noted. For safety, we recommend securing to cabinet tops (Glue and or screws).

To prevent moisture damage, it's a good idea to seal the bottom edge of the counter top above the dishwasher with a product like " Kilz ".

FURNACE

Heat Exchanger Flame Pattern

A dirty fan was noted.

As little as a 16th of an inch of dirt can cut the efficiency of the furnace by 25 percent. A dirty fan indicates deferred maintenance.

We recommend a cleaning and servicing by a qualified heating contractor.

Distribution System Material

The duct work is rusted at multiple areas. This is most likely from condensation.

We recommend a qualified heating contractor evaluate for repairs.

For sanitary concerns , plan to have the entire system cleaned and sanitized. These areas are a common source of mold build - up.

For more efficiency, insulate the duct work in unconditioned spaces.



W. HEATER

Water Heater Flue Pipe

Flue piping is showing evidence of rusting / spillage. This is most usually from condensation - the hot air from the furnace meeting the cold air in the chimney and condensing or a possible blockage in the flue or chimney. Condensation is even more of an issue with an exterior chimney (the chimney is colder and condensation occurs more rapidly). A flue or chimney blockage will cause poisonous carbon monoxide gas to enter the living space.

We recommend a qualified heating contractor evaluate for repairs.

Carbon Monoxide (CO) is a colorless, practically odorless and tasteless gas or liquid. It results from incomplete oxidation of carbon in combustion. It can cause sudden illness or death. It is the leading



cause of poisoning deaths in the United States. The packing around the flue piping at the chimney connection is deteriorated. To prevent the escape of harmful carbon monoxide gas, we recommend adding fresh packing material (furnace cement).

ELECTRIC

Main Electrical Service Wire

The main service wires vinyl jacket is split at the roof level. This will allow water to trail down and into the main panel. This is a dangerous condition. We recommend their replacement by a qualified licensed electrician.

Interior Wiring

Open splices (exposed wiring connections) were observed in the crawl space. For safety, we recommend these connections be performed inside an approved work box with a cover. We recommend a qualified licensed electrician evaluate for repairs .



CRAWL SPACE

Crawl Space Foundation Walls

The foundation walls have been dug out to under the footings, the block columns have exposed footings, temporary floor jacks were noted, a scissor jack and major erosion was noted under the slab. We recommend a full evaluation of all structural components by a licensed engineer.

Termite Shelter Tubes were noted on the crawl space foundation walls and termite damage was noted at the rear basement door frame .

We recommend a termite treatment to prevent further infestation / damage. We recommend all repairs be completed by a qualified contractor. EXPECT POSSIBLE HIDDEN DAMAGE !!!

The termite evidence does not include hidden damage that may exist. This inspection can not conclude any amount of damage that exists inside an area that is not visible to the inspector. Efflorescence was noted on the foundation walls. This is a whitish mineral deposit often seen on the interior of foundation walls. The presence of



efflorescence indicates water penetration, although it does not tell a great deal about the severity of the problem or whether the problem is active. As water passes through the wall, it dissolves salts in the masonry, concrete or mortar, so that when the water arrives at the wall surface, it contains a good deal of minerals in solution. The crystalline salt deposit, known as efflorescence, is left as water is evaporated off the wall surface. Since virtually all crawl space walls leak at some point in time, the question is probably not "Will the crawl space leak?" but when. Since 90% of wet basement problems are caused by surface water (rain , snow , roof drainage) collecting around the building, the surface water issues should be addressed first. Proper grading techniques are extremely important and make sure all down spouts have elbows and extenders diverting the water away 6 feet from the foundation and that the proper grading techniques are implemented. Efflorescence can be scraped off and a water proofing paint applied.



Crawl Space Ceiling Sub Floor

Moisture damage was noted to the sub flooring at the right side.

We recommend repairs by a qualified contractor.

Safety Areas

KITCHEN

Range Oven

For safety, we recommend installing an anti- tip bracket at the rear of the oven.

Kitchen Wall Receptacles

For safety, we recommend installing GFCI protected outlets at ALL the kitchen outlets.

We recommend a licensed electrician install them.

W. HEATER

Water Heater Cold Water Valve

No bonding wire present.

For safety, we recommend installing a bonding wire (jumper wire) between the hot and cold water pipes above the water heater. Two adjustable clamps (one half inch to one inch) and one foot of ground wire (no. 6). Cost is less than seven dollars and very simple to install.

Concern Areas

ROOF

Approx. Age

This age bracket represents the waning stages of the roof 's serviceable life. This roof is 15 - 20 years old.

We recommend budgeting for replacement.

Composition shingle roofs generally last about 17 to 22 years.

EXTERIOR

EXTERIOR

This inspection is not intended to address or include any geological conditions , site stability information or determine the flood plain conditions. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of the foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where viewing or access is



impossible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in this report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

As a means to help prevent water intrusion and as part of your homeowner maintenance program, periodically examine windows, door, porch and siding joints. Help prevent water seepage into interior components.

We recommend the cutting back of all trees and vegetation adjacent to the home. These are avenues for insect infestation and will eventually damage the siding and or roofing materials.

Caulking

To prevent water entry, we recommend caulking all window, door, trim , "J" channel intersections and siding intersections. TO CAULK : MATERIALS : A CAULK GUN, A TUBE OF LATEX CAULK, A RAZOR BLADE PAINT SCRAPER, A SMALL CONTAINER OF WATER.HOW TO : FIRST; SCRAPE OUT OLD CAULK WITH PAINT SCRAPER. SECOND; CUT TIP OF CAULK TUBE NEAR THE END (WE DON'T WANT TO OVER CAULK - CUTTING CLOSER TO THE TUBE WILL GIVE US TOO MUCH CAULK) AT A 45 DEGREE ANGLE. THIRD; PLACE TUBE INTO GUN. FOURTH; PLACE THE TUBE TIP INTO CREVICE FARTHEST FROM YOU, MAKING CERTAIN THAT THE ANGLED TIP IS POINTING INTO THE INTERSECTION, AND DRAW IT SLOWLY TOWARD YOU. DO THIS AT ALL AREAS. FIFTH; PLACE A FINGER INTO THE CONTAINER OF WATER AND, STARTING AGAIN FROM FARTHEST AWAY, SMOOTH THE CAULK WITH YOUR FINGER. THAT'S ALL THERE IS TO IT!!!!



FURNACE

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Remind yourself to obtain a Utility or private service company Service plan prior to settlement WE ABSOLUTELY RECOMMEND IT ! Local Utility companies offer multiple appliance service plans.

A Home warranty is always a good idea.

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes , as this can only be done by dismantling the unit . This is beyond the scope of this inspection. Some furnaces are made in such a way that inspection is impossible. The inspector can not light pilot lights or test safety switches.

Filter System

A disposable filter was noted.
Filters should be changed monthly.

COOLING

COOLING SYSTEM

As recommended for your heating system, remind yourself to obtain a utility or private service company service plan prior to settlement we recommend it. Local utility company offer multiple appliance service plans. Your heating system needs regular maintenance just like you offer your automobile.

Air conditioning units have a life expectancy of approx. 14 - 17 yrs.

A Home warranty is always a good idea.

Condensate Drain

Condensate line drains into the utility sink. Even if an air gap is provided,in most jurisdictions, this may not be a proper discharge point. We recommend you check with your local municipality to find out what is allowed in your area. If it is permitted, care must be taken to keep the discharge tube above the level of the utility sink to prevent siphoning. The best place for an air conditioning condensate discharge line is usually considered to be outside the building onto the ground.

CRAWL SPACE

Crawl Space Floor Vapor Barrier

A vapor barrier was not in place at the dirt floor. A vapor barrier is recommended on top of the dirt floor to eliminate moisture penetration to the structural components. A typical earth floor in a crawl space can add several gallons of moisture vapor to the house air every day.

A 6 mil polyethylene sheet (6 / 1000 of an inch - not mils for millimeter) may be installed at the dirt floor perimeter and sealed with sand at the edges and held in place with gravel.

GARAGE

Garage Type

The garage has been converted to living space.
We recommend obtaining all building Permits from the Township.