

PROFESSIONAL HOME & BUILDING INSPECTORS

REASONABLE RATES----- RELIABLE SERVICE

THE HOME OF THE PROS!

LICENSED---CERTIFIED---INSURED

SERVING NEW JERSEY & PENNSYLVANIA



SPECIALIZING IN HOME INSPECTIONS, TERMITE INSPECTIONS
MOLD INSPECTIONS AND MORE!

ROOF INSPECTION REPORT COMMENTS

Due to the average client's lack of proper knowledge concerning a roof inspection report, I feel compelled at this time to inform you our client of our obligations under the guidelines and standards set forth by the Home Inspection Industry, with respect to all roof inspections.

Home inspectors are not a licensed or certified roofer. They cannot issue you a roofing certification. Also, roofing certifications can only be issued by an expert such as a qualified/licensed roofer. Home or building roofs inspected by home inspectors, are only a generalized opinion that is generated from the inspectors knowledge from study, training, and past experience. Furthermore, through years of experience and a general knowledge of different types of roofs, a professional home inspector can generally give you a good idea and evaluation of the present condition of your roof. This opinion is only for areas that are visible and accessible at the time of inspection. Regardless of it's design-life, every roof that has ever been installed in the world, is only as good as the waterproof membrane beneath it, which is totally concealed and cannot be examined without removing all the roofing material. It is virtually impossible to detect a leak unless it is incurring at the time of the inspection, or previous stains are present inside the attic or the house at that time of the inspections. Also, there are different kinds of weather conditions that may make a roof leak periodically and not continual. Stains are indicative of a roof leak. Not all stains indicate that the roof is leaking still, but one thing for sure, they always indicate that there either is or was a leak! Generally the owner or the occupant, have some kind of history about the roof. Recd. checking with them.

Also please note, this is not a structural damage report, but only a roof inspection report. This does not include, unless mentioned in the report, non-permanent roof attachments, nor does the report include routine maintenance such as gutters, code compliance, cracked tiles, surface deterioration, nor damage to cosmetic or structural components from, mildew, wood rot, or fungus, etc. This roof inspection is not a code compliance inspection. Also, it is not a warranty, or a guarantee of any kind, with respect to any present or future leaks, or damages, that may exist in the roof. Also note, if the roof has no paper work or past history from a licensed roofer at the time of inspection, a roof certification will be recommended by the Home Inspector.

(PLEASE READ ALL COMMENTS LISTED BELOW)

Please note, that some of the things listed in this report may not be relevant to the home inspection agreement. Not every home inspection agreement is the same. Due to fact that there are different home inspection agreements, check with your Real Estate Agent, to find out what is relevant or not to this home inspection agreement!! Please note, when you buy a house or commercial building (As is), it generally means just that, unless there are provisions in the sellers agreement contract that say other wise. Check with your Real Estate agent to make sure the house is not as is.

MAINTENANCE: Please note, ongoing maintenance is required to maintain a normal balance with every house. Things like regular yearly servicing of your HVAC systems and quarterly changing of the heaters filter is a good idea. Sealing up with caulk any and all open areas on the outside of your house, windows, cracks on your foundation etc. will help avoid water intrusion entering inside of your home. Also, exterior gutters tend to get clogged up even sometimes when they have gutter guards! So periodically, keep gutters clean. Insulation is very important, so insulate where ever there is a potential for loose of heat or air conditioning. Recommend an energy audit from your local gas company. Chimneys should be clean and maintained according to usage. Clean dryer vents periodically. Electrical fires can start from as simple as a loose outlet or switch box. Recd periodical tightening of all electrical boxes/wires wherever!! Summary, anything that needs maintenance whether on the inside or outside of your property, **must be periodically maintained !!!!**

FOR FURTHER INFORMATION ON MAINTENANCE, SEE OUR HOME MAINTENANCE GUIDE

Additional comments: Important: Please read and follow all the comments and recommendations listed in this report. Also, read and follow the entire walk through instructions carefully, that are listed in this report. Furthermore, you **must read all the information listed in this report carefully!!** Last but not least, if you have any questions concerning this report, or if we can be of any assistance

in the future, please call the office at (609) 704-8547 or you can e-mail us at:
professionalhomeinspectors@comcast.net Also our web address is www.PHBInspectors.com

=====

SAFETY RECOMMENDATION: IT IS IMPERATIVE TO INSTALL SMOKE & CARBON MONOXIDE DETECTORS INSIDE YOUR HOME, WHERE NECESSARY AND APPLICABLE!!! (CHECK WITH YOUR TOWNSHIP.) ALSO, RADON, MOLD, ASBESTOS, LEAD PAINT, OR OTHER SUSPICIOUS CONTAMINATES, SHOULD BE TESTED WHERE RELEVANT.

=====

ALSO NOTE: THERE MAY BE COMMENTS IN THIS REPORT WHICH IN OUR PROFESSIONAL OPINION, ARE ONLY COSMETIC, NEEDING ADJUSTMENTS, OR MINOR REPAIRS BUT NOT CONSIDERED UNSATISFACTORY.

=====

GENERAL COMMENTS

The intent of all inspections, is not to make **old houses or buildings into new ones.** * Our job at Professional Home and Building Inspectors is to give our customers, **our best professional opinion.** Our inspection views are generated on a generalist's opinion only. Our opinions are based on what is considered to be normal wear and tear. Again, these conditions are solely based on, **the normal wear and tear for the age for the property, at the time of inspection only!** We will be reporting on any visible where accessible areas of concern. These same areas of concern, maybe in need of repairs, or replacement. Also some areas of concern, maybe in need of a further professional evaluation, by a licensed expert.

Please note again, this is not a code compliance inspection! The reason why this is not a code compliance inspection, please see Addendum of Exclusions page 53 (N.J.A.C. 13:40-15.16(b))

Any local code questions or concerns, please check with your local municipality. Also, please note again, **this inspection is not a guarantee, nor any kind of implied warranty or a surety of any form.** Furthermore, according to our standard of practice, we are not allowed to dismantle any item or items, during the inspection. Also, we are not allowed to give any subjective judgement with regards to capacities, or life expectancies.

Please note, with regards to all major defects, deficiencies, or infractions, we use standard means that provide results, without the use of unreasonable methods and or efforts.

Maintenance is big part of the responsibilities that come with owning your own home or commercial building. A regular awareness of the routine maintenance, helps to alleviate costly repairs.

Basic yearly maintenance to your heater and a regular change of the air filter when needed will help to maintain greater efficiency and lower your heat bills. Also, recommend. Yearly maintenance to your air conditioner. Also please note, hot water heaters should be drained periodically, in order to prevent internal rusting of the hot water heaters walls from water sediment build-up. (Self-clean heaters are excluded)

Windows, doors, siding etc., should be caulked where needed, in order to prevent water intrusion, cold / hot air, insects, critters, etc., from entering inside your home or building.

Gutters should be cleaned yearly, and downspouts extensions installed wherever needed.

A routine check on all exterior wood should be done. This routine inspection will include, decks, window frames, doors and jams, soffit, fascia, rake boards, etc. Any open exterior joints, should be re-caulked/sealed where needed. All exterior wood including pressure treated wood, should be periodically painted or sealed in order to prevent water damage. All dryer vents should be cleaned periodically to avoid a **potential fire.**
FOR FUTHER MAINTENANCE TIPS, SEE OUR HOME GUIDE INCLUDED WITH THE HOME INSPECTION!

=====

ALSO NOTE: PLEASE CHECK WITH THE OWNER FOR ANY **PERMITS AND APPROVALS** WHERE APPLICABLE, FOR ANY ADDITIONS OR UPGRADES THAT WERE MADE TO THE PROPERTY IN THE PAST? ALSO MAKE SURE THAT YOU CHECK WITH OWNER TO SEE IF THERE EVER WAS AN UNDER GROUND OIL TANK ON THE PROPERTY. IF THERE EVER WAS AN UNDER GROUND OIL TANK, MAKE SURE THAT IT IS TERMINATED AND WAS CERTIFIED.

THIS REPORT IS THE PROPERTY OF PROFESSIONAL HOME & BUILDING INSPECTORS LLC. AND THE CLIENT'S NAME LISTED ABOVE. PLEASE NOTE THAT ANY USE OF THIS REPORT WITHOUT THE CONSENT OF THE CLIENT AND PROFESSIONAL HOME & BUILDING INSPECTORS LLC. IS CONSIDERED UNAUTHORISED AND STRICTLY PROHIBITED AND CAN RESULT IN POSSIBLE LEGAL RAMIFICATIONS.

IMPORTANT NOTE: ASBESTOS CAN BE PRESENT IN ANY HOUSES BUILT BEFORE 1978. ALSO, LEAD PIPES WERE COMMON IN PLUMBING SYSTEMS IN THE 1920's. FURTHERMORE, MOLD AND RADON CAN BE PRESENT IN ANY HOUSE OR BUILDING. MOLD OR RADON, CAN BE A POSSIBLE HEALTH HAZARD TO CERTAIN INDIVIDUALS WITH COMPROMISED IMMUNE SYSTEMS . **SEE ADDENDUM of EXCLUSIONS # 13 page 53 (N.J.A.C. 13:40-15.16 (B))**

=====

LICENSED INSPECTOR: DENNIS A. PALMA

NAHI CRI MULTIPLE# 2005239 - NJ STATE LICENSE #24G100072600

=====

PROFESSIONAL HOME & BUILDING INSPECTORS
INSPECTION FINDINGS

=====

BUILDING EXTERIOR:

Siding on the house is: Vinyl () Aluminum () Brick () Wood (X) Unknown (X).

Chimney structure: Stone () Brick () Block (X) T111/Stack () Stack only ()

The bottom of the chimney area in the basement, has numerous signs of water intrusion? Due to the age of the chimney, recommend that a license Chimney Sweep, inspect, evaluate, and certify the entire chimney or flue stack pipe: (X)

There is 1 walk along the side of the garage that is cracked and lifted and is a trip hazard at this time.

The rest of the sidewalk areas were also covered with snow, limiting visibility. Recd, fixing any trip hazards where ever present. The front porch upper railing is loose and needs to be secured.

Poor graded areas on parts of the front (X) rear (?) r/side (?) l/side (?) foundation walls. The reasons for the ? marks in the in the boxes check above, is due to the fact that these areas were not visible due to heavy snow build-up. Also, I was unable to properly check the rear deck, due to heavy snow accumulation? Recd that a licensed landscaper inspects and evaluates the grading.(X)

Important note, please see and follow, the Home Maintenance Guide's comments and recommendations listed below!

=====

BASEMENT: CRAWL SPACE:

Foundation walls are: Concrete () Block (X) Brick () Ruble ()

The basement walls at this time have numerous signs of water penetration, open mortar joints, cracks, displaced and what appears to be, some structurally failed areas. Inspection visibility was limited due to obstructed and cluttered areas. Recommend that a licensed structural engineer, inspect, evaluate and certify the foundation and structure. Please note that there is an old looking sump and a make shift sump that had some water in it at the time of the inspection. Also I recommend, that licensed water proofing expert inspect, evaluate, and certify the water intrusion in the basement at this time. Please note that there is some unknown substance on parts of the foundation wall, floor joists, and box plates. Also there is some old asbestos looking paper on the floor joist near the chimney area. See the unknown substance section below. There is poor ventilation in the basement at this time, due to fixed picture windows. Recd installing regular windows that are operational for two reason, 1. for proper ventilation, and 2. for proper egress in case of a fire if the bilco door fails to open! I was unable to open the bilco door, due to heavy snow build-up? I also recommend a starter railing at the top of the steps, for safety purposes. See the plumbing comments and recommendations below (X) See the electrical comments and recommendations listed below.(X)

Important note, please see and follow, the Home Maintenance Guide's comments and recommendations listed below!

=====

PLUMBING/SEWER:

Hot water heater type: Oil Hot water heater's age: Unknown but newer updated style.

Water pipes/drain pipes: Copper (X) PVC (X) Lead () Cast Iron drain pipes in the basement, appears to be out of service(X) Temperature is too hot and needs to be turned down! (X)

There are some plumbing infractions at this time that need to be addressed. 1.The water pressure was poor at the time of the inspection , when everything was on at the same time? 2. The powder rooms toilet was loose and not flushing without holding the handle down. 3. The regular bathrooms tub stop is faulty and not working at this time? 4. The hot water's flue stack was not installed properly. It has drafting issues at this time do to improper installaion.

Recommend that a licensed plumber, inspect, evaluate, and certify the entire plumbing system(X)

Important note, please see and follow, the Home Maintenance Guide's comments and recommendations listed below!

=====

HVAC (HEATING & AIR CONDITIONING SYSTEMS)

Heater type: Oil Heater's age: Unknown at this time. It appears to have been updated not that long ago. Zones: 1 Air Conditioner's age: Unknown. (Unable to turn on, due to the cold weather outside) Recd getting a notarized letter from the owner, that the air conditioner was working properly the last time it was in service. As for the heater, it's flue stack appears to be a part of the hot water heater's flue stack that has some rusted areas and was installed improperly. Also, note that the heater was functioning properly at the time of the inspection. Furthermore, the heater according to the tag on it, was last serviced on 10-9-08 and is over due to be serviced at this time. Recommend that a licensed HVAC man, inspect, evaluate, and service the heater. (X)
Important note, please see and follow, the Home Maintenance Guide's comments and recommendations listed below!

=====

ELECTRICAL:

Electrical amps: 200 (110-220) with a 60 amp sub-panel in the garage area. Age of electrical service is : Unknown? Exterior wire service is: Arial Type of wire: Copper (X) Aluminum (X) Electrical Approval Sticker Present: Yes(X) No (X)

The reason why there is a yes and a no on the electrical service, is the fact that the main distribution center is an old outdated push-matic style breakers that the wire have been updated, but not the center itself. There is no updated sticker for the new wires and there is no updated sticker for the 60 amp sub panel in the garage? Also, there is a double tap breaker inside the main center and there is a broken outlet in the laundry area. Recommend that a licensed electrician, inspect, evaluate, and certify the entire electrical service (X)

Important note, please see and follow, the Home Maintenance Guide's comments and recommendations listed below!

=====

LAUNDRY AREA:

Washer and dyer are as is, please check at the walk through (X)
See the basement comments listed above!. See the electrical comments listed above.(X)

Important note, please see and follow, the Home Maintenance Guide's comments and recommendations listed below!

=====

INSIDE ROOMS: LIVING ROOM, FAMILY ROOM, DINING ROOM, BEDROOMS HALLWAYS, ETC.

General condition: Updated (X) Outdated () Vacant () Occupied (X) Cluttered ()
Type of windows: Older but Updated style (X) Old outdated type ()

The stairway step railing is loose at this time. Recd, securing the railing properly and recommend that a upper starter railing be installed for safety purposes.

See the electrical comments listed above.(X) Important note, please see and follow, the Home Maintenance Guide's comments and recommendations listed below!

=====

KITCHEN:

Dishwasher (X) Garbage Disposal () Trash Compactor () Oven/ range are electric.
General condition: Old and outdated () Older but Updated (X) Overall condition appears to be: Fair () Good (X) Satisfactory (X) Unsatisfactory () for the age of the property.

Please note that the rear door's dead bolt needs to be adjusted, not locking at this time. Also note that I was unable to open the bow windows, due to snow and ice build-up. Recd, check at the walkthrough. See the electrical comments listed above.(X) See the plumbing comments listed above.(X)

Important note, please see and follow, the Home Maintenance Guide's comments and recommendations listed below!

=====

BATHROOMS:

Regular(X) Master () Powder Room(X)
Age of the bathroom/fixtures are: Old and outdated () Older style but not outdated (X)
(See the electrical comments listed above.) (See the plumbing comments listed above.)

Important note, please see and follow, the Home Maintenance Guide's comments and recommendations listed below!

=====

ATTIC:

Roof framing is: Rafters () Truss framing () Plywood () Flake board ()

The attics insulation and ventilation were poor at the time of the inspection and needed to be updated for better ventilation and energy efficiency. Visibility was limited due to obstruction from clutter and stored articles and debris? (See the electrical comments listed above.) (See the roof report comments listed in the beginning.)

Important note, please see and follow, the Home Maintenance Guide's comments and recommendation listed below!

=====

GARAGE AREA:

Walls are: Finished () Unfinished () Ceilings Are: Finished () Unfinished ()

The garage appears to be allot newer then the house. Age of the garage is unknown at this time?

The garage appears to be in normal wear and tear condition at this time. Please note that the inspection visibility was limited due to excessive clutter and obstructed areas.

(See the electrical comments listed above)

=====

UNKNOWN SUBSTANCE:

UNKNOWN SUBSTANCE WAS FOUND IN PARTS OF: ATTIC () BASEMENT () KITCHEN () BEDROOM () BATHROOM () LAUNDRY ROOM () GARAGE () EXTERIOR SIDING ()

RECD; THAT FURTHER STUDY /EVALUATION BE PERFORMED BY AN EXPERT IN THIS LINE OF WORK ()

=====

INSPECTION SUMMARY COMMENTS

Let me start by saying, thank you for choosing Professional Home & Building Inspectors to inspect your home. As you might not know at this time, just about every house has some issues, old homes as well as new homes. With a positive outlook in mind, and a sense of creativity, just about any house can be fixed up and brought up to speed in time.

This house does has some issue at this time. The overall condition of the house, appears to have apparent signs of normal wear and tear where visible and accessible at the time of the inspection.

Furthermore; with respect to the house in general, I find the house to be warm and comfortable.

Even though there are some issues at this time, everything on this earth will have some issues when they reach 80 plus years old! The strongest issues at this time is the basement's ongoing water intrusion and structural/foundation issues. As for the other issues listed above, they are also issues too that need to be addressed before going to settlement!

OVERALL CONDITION OF THE HOUSE AT THIS TIME IS: POOR () FAIR () FAIR TO GOOD () GOOD () GOOD TO EXCELLENT () EXCELLENT ()

SOME AREAS OF THE HOUSE NEED A FURTHER STUDY AND EVALUATION ()

=====

GENERAL PHOTOS TAKEN AT THE INSPECTION

=====















=====

ADDITIONAL MISCELLANEOUS INSPECTION COMMENTS:

Again, please take note: Inaccessible areas at the time of the inspection, due to cluttered or obstructed areas, limited the inspector's visibility. Due to this limited visibility, there may be defective areas or items of concern that were missed. If you happen to see anything that was missed during your walkthrough after the house has been totally cleaned out, bring it up to your Real Estate agent, prior to going to settlement.!

Also, with respect to finished walls and ceilings, nothing at the time of inspection, can be removed or dismantled due to the fact that it is not the buyer or inspectors property. The fact that all house have fixed walls and ceilings in the majority of the house or building, please note that there can be different kinds of infractions that may exist, behind any wall or ceiling! Also note, if there were any area rugs covering the floors at the time of the inspection, check at the walkthrough for any concealed floor damage? Furthermore, from past experience, I have witnessed on occasion, some sellers who intentionally cover up obvious defects to the foundation, the roof, electrical, plumbing, and HVAC systems, etc. That is why it is so important to take a good look at the walk through, and follow the walk through instructions listed in this report! Again, check with the owner to see if any under ground oil tank are or was ever in the ground? If there is or ever was an under ground oil tank, it must be removed. Make sure that you get a clear environmental certification if it was removed or terminated before settlement!!! Furthermore, old houses should be checked for lead paint!!! (Safety Hazard) Last but not least. In order to achieve maximum efficiency with respect to energy consumption in your home, it is very helpful to call up your energy provider and request an energy audit of your home. They will inspect and evaluate your property and show you ways how to improve the efficiency of your home. This not only will save you money in energy cost, but will also help the environment. Please read this entire report carefully before going to your final settlement!

=====

FINAL WALK THROUGH INSTRUCTIONS: **The final walk through, is the last opportunity for you as a home buyer, to re-check things that were not present or where hidden or obstructed at the time of the home inspection. Things like plumbing issues, electrical issues, structure issues, roof issues, damaged areas or issues that were not visible at the home inspection due, to stored article or cluttered areas. Also, there could be things that are missing or stolen, that were a part of the buyer's agreement, etc. So make sure that you turn all the appliances back on. Turn on all the lights, the water, the heater, the air conditioner weather permitting, the kitchen appliances, etc. Make sure you take your time when going through the house, before going to settlement. If you find any changes or**

defects that were missed at the time of the inspection due any of the above conditions, make sure that your Real Estate agent is notified, before going to settlement!

FOR GENERAL MAINTENANCE TIPS AND ROUGH ESTIMATES FOR REPAIRS AND REPLACEMENT COST, SEE OUR MAINTENANCE AND ESTIMATE GUIDES BELOW!

AGAIN, PLEASE MAKE SURE THAT YOU READ THIS ENTIRE INSPECTION REPORT. ALSO IT IS VERY IMPORTANT THAT YOU FOLLOW ALL COMMENTS AND RECOMMENDATIONS LISTED!

If you were completely satisfied with your home inspection, please tell your family or friends to give us a call in the future, if they are buying a house and are in need of home inspection, termite inspection, mold inspection, or whatever building inspections needed!

BELOW PLEASE SEE PHOTOS THAT WERE TAKEN AT THE HOME INSPECTION. SOME PHOTOS TAKEN, ARE INDICATIVE OF INFRACTIONS, WHILE OTHERS ARE ONLY GENERAL IN NATURE.

PROFESSIONAL HOME & BUILDING INSPECTORS

307 CEDAR LAKE DR. WILLIAMSTOWN, NJ 08094
Office (609) 704-8547 e-mail professionalhomeinspectors@comcast.net
On the World Wide Web www.PHBinspectors.com
NAHI CRI # 2005239 NJ STATE LICENSED # 24G100072600

NJ PRE-INSPECTION AGREEMENT
per N.J.A.C. 13:40-15.15

Date of Inspection: 2-13-10

Property Address: 779 N. Egg Harbor RD. Hammonton, NJ 08037

Name of buyer : Matt Ring

E-mail address: pyrrocious@hotmail.com

Only the services checked off below will be provided

- | | |
|--|---------------|
| 1. (<input checked="" type="checkbox"/>) Home () Commercial Building Inspection | Fee: \$250.00 |
| 2. () Radon Gas Testing | Fee: |
| 3. (<input checked="" type="checkbox"/>) Termite Inspection | Fee: \$55.00 |
| 4. () Mold and Air Quality inspection or test | Fee: |
| 5. () Re-inspection or individual inspection | Fee: |
| 6. () Other service | Fee: |

Total fee for the inspection and or extra services will be: \$305.00 Pd in full.

Payment is due at the time of the inspection by check, cash or money order. **The inspection report will not be issued until the Home Inspector has received the signed agreement and payment.**

I hereby authorize the report to be issued to (X) My Agent, () My Attorney () Seller () Seller's Agent, () Seller's Attorney, Check the appropriate box and initial: **This copy was already initialed and signed at the inspection!**

IMPORTANT LIMITATIONS AND EXCLUSIONS OF THIS INSPECTION AGREEMENT ARE SET FORTH ON THE ENCLOSED PAGES. PLEASE READ THEM CAREFULLY. PLEASE ASK ANY AND ALL QUESTIONS REGARDING THIS AGREEMENT PRIOR TO THE INSPECTION. ALSO NOTE, THIS IS NOT A CODE INSPECTION.

I HAVE READ THE AGREEMENT IN IT'S ENTIRETY AND AGREE WITH THE TERMS AND CONDITIONS SET FORTH INCLUDING ALL TERMS, CONDITIONS AND LIMITATIONS. I UNDERSTAND THAT IF I DO NOT AGREE WITH THE TERMS AND CONDITIONS SET FORTH I DO NOT HAVE TO SIGN THIS INSPECTION AGREEMENT AND HAVE THE RIGHT TO HIRE ANOTHER HOME INSPECTION COMPANY TO PERFORM THE INSPECTION.

IMPORTANT LIMITATIONS AND EXCLUSIONS OF THE PRE-INSPECTION AGREEMENT

Any person who accepts, uses or relies on the Inspection Report for any purpose whatsoever, agrees to and accepts all of the limitations and exclusions of this Agreement.

CLIENT and Professional Home Inspectors agree to the following limitations and exclusions:

1. Professional Home Inspectors is governed by the rules in the New Jersey Administrative Code contained at N.J.A.C. 13:40-15 and that

Professional Home Inspectors shall comply with these rules and failure to comply with the rules may subject the licensee to discipline.

2. Client understands and agrees that Professional Home Inspectors will perform a Home Inspection (if checked off on the front of this

Pre-Inspection Agreement) as defined by N.J.A.C. 13:40-15.2, and in accordance with the Standards of Practice at N.J.A.C. 13:40-15.16.

3. The Home Inspection shall include, if applicable to the Subject Property, inspection of the following systems and components as described in,

and in the manner provided by, N.J.A.C. 13:40-15.16: Structural Components; Exterior Components; Roofing System; Plumbing System; electrical System; Heating System; Cooling System; Interior Components; Insulation Components and Ventilation System; and Fireplaces and Solid Fuel Burning Appliances.

4. Client understands and agrees that Professional Home Inspectors shall not, as part of the Home Inspection, perform any of the twenty-two

(22) functions or services set forth on the attached **ADDENDUM OF EXCLUSIONS** and defined under N.J.A.C. 13:40-15.16 (b).

5. Client requests and authorizes Professional Home Inspectors to exclude from the scope of the Home Inspection, the following Systems or

Components identified in paragraph 3 above and in N.J.A.C. 13:40-15.16 (c): None

Client understands and agrees that inspection of the foregoing Systems and/or Components should be performed by other licensed specialists of Client's choice and hire.

6. Professional Home Inspectors will be submitting a computerized e-mail report to the buyer, buyers realtor, and if requested by the buyer, it will also be sent to the buyers lawyer or additionally buyer request.

7. Please note that a personnel inspection follow up during the walkthrough, is very important. Buyer should make sure that everything is the same as it was, during the original home inspection. Make sure that you turn everything back on. Things like, lights, plumbing systems, heating system, air conditioning system (weather permitting) appliances, etc. Things can change periodically from time to time. If you happen to find anything that is not working properly, or see anything that is different from the last inspection, make sure that your Real Estate agent, Attorney, or whomever, are notified immediately before going to settlement.

8. Please note that areas that were cluttered or obstructed during the original home inspection, when clear and vacant, may reveal defects or possible hazards that were unable to be detected during the home inspection. If there are defects or hazards found that were unforeseen to detect at the original home inspection due to clutter or obstruction, please notify your Real estate agent, Attorney or whomever, before going to settlement.

9. According to this pre inspection agreement, I agree that if there is something that may have been missed by the home inspector and may be an issue of concern, that I **must first call and notify the home inspector** before contacting any outside parties. The sole purpose intended that the home inspector be notified first, is to give the buyer any the inspector a chance to resolve any issue that may be in question, at that time.

10. There is a 24 hr. waiting period that is applicable to most pre-inspection agreements. However, there are time restraints and constrictions from time to time, that may limited the signing of the pre inspection agreement, to the same day as the inspection. I understand fully item #10 and do waive my right at this time to wait 24 hrs before signing this pre home inspection agreement.

11. The person signing this Agreement warrants and represents to Professional Home Inspectors that he or she is expressly authorized to sign this Agreement by the other spouse, if applicable, or by the person or entity purchasing the Subject Property, if applicable.

12. This Agreement represents the entire agreement between Professional Home Inspectors and Client. No change or modification shall be enforceable unless it is in writing and signed by all parties. If any provision of this Agreement is found to be invalid or unenforceable, such a finding shall not affect any other part of this Agreement. This Agreement shall be governed by the laws of the State of New Jersey.

13. Please also note that all state licensed or certified Home Inspectors depending on what the State requires to be a home inspector, are generalist. Generalist means that we are trained in different areas of home or building inspecting only. Any further studies that may need to be performed for further understanding for items that are questionable at the inspection, will have to be done by and expert in that field.

I HAVE READ AND AGREE TO THE TERMS, CONDITIONS, LIMITATIONS AND EXCLUSION FOUND ON BOTH SIDES OF THIS AGREEMENT.

I UNDERSTAND THAT I HAVE THE RIGHT TO HAVE AN ATTORNEY OF MY CHOICE REVIEW THIS AGREEMENT BEFORE I SIGN IT.

I UNDERSTAND THAT IF I DO NOT AGREE WITH ANY OF THE TERMS, LIMITATIONS AND EXCLUSIONS OF THIS INSPECTION AGREEMENT I DO NOT HAVE TO SIGN IT.

Please note that the original copy of these limitations and exclusions were already signed at the inspection !

Pre-inspection agreement between Professional Home Inspectors and Client.
PLEASE READ CAREFULLY

ADDENDUM of EXCLUSIONS - from page 53 (N.J.A.C. 13:40-15.16 (b))

During this Home Inspection, the Home Inspector Will Not:

1. Enter any area or perform any procedure which is, in the opinion of the home inspector or associate home inspector, unsafe and likely to be dangerous to the inspector or other persons;
2. Enter any area or perform any procedure which will, in the opinion of the home inspector or associate home inspector, likely damage the property or its systems or components;
3. Enter any area which does not have at least 24 inches of unobstructed vertical clearance and at least 30 inches of unobstructed horizontal clearance;
4. Identify concealed conditions and latent defects;
5. Determine life expectancy of any system or component;
6. Determine the cause of any condition or deficiency;
7. Determine future conditions that may occur including the failure of systems and components including consequential damage;
8. Determine the operating costs of systems or components;
9. Determine the suitability of the property for any specialized use;
10. Determine compliance with codes, regulations and/or ordinances;
11. Determine market value of the property or its marketability;
12. Determine advisability of purchase of the property;
13. Determine the presence of any potentially hazardous plants, animals or diseases or

- the presence of any suspected hazardous substances or adverse conditions such as mold, fungus, toxins, carcinogens, noise, and contaminants in soil, water, and air;
14. Determine the effectiveness of any system installed or method utilized to control or remove suspected hazardous substances;
 15. Operate any system or component which is shut down or otherwise inoperable;
 16. Operate any system or component which does not respond to normal operating controls;
 17. Operate shut-off valves;
 18. Determine whether water supply and waste disposal systems are public or private;
 19. Insert any tool, probe or testing device inside electrical panels;
 20. Dismantle any electrical device or control other than to remove the covers of main and sub panels;
 21. Walk on unfloored sections of attics; and
 22. Light pilot flames or ignite or extinguish fires.

THE FOLLOWING ITEMS ARE NOT PART OF (N.J.A.C. 13:40-15.16 (b)). THESE

ITEMS WERE NOT INSPECTED

OR TESTED AND ARE NOT PART OF THIS HOME INSPECTION OR REPORT.

Swimming Pools and Filter systems, Whirlpools, Hot tubs, Security Systems, Central Vacuum Systems,

Sprinkler Systems, Grills, Exterior Wiring And Lighting (including low voltage landscape), Fuel Storage Tanks,

Piping (Including water, gas, Oil, or Propane), Exterior Hose Faucets, Cutoff Valves, Docks, Bulkheads,

Awnings, Sheds, Out Buildings, Barns or Storage Buildings, Pool Houses.

We do not move, remove or look behind Insulation.

Please note that the original addendum of exclusions were signed at the inspection!

=====

=====

Rough Estimates for Repairs/Replacement Costs

Roofing - Flashings - Chimneys	
Install conventional asphalt shingles over existing shingles	\$1.25 - \$2 / sq. ft.
Strip and re-shingle with conventional shingles	\$2 - \$3 / sq. ft.
Strip and re-roof with cedar shingles	\$5 - \$7 per sq. ft.
Strip and replace built-up tar and gravel roof	\$4 - \$6 / sq. ft.
Strip and replace single-ply membrane	\$4 - 6 / sq. ft.
Chimney sweep	\$ 60-90
Replace chimney cap	\$175-300
Reflash typical chimney	\$300 - \$500

Reflash typical skylight	\$300 - \$500
Rebuild typical chimney above roof line	\$100-\$200 / lin. ft.
Repoint typical chimney above roof line	\$20-\$30 / row
Exterior Install galvanized or aluminum gutters and downspouts	\$3 - \$5 / lin. ft.
Soffits - Fascias - Repointing - Water Proofing	
Install aluminum soffits and fascia	\$8 - \$12 / lin. ft
Install aluminum or vinyl siding	\$3 - \$4.50 / sq. ft.
Repoint exterior wall (soft mortar)	\$3 - 4.50 / sq. ft
Repoint exterior wall (hard mortar)	\$6 - \$8 / sq. ft.
Parge foundation walls	\$3 - \$4 / sq. ft.
Damp proof foundation walls and install weeping tile	\$60-\$120 / lin. ft.
Garages - Decks - Retaining Walls - Foundation	
Install a deck	\$12- \$20 / sq. ft.
Rebuild exterior basement stairwell	\$3500 - \$5000
Build detached garage(single)	\$8000 and up
Build detached garage (double)	\$12000 and up
Replace garage door opener	\$450-550
Build retaining wall (wood)	\$20 - \$25 /sq. ft.
Build retaining wall (concrete)	\$30 - \$40 / sq. ft.
Structure Underpin one corner of house	\$3500 and up
Underpin or add foundations	\$300 + /lin. ft.
Lower basement floor by underpinning and/or bench footings	\$150-\$300 / lin. ft.
Replace deteriorating sill beam with concrete	\$60 and up/ lin. ft.
Install basement support post with proper foundation	\$200 - \$400
Perform chemical treatment for termites	\$500 and up
Repair minor crack in poured concrete foundation	\$400 - \$800

Electric Repairs - Upgrades	
Electrical Upgrade electrical service to 100 amps	\$1200-1800
Upgrade electrical service to 200 amps	\$1500 - \$2000
Install new circuit breaker panel	\$500 - \$700
Add 120 volt circuit	\$150 - \$250
Add 240 volt circuit	\$250 - \$350
Add conventional receptacle	\$75 - \$150
Replace conventional receptacle with ground fault circuit receptacle	\$60 - \$90
Rewire electrical outlet with reversed polarity (assuming electrician already there)	\$5 - \$10 ea.
Install conventional alarm system fire- burg	\$1000 and up
Heating Systems - Air Conditioning	
Heating install mid-efficiency forced-air furnace	\$1700 - \$2500
Install high-efficiency forced-air furnace	\$2500 - \$3500

Replace boiler	\$2500-4000
Install drum-type humidifier	\$200 - \$300
Install electronic air filter	\$500 - \$800
Install mid-efficiency boiler	\$2500 - \$4000
Install high-efficiency boiler	\$5000 - \$9000
Rebuild firepot (refractory) on boiler	\$500 - \$800
Install circulating pump	\$400 - \$600
Install chimney liner	\$300 - \$700
Install set-back thermostat	\$100 - \$300
Remove oil tank from basement	\$200 - \$400
Remove abandoned underground oil tank	\$3500 and up
Replace radiator valve	\$75 - \$150
Add electric baseboard heater	\$150 - \$250
Convert from hot water heating to forced-air (cape)	\$8000 - \$10000
Convert from hot water heating to forced-air (two story)	\$15000 - \$20000
Clean ductwork	\$250 and up
Cooling/Heat Pumps Add central air conditioning on existing forced-air system	\$2000-\$3000
Add heat pump to forced-air system	\$3000-\$4000
Replace heat pump or air conditioning compressor	\$800 - \$1400
Install independent air conditioning system	\$8000 - \$15000
Insulation	
Insulation Insulate open attic to modern standards	\$1 - \$1.50 / sq. ft.
Blow insulation into flat roof, cathedral ceiling or wall cavity	\$2 - \$3.50 /sq. ft.
Improve attic ventilation	\$40 - \$50 per vent

Plumbing	
Plumbing Replace galvanized piping with copper (2 story with one bathroom)	\$2000 - \$2500
Replace water line to house	\$1500 - \$3500
Replace toilet	\$300 and up
Replace basin	\$200 and up
Replace bathtub, including ceramic tile	\$1500 and up
Install whirlpool bath	\$3000 and up
Retile bathtub enclosure	\$800 - \$1200
Replace leaking shower stall pan	\$1000 - \$1600
Rebuild tile shower stall	\$1500 - \$2500
Replace laundry tubs	\$250 - \$500
Remodel four-piece bathroom completely	\$6000 and up
Connect waste plumbing system to municipal sewers	\$3000 and up
Replace copper water lines	\$6-12 /lin. Ft
Replace water heater	\$500-600
Replace cast iron drain lines	\$45-65 /lin. Ft
Install submersible pump	\$800 and up

Install suction or jet pump	\$400 - \$600
Install modest basement bathroom	\$4000 and up
Carpentry - Finish Work	
Sand and refinish hardwood floors	\$1.50 - \$3 /sq. ft.
Interior add drywall over plaster	\$1.50-\$2.50 /sq. ft
Install replacement windows	\$200 - \$400 ea
Install storm windows	\$75 - \$200 ea.
Install skylight	\$500 and up
Remodel kitchen completely	\$8000 and up
Painting (trim only)	\$1500 - \$2500
Painting (trim and wall surfaces)	\$3000 and up
Fireplaces - Stoves	
Repoint chimney (2 story)	\$700 and up
Convert coal-burning fireplace to wood-burning unit	\$800 and up
Install masonry fireplace (if flue already roughed - in)	\$2000 and up
Install zero-clearance fireplace (including chimney)	\$2500 and up
Install glass doors on fireplace	\$300 and up
Install gas Insert into existing fireplace	\$2500 and up

Disclaimer: The above costs represent a wide range of pricing. The list may be valuable in determining costs of repairs that a home may require. A conscious effort has been made as to the accuracy of this list, but will not assume any responsibility to the accuracy

PROFESSIONAL HOME & BUILDING INSPECTORS

HOME MAINTENANCE GUIDE

Why Home Maintenance?

In a home, very few things are maintenance free. While it is a bitter pill for most homeowners to swallow, the fact is that preventative maintenance, with all the time and money it consumes, is still far more cost effective than the crisis management approach of waiting until something breaks and then scrambling to have it repaired. Preventative maintenance can avoid repairs, extend the life expectancy of many components and in some cases, reduce energy consumption.

Why Good Planning Works

A systematic maintenance approach also allows one to monitor certain conditions and components. Regular roof inspections, for example, will give one enough advance warning to allow for several roofing quotes in order to make an educated and cost effective purchase of a new roof covering. If on the other hand, no maintenance is done, and the roof suddenly leaks,

there is very little time to do comparative shopping. Under these circumstances, one is forced to go with the roofer who can do the job the fastest - not necessarily with the roofing materials of your choice or at the best possible price.

In addition to monitoring systems, which wear out, structural monitoring can also be performed. It is not uncommon for people who have been living in a house for some time to suddenly realize that a door frame is out of square and the door does not close properly. With regular maintenance, the cracks, which occur in the wall surfaces adjacent to the door frame, can be monitored. Knowing whether these cracks have appeared suddenly or have been increasing at a specific rate, is valuable information when diagnosing the problem and designing a repair.

Structure Monitoring

Regular maintenance is not everybody's cup of tea. Hiring a handyman to perform maintenance inspections and minor repairs is not unwise.

Ideally, preventative maintenance inspections should be performed semi-annually in the spring and fall. However, some components require more or less frequent inspections. Records of any work performed should be diligently kept for reference purposes.

Look at the roof for signs of rafter sagging. All wood framing members should be inspected for checks and splits especially around large knots.

Periodically inspect the foundation above and below grade for new cracks. Pay particular attention to any surface that experiences differential movement. (Not flush with the adjacent surface).

Exterior

Chimneys: Chimneys should be inspected for loose or deteriorated bricks or mortar. If covered with stucco or parging, look for cracks or loose sections. Chimney caps should be inspected for loose or broken sections, as should the protruding clay chimney liners. Chimney flashings should be inspected for leakage. Efflorescence (a white salt build-up on the chimney) indicates moisture within the chimney and further investigation is required. Metal chimneys should be checked for rust, missing rain caps and loose braces.

Roofing

Shingle Roofs: Roofing should be inspected for damaged, loose or missing shingles. Special attention should be paid to high wear areas such as areas where there is significant foot traffic or areas where downspouts from upper roofs discharge onto lower roofs. Flashings at dormers, plumbing stacks, valleys, et cetera, should be carefully inspected. Supports for television antennas or satellite dishes should be checked. Electric cables (eave protection) should be well secured and properly powered. Tree branches should be kept cut back to avoid damaging the roof surface.

Flat Roofs: Flat roofs should be inspected for blisters, bubbles, and flashing details. Tar and gravel roofs should be inspected for areas of gravel erosion. Tree branches should not contact the roof surface.

Gutters and Downspouts: Gutters and downspouts should be checked for blockage, leakage (from rust holes or leaking joints) and areas requiring re-securing or re-sloping. Paint deterioration should also be noted. Downspout seams should be checked for splitting (the seam is usually against the wall). A split downspout is often plugged with debris. Water accumulates in the downspout, freezes and splits it open.

Eaves: Soffits and fascia should be inspected for loose and rotted areas as well as areas damaged by vermin. Paint condition should be noted.

Walls: Masonry walls should be checked for deteriorated brick and mortar. Stucco walls should be inspected for cracking and separating. Wood walls should be checked for rot, loose or damaged boards, caulking, and wood/ soil contact. If paint deterioration is the result of blistering or bubbling, the cause should be determined. It may be due to outward moisture migration from the interior of the house, indicating more serious problems.

Metal and vinyl sidings, insulbrick and shingle sidings should be inspected for mechanical damage and loose or missing components. All walls should be checked for indications of settling. Vines should be monitored to determine whether damage to the wall surface is occurring. Deciduous vines are best checked during winter months, when there are no leaves. Vines should be kept cut back from wood trim (windows, doors, eaves, etc) and from gutters.

Exposed Foundation Walls: Foundation walls should be inspected for deteriorated brick, block, mortar or parging. Cracking due to settlement should also be noted and monitored.

Grading: The grading immediately adjacent to the house should be checked to ensure a slope of one inch per foot for the first six feet away from the house (where practical). Catch basins should be cleaned and tested.

Doors and Windows: Caulking and weather-stripping should be checked. Broken or cracked panes of glass should be replaced. Storm windows should be installed in the fall and screens in the spring. The finishes should be checked for paint deterioration and rot (particularly sills). Window wells should be cleaned.

Porches and Decks: Wooden components should be checked for rot and insect infestation. Wood should be painted or stained as required. Steps and railings should be secure. Hand rails and guard rails should be in place.

Garages: Garage roofs should be checked for wear. The structure should be inspected for evidence of movement. Wooden components should be investigated for evidence of rot or insect infestation. Wooden components should be painted or stained as required.

Automatic garage door openers should be tested monthly and adjusted to reverse in the event of an emergency. Floor drains should be cleared and tested.

Driveways and Sidewalks: Driveways and sidewalks should be checked for cracks and deterioration. Settling which will result in surface water run off towards the house should be corrected, as should uneven sections, which pose a safety hazard to pedestrians.

Retaining Walls and Fences: Wooden retaining walls and fences should be checked for rot and insect infestation. Retaining walls should be checked for evidence of movement.

Trees, Shrubs and Vines: Limbs overhanging the house should be cut back. Dead limbs should be removed. Vines should be trimmed back from all wood surfaces.



Structure

Foundation Walls: Foundation walls should be checked for evidence of deterioration, dampness and movement. Limited dampness from slow moisture migration can be anticipated with most older foundation walls. This will often result in minor surface deterioration. Semi-annual inspections allow for monitoring of this situation. Cracks and voids should be filled. Filling cracks allows for easy monitoring of movement between inspections.

Wood Framing: Exposed wooden structural components in the basement should be checked for evidence of rot and insect infestation. Deterioration usually results in sagging structural components.

Wall and Ceiling Surface Cracks: Wall and ceiling surface cracks should be monitored for evidence of significant movement. Minor movement due to normal settling and shrinkage should be anticipated.

Door Frames: Door frames should be checked to determine their square-ness. Door frames showing significant movement over a six month period are normally indications of more serious problems.

Electrical

Main Panel: The main electrical panel should be checked annually for rust or water marks indicating moisture penetration. All breakers should be turned off and on to ensure none have seized. All fuses should be tightened. A panel, which is warm to the touch or smells of burned insulation, should be brought to the attention of an electrician. Burned wires indicates qualified personnel should repair loose or poor connections. All circuits should be labeled. Ground fault circuit interrupters should be tested monthly. Aluminum wire connections inside the distribution panel should be tightened annually. A qualified electrician should do this. The area around the panel for roughly three feet in all directions should be kept clear of storage.

Indoor Wiring: Poor or loose connections noted when viewing the exposed wiring in the basement should be corrected by a qualified electrician. Frayed or damaged wire, including extension cords, appliance cords and plugs, should be replaced. Loose outlets and switches should be tightened. Ground fault circuit interrupter electrical outlets should be tested monthly. A qualified electrician should tighten aluminum wire connections throughout the house annually.

Outdoor Wire: The mast head and the wires leading to the street (if overhead) should be inspected to make sure that they are not loose or frayed. Overhead wiring leading to out buildings such as garages should also be inspected. Exterior outlets should have proper covers. Ideally, ordinary exterior outlets should be replaced with ground fault circuit interrupter type outlets.

Heating

All Forced Air Systems: Conventional filters on forced-air systems should be checked monthly and cleaned or replaced as needed. Electronic filters should be checked monthly and cleaned as needed. The manufacturers instructions should be followed carefully. Care should be taken to ensure the interior components are installed in the correct orientation after cleaning. Noisy blower sections should be brought to the attention of a technician.

Water levels in humidifiers should be checked and adjusted monthly. Interior components should be replaced on an as needed basis. The pad on drum type humidifiers should be replaced annually. The water supply to humidifiers should be shut off for the summer months and activated for the heating months. On systems with air conditioning or a heat pump, the damper in the humidifier ductwork should be closed during the cooling season.

All Hot Water Systems: Radiators and convectors should be inspected annually for leakage (particularly at the valves). Radiators should be bled of air annually, and as necessary during the heating season.

Circulating pumps should be lubricated twice during the heating season. Expansion tanks should be drained annually.

Electric Heat: A qualified technician should inspect electric furnaces and boilers every year to ensure that all the components are operating properly and no connections are loose or burned. The homeowner can check the fuses or circuit breakers in some electric systems.

Electric baseboard heaters should be inspected to ensure an adequate clearance from combustibles. Baseboard heaters, which have been mechanically damaged, should be repaired or replaced.

Oil Furnaces and Boilers: A qualified technician on an annual basis should check Oil systems. Oily soot deposits at registers of forced-air systems may indicate a cracked heat exchanger. A technician should be contacted.

The exhaust pipe from the furnace or boiler should be checked for loose connections or corroded sections. The barometric damper on the exhaust pipe should rotate freely. The chimney clean out should be cleared of any debris. The oil tank should be inspected for leaks. Soot on the front of the furnace or boiler may indicate a draft or combustion problem. A technician should be contacted.

Gas Furnaces and Boilers: If gas odors can be detected, call the gas company immediately. Do not turn on any electrical equipment or use anything with an open flame.

Gas furnaces and boilers should be cleaned and serviced annually. The exhaust pipe should be checked for loose or corroded sections. The chimney clean out should be cleared of any debris. The heat shield (located where the burner enters the heat exchanger) should be checked to ensure that it is not loose or corroded. Burn marks around the heat shield may indicate a draft or combustion problem. A technician should be contacted.

Wood Stoves: Wood stove chimneys and flues should be checked for creosote build-up and cleaned at least annually (more frequently depending upon use). Clearance to combustibles around wood stoves should be maintained at all times. If there is any doubt about the safety of a wood stove, contact the city building inspector immediately.

Air Conditioning and Heat Pumps

A qualified technician should be engaged to inspect the system and recharge it if necessary annually. Most systems require the power to be on for up to twenty four hours before using the system. A condensate drain line emerging from the ductwork above the furnace should be visually checked for leakage during the cooling season.

The outdoor section should be level. If the outdoor component settles or heaves, a specialist should make adjustments. The refrigerant lines should be checked for damaged, missing or loose insulation. Debris and vegetation should be kept away from the outdoor component of the system. Most manufacturers prefer to have the outdoor component left uncovered during the winter to prevent rust. The outdoor coil should be kept clean. A noisy fan may mean a bearing problem or misalignment. Window air conditioners should be removed for the winter.

Attics

Attics should be inspected annually for water stains on the underside of the roof sheathing. One should also look for rot, mildew, and fungus indicating high humidity levels in the attic. Check to make sure the insulation is not wet. Some types of loose insulation are prone to being blown around during periods of high wind. Check for bare spots and ensure that insulation is not covering pot lights. Attic vents should be checked to ensure that they are not obstructed. Often, birds build nests in these vents. Vents at the eaves are often plugged with insulation. Watch for evidence of pests (squirrels, raccoons, etc.).

Rafters (supporting the roof) and collar ties (horizontal members running across the attic between opposing rafters) should be inspected for rot and movement.

Plumbing

Supply Plumbing: Supply plumbing should be checked annually for leaks. Precautions should be taken to ensure that plumbing in areas such as crawl spaces will not freeze during winter months. Outdoor faucets should be shut off from the interior and drained for the winter. Operate the main shut-off valve and critical isolating valves to ensure proper operation in the event of an emergency. Leaking or dripping faucets should be repaired.

Well equipment should be inspected semi-annually. A water quality test should be performed periodically on the advice of local authorities.

Waste Plumbing: Visible waste plumbing should be checked for leaks. Basement floor drains and exterior drains should be checked and cleaned as necessary. Slow drains within the house should be cleared. Basement floor drain traps should be filled with water to ensure that they are not broken. If cracked, or if the water has evaporated, sewer odors will enter the house.

Septic tanks should be checked and cleaned if necessary every year.

Fixtures: Toilets should be checked to ensure that they are properly secured to the floor. Listen for toilets, which run continuously. Grouting and caulking at all bathroom fixtures should be checked and renewed as necessary. Sump pumps should be tested.

Water Heaters: Modern water heaters have a test lever on the pressure relief valve. This lever should be tested every three months or so to ensure that the pressure relief valve is not seized. If the relief valve does not discharge near a drain, a bucket will be required.

In some areas, sludge may accumulate in the bottom of the tank. Draining some water from the bottom of the tank will indicate the presence of sludge and the necessity for regular draining. Be sure to shut off the power or fuel supply prior to draining any water from the tank.

Interior

Walls and ceilings should be inspected for cracks in interior finishes. The amount of movement should be noted so that it can be monitored in the future. Bulges in wall and ceiling surfaces should be carefully monitored. Separated plaster, particularly on ceilings, can fall and cause injury.

Walls, particularly in corners and areas of dead air (behind drapes for example), should be checked for evidence of condensation and mildew indicating high humidity levels within the house. Water stains on interior finishes should be noted. If the source cannot be detected, they should be monitored.

Door frames should be inspected. Door frames, which become out of square during a relatively short period, may indicate structural problems.

Condensation on windows indicates high humidity levels during winter months. This can sometimes lead to rot.

Fireplaces and chimneys should be cleaned and inspected at least annually, depending upon usage.

All tubs and toilets should be caulked to the floor. All ceramic tile in the tub and shower area should be caulked. Caulk all vinyl flooring to wood baseboards. The preceding will prevent water from by passing the finished materials and rotting the wood or drywall beyond.

Household Pests

Carpenter Ants: Carpenter ants are the largest variety of common ants found in North America. Carpenter ants do not eat wood; however, they do nest in it. They earned their name by building galleries in wood and by carefully finishing the surfaces of these galleries. When chewing their way through wood they leave small particles resembling saw dust, which they push out of the colony. It is the presence of this saw dust, which indicates a colony. Carpenter ants tend to be most active in the spring and early summer. They are usually dormant during a portion of the winter. Outdoors, they feed on other insects and plant material while indoors they feed on household food.

To prevent a carpenter ant infestation, decayed wood should be removed from around the building. Firewood should not be stored indoors for long periods of time. Wood used where dampness may occur should be treated with a preservative. Food stuffs, such as sugar, should be stored in closed containers and, should a spill occur, it should be cleaned up quickly.

A qualified pest control company should undertake chemical control of carpenter ants. Carpenter ants often nest inside walls, ceilings, outdoor siding, eaves, floors, window casings, etc. They prefer wet wood, and can often be found in rotting wood.

Earwigs: Earwigs are one of the most common pests in homes and gardens. They eat both plant and animal food. They often damage flowers, fruit and vegetables.

Chemical treatment for the control of earwigs should be applied in June or early July. The treatment should be applied along building foundations, under porches and around fences, wood piles, garages and tree trunks. Chemical treatment is effective in the short term; however, it is not uncommon for a garden to be re-infested in as little as two weeks after treatment. Earwigs are nocturnal, searching for food at night and hiding during the day.

Silverfish: Silverfish are nocturnal and prefer damp dark areas of the house. They appreciate warm temperatures and can often be found in furnace rooms. They feed on starchy materials such as wallpaper paste or sizing and glue. They will also eat bread crumbs and other human food. Sometimes, they feed on paper or other wood by-products.

Small jars, partially filled with water can be used to trap silverfish. Once inside the jar they cannot crawl up the sides. The outside of the jar should be covered with masking tape to allow them to climb up easily.

Cockroaches: There are many species of cockroaches found in North America. Cockroaches eat many different things, including food, paper, plants, glue, etc. They prefer a damp dark environment. Roaches can be a health hazard, as they have been known to carry salmonella bacteria. Getting rid of cockroaches is very difficult. Good housekeeping is a must. Spills should be cleaned up promptly and food should be kept in insect proof containers. If possible, repair any damp areas in the home.

Sow bugs: Sow bugs are actually not insects. They are crustaceans (the same family as shrimp, lobsters, et cetera). Sow bugs seldom do serious damage to houses; however, they do feed on decaying organic matter and chronically wet, rotted wood is sometimes their food. They are usually found in dark, damp environments such as the corners of basements.

Termites: Subterranean termites usually do not live in houses but rather in the soil below. Termites live on wood. While they prefer damp or decaying wood, they will also eat sound dry lumber. The damage to the wood is seldom noticeable as they eat through the interior. If there is no direct wood/soil contact, termites must build shelter tubes or tunnels to get from the soil to the wood. It is the presence of these tubes, which indicate an infestation. The tubes are typically 1/4 to 1/2 inch in width and are made of soil glued together by the termites.

The amount of damage, which can be caused by termites, can be extensive. If shelter tubes are noticed, a pest control company should be contacted immediately. In some areas, government

assistance is available for treatment. In addition to chemical treatment, it is also necessary to break all wood/soil contact.

Fleas: Fleas are typically brought into the house by animals. They live on the blood of their hosts. There are many types of fleas; cat fleas, dog fleas, squirrel fleas, etc. Cat fleas give people the most problems. Fleas nest on the animal; however, they leave the animal from time to time and jump onto other species. They never stay, however. They always return to the host animal. If the host animal leaves the premises permanently, the fleas, which are left behind, will jump onto people, looking for food.

Mice: The typical life expectancy of a house mouse is approximately one year. During that time, a female mouse can bear up to eight litters of four or five mice. While mice will eat virtually any type of food, they prefer grain and seed. They require very little water. Mice travel in a very limited territory, usually not much more than thirty feet from their nest. Mice must gnaw on things to keep their teeth worn down. They are able to chew through wood, asphalt, soft mortar and even aluminum. Mice can get through holes as small as one-half inch in diameter. They are nocturnal creatures. Poisons can also be used; however, they must be handled per the package instructions.

Raccoons: Raccoons are highly intelligent animals. They will feed on fruits, nuts, grain, fish, meat, etc. They are nocturnal animals and are often found in urban settings.

The best control of raccoons is to preclude their entry. Chimney flues should be covered with substantial screens. Garage doors should be kept shut. Garbage should be kept in closed containers and shields can be provided on T.V. towers and trees to prevent access to the roofs of buildings. Tree limbs should be cut back.



Priority Maintenance for Homeowners

There are so many home maintenance and repair items that are important; it can be confusing trying to establish which are the most critical. To simplify things, we have compiled a short list of our favorites. These are by no means all-inclusive, nor do they replace any of the information in a home inspection report. They should, however, help you get started on the right foot. Remember, any items marked as priority or safety issues on your home inspection report need immediate attention.

ONE TIME TASKS

Install smoke detectors as necessary (usually one on each level of the home, near any sleeping areas).

1. Make any electrical improvements recommended in the home inspection report.
2. Remove any wood/soil contact to prevent rot and insect damage.
3. Change the locks on all doors.
4. Remove or correct trip hazards such as broken or uneven walks, patios and driveways. Loose or torn carpet or flooring should also be repaired promptly.
5. Correct unsafe stairways and landings. (Treads uneven, too narrow, sloped, loose; risers irregular or too high; landings missing, poorly lit or too small; railings missing, loose, too low, et cetera).
6. Have all chimneys inspected and serviced before operating any of these appliances.
7. Locate and mark the shut-offs for the heating, electrical and plumbing systems.

8. If there is a septic system, have the tank inspected, and pumped if necessary. If the house is on a private water supply (well), set up a regular testing procedure for checking water quality.
9. If the house has a basement or crawl space, maintain all measures used to prevent water infiltration such as grading, downspouts etc.

REGULAR MAINTENANCE ITEMS

1. Clean the gutters in the spring and fall.
2. Check for damaged roofing and flashing materials twice a year.
3. Cut back trees and shrubs from the house walls, roof and air conditioning system as needed.
4. Clean the tracks on horizontal sliding windows annually, and ensure the drain holes are clear.
5. Test ground fault circuit interrupters using the test button, monthly.
6. Service furnace or boiler yearly.
7. Check furnace filters, humidifiers and electronic air cleaners monthly.
8. Check the bathtub and shower caulking monthly and improve promptly as needed.
9. If you are in a climate where freezing occurs, shut off outdoor water faucets in the fall.
10. Install and re-secure door stops as needed.
11. Check attics for evidence of leaks and condensation and make sure vents are not obstructed, at least twice a year. (Provide access into all attics and crawl spaces.)

Disclaimer:

The information above is provided to inform home buyers about general home maintenance. These maintenance suggestions are by no means a complete list of items that need will maintenance in a home. The statements above are only a partial compilation of maintenance suggestions. You should consult a professional building contractor for a complete list of maintenance items.

LIFE EXPECTANCIES OF MAJOR COMPONENTS

The below estimates are based on industry standards and the assumption that normal maintenance has and will be performed to maximize the systems performance. Lack of maintenance can impact the system greatly and cause replacement to be needed prior to the duration listed below. This does not constitute a guarantee of performance and is offered only as a guideline of system age!

<u>AIR CONDITIONING</u>	<u>YEARS</u>	<u>ROOFING</u>	<u>YEARS</u>
Coil	20-30	Asphalt or fiberglass shingles	16-20
Compressor	5-15	Build-up tar	2-4

Fans 10-35

APPLIANCES

Washer and dryer 6-12
Dishwashers and disposals 5-12
Ranges, ovens, refrigerators 15-20

Cement asbestos 30-50
Clay tile 30-50
Metal roof coating (5 Yrs) 50-90
Mineral roofing 4
Slate depending on quality 30-100
Wood shake treated 20
Wood shake untreated 10

ELECTRICAL SYSTEMS

Service entry cables 20-40
Panel boxes 20-40
Circuit breakers and fuses 20-40
Armored cable (BX) 75+
Cloth sheathed 30-60
Knob and tube 50-75
Plastic sheathed (Romex) 75+
Brick/block/stone 100

SEPTIC SYSTEMS

Concrete tank 25-40
Leaching field soil dependent 10+
Steel tank 15-30

SIDING

Aluminum 20-30
Asbestos 20-75
Hardboard/composition 20-40
Stucco maintained regularly 70-100
T-1-11 20-40
Vinyl siding 30-50
Wood shakes treated 20
Wood shakes untreated 10

HEATING SYSTEMS

Cast iron boilers 30-50
Circulating pumps 10-20
Copper pipes 60+
Electric furnaces 15-20
Expansion tanks 30-50
Exposed to ductwork 20+
Fans 10-40
Gas furnaces 20-25
Steel heat exchangers 15-25
Heat pump compressors 8-10
Humidifiers 5-10
Oil furnaces 20-30
Interior oil tanks 25-50
Steel boilers 20-35
Zone valves 5-10
Steel pipes 70-100

STRUCTURAL COMPONENTS

Too many variables including construction and living conditions

WATER HEATERS

Electric 10-15
Gas 8-12
Oil 10-20

PLUMBING

Interior service and drain lines 50-90
Lead 50-90
Cast iron 60-100
Copper 30-60
Galvanized steel 30-60

WELL EQUIPMENT

Jet pump 10-20
Submersible pump 15-25
Water storage tank 15

PROFESSIONAL HOME & BUILDING INSPECTORS

307 CEDAR LAKE DRIVE
WILLIAMSTOWN, NJ 08094

HOME OFFICE: (609) 704-8547 FAX: (609) 704-9408

E-MAIL professionalhomeinspectors@comcast.net

WEB-SITE www.PHBIinspectors.com

INVOICE OR PAID RECEIPT

TYPE OF INSPECTION PERFORMED

(X) FULL HOME INSPECTION

COST \$250.00

() FULL DUPLEX INSPECTION	COST \$
() FULL TRIPLEX INSPECTION	COST \$
() FULL QUADRIplex INSPECTION	COST \$
() FULL MULTI INSPECTION	COST \$
() FULL CONDO INSPECTION	COST \$
() MISC. INSPECTION	COST \$
() MOLD TESTING	COST \$
() RADON TESTING	COST \$
() OTHER	COST \$
(X) TERMITE INSPECTION	COST \$55.00
TOTAL COST FOR INSPECTIONS	COST \$

Paid: Dennis Palma

CLIENTS NAME: Matt Ring
PROPERTY ADDRESS INSPECTED: 779 N. Egg Harbor Rd.
CITY: Hammonton **STATE** NJ **ZIP** 08037

INSPECTORS NAME: *Dennis Palma*
INVOICE NUMBER: 83001 **DATE:** 2-13-10

THANKS AGAIN FOR THE INSPECTION AND YOUR TRUST IN US.
IF WE CAN BE OF ANY HELP TO YOU IN THE FUTURE, FEEL FREE TO
CALL! ALSO, WE DEEPLY APPRECIATE ANY REFERRALS FROM YOUR
FRIENDS & FAMILY IN THE NEAR FUTURE.

=====

=====