

ROOF

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ROOF

STYLE: Gable.
TYPE: Composition shingles, Asphalt, Fiberglass.
ROOF ACCESS: Walked on roof.
ROOF COVERING STATUS:



Estimated age of roof covering: 5 - 7 Years. Dimensional shingles (Timberline Architectural Shingles) have 25 to 30 year average life span. General condition appears serviceable with signs of weathering and aging. Regular maintenance and inspections are advised.

EXPOSED FLASHINGS

CONDITION: The chimney flashing appears satisfactory. This flashing should be periodically evaluated. The stack vent flashing appears satisfactory. The valley flashing appears satisfactory, Recommended having all flashings checked every 4-5 yrs.

GUTTERS & DOWNSPOUTS

TYPE: Aluminum.
CONDITION: The gutters and downspouts appear in satisfactory condition. Route downspouts away from the building to prevent moisture accumulation against the house, prevent moisture from entering the basement and possibly causing foundation damage.

EXTERIOR

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

FRONT PORCH

TYPE:

Open porch. Porch is constructed of concrete and slates.

CONDITION:

The porch is in satisfactory condition. Recommend regular maintenance. The steps are usable as is.



2nd PORCH

TYPE:

Left side of the building. Porch is constructed of concrete and Slate.

CONDITION:

The steps are usable as is. **Loose or cracked mortar** - Repointing is necessary. Seal all openings to prevent moisture penetration and further damage.



EXTERIOR SIDING

MATERIAL:

Wood shake sidings.

CONDITION:

The siding is in satisfactory condition as is. Gable Vents: The gable vents are in satisfactory condition - Keep all vents open at all times to vent the attic. Foundations: The foundation is in satisfactory condition as is.

EXTERIOR TRIM

MATERIAL:

Wood.

CONDITION:



Rot or deteriorated material - Recommend replacing all defective areas at this time to protect the surface behind the trim. Soffit: The soffit is in satisfactory condition as is. Soffit is vented. Fascia: The visible fascia is in satisfactory condition.

DOORS

MAIN ENTRY DOOR: Wood, The operation of the entrance door is satisfactory. The operation of the screen door is satisfactory.

OTHER EXTERIOR DOOR: Wood, The operation of the door is normal. The normal operation of the screen door is satisfactory.

OTHER EXTERIOR DOOR: Wood, The operation of the door is normal.

DOORBELL: Yes - The exterior door(s) have working doorbells.

CHIMNEY

INSPECTION METHOD: Ladder.

LOCATION: Roof.

MATERIAL: Brick.

CONDITION:



Chimney Flashing: The chimney flashing appears satisfactory. **Repair or replace the concrete chimney crown to prevent moisture intrusion and chimney damage.** Chimney cap is recommended. Flue Liner: Visible. Hire chimney sweep to evaluate & clean flue - The flue should be cleaned for safety prior to closing. The internal elements of the chimney fall

outside the scope of a Visual home inspection. As per the National Fire Safety Standard (NFPA 211), a Level II Internal Camera Inspection is required and advised prior to closing. Hidden damage may be present. Consultation with your Attorney is advised to ensure proper compliance.

SECOND CHIMNEY

LOCATION: Foundation wall with direct vent system. PVC pipe should be at least 3 ft away from any openings such as door and windows.

MATERIAL: PVC.

CONDITION: The chimney is satisfactory - Recommend periodic inspection and maintenance.



STAIRWELL

CONDITION: Concrete. Drain is present - Be sure that drain is functional & keep the drain clean. Open-type stairway.

MISCELLANEOUS

These items are present, but not evaluated: Wood Shed, Pond.

GARAGE

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE

LOCATION: Attached. Two car.

ROOF

TYPE: Same as house/See house roof report.

FLOOR

CONDITION: The garage floor is in satisfactory condition. Typical cracks noted - Monitor for further settlement.

WALLS & CEILING

CONDITION: The walls and ceiling are in satisfactory condition as is.

GARAGE DOOR(S)

TYPE: Wood.

CONDITION: The garage door does not appear to have any damages or missing parts. **Automatic door opener is not operational.**



STRUCTURE & FRAMING

CONDITION Satisfactory.

ENTRANCE DOOR

Not fire rated, install sheet metal on garage side of door or replace the door to a fire rated metal door.



ATTIC

ATTIC AND INSULATION

ACCESSIBILITY AND CONDITION: Conventional-type framing. Truss framing system. There is no visible damages to the framing at this time. Ventilation is provided. Gable vents, Soffit vents.

INSULATION TYPE
AND CONDITION:



The insulation in the attic has the appearance of cellulose. It has been found that blown cellulose insulation can be hazardous in the event of a fire. Recommend installing a hard wire smoke detector in the attic that is interconnected to the living space below. Some insulation is installed unevenly - Make the necessary repairs to improve the foundations of the system.

BEDROOMS

Master Bedroom

CEILING & WALL

Ceiling Material: Plaster, Wall Material: Plaster, General condition appears serviceable. Typical cracks noted - These cracks should be repaired when painting and monitored.

FLOOR

Type: Wood, Appears Normal.

DOORS



Bedroom Door: The door is operating normal without rub or stick. There is no damages to the door and all hardware are working normal. Closet Door: The door is operating normal without rub or stick. There is no damages to the door and all hardware are working normal.

WINDOW Type: Wood, Casement, The normal operation of the window is satisfactory. Every window is NOT checked during this inspection. It is recommended that all windows are checked prior to closing.

OUTLETS: The outlets that were tested are working properly. Every outlet is NOT tested during this inspection. It is recommended that all outlets be tested when the house is vacant.

2nd BEDROOM

CEILING & WALL

Ceiling Material: Plaster, Wall Material: Plaster, General condition appears serviceable.

FLOOR

Type: Wood, Appears Normal.

DOORS

Bedroom Door: **rub and stick** - Shave and adjust the door for smooth operation. There is no damages to the door and all hardware are working normal. Closet Door: The door is operating normal without rub or stick. There is no damages to the door and all hardware are working normal.



WINDOW

Type: Wood, Casement, Normal operation of the windows are satisfactory.

OUTLETS:

The outlets that were tested are working properly. Every outlet is NOT tested during this inspection. It is recommended that all outlets be tested when the house is vacant.

3rd BEDROOM

CEILING & WALL

Ceiling Material: Plaster, Wall Material: Plaster, General condition appears serviceable.

FLOOR

Type: Wood, Appears Normal.

DOORS

Bedroom Door: The door is operating normal without rub or stick. There is no damages to the door and all hardware are working normal. Closet Door: The door is operating normal without rub or stick. There is no damages to the door and all hardware are working normal.



WINDOW

Type: Wood, Casement. **Right window is not operational** - the window does not close complete and heavy caulking is used to close the gap. Recommend replacement at this time.



OUTLETS:

The outlets that were tested are working properly. Every outlet is NOT tested during this inspection. It is recommended that all outlets be tested when the house is vacant.

BATHROOMS

MAIN BATHROOM

CONDITION OF SINK:

Cabinet-mount sink. There is no visible sign of cracks or damages at this time. The faucet operation is normal. Drain appear serviceable, Counters/cabinets are in satisfactory condition.



CONDITION OF TOILET:

Appears serviceable. **Sign of past leak activities viewed under the toilet in the basement.** All damaged drywall and plumbing pipes should be replaced.



TUB AREAS:

Cast Iron. The tub is in satisfactory condition. The faucet operation is normal. Drain stopper did not operate properly. Shower head operation is normal. Tub and shower walls are in satisfactory condition. The condition of silicon caulking along the edge of bathtub and tile walls are poor and deteriorated. This will in turn causes leak and damages underlying wall board. Remove and reapply caulking at this time.



BATH VENTILATION:

The normal operation of the window is satisfactory. Consider installing an exhaust fan to provide additional ventilation.

FLOOR:

Tiles. The floor is in satisfactory condition.

WALLS & CEILING:

Tile. Painted surface. The walls & ceiling are in satisfactory condition.

ELECTRICAL
OUTLET:

The outlets are working properly. All bathroom outlets are GFI protected.

DOOR:

The normal operation of the door is satisfactory.

2nd BATHROOM

CONDITION OF SINK:

Cabinet-mount sink. There is no visible sign of cracks or damages at this time. The faucet operation is normal. Drain appear serviceable, Counters/cabinets are in satisfactory condition.

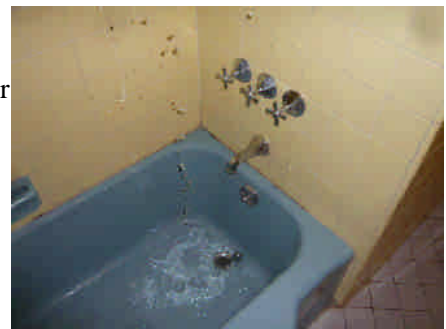


CONDITION OF
TOILET:

Appears serviceable.

TUB AREAS:

Cast Iron. The tub is in satisfactory condition. The faucet operation is normal. Drainage is normal. Shower head operation is normal. Tub and shower walls are in satisfactory condition.



BATH VENTILATION:

The normal operation of the window is satisfactory. Consider installing an exhaust fan to provide additional ventilation.

FLOOR: Tiles. The floor is in satisfactory condition.
WALLS & CEILING: Tile. Painted surface. The walls & ceiling are in satisfactory condition.
ELECTRICAL
OUTLET: The outlets are working properly. All bathroom outlets are GFI protected.
DOOR: The normal operation of the door is satisfactory.

3rd BATHROOM

CONDITION OF SINK: Pedestal-type sink. Sink is loose and needs proper installation. Corrosion/Damage noted at faucet area.
Replace faucet.



CONDITION OF
TOILET:

Toilet does not flush properly and needs repair.

SHOWER STALL

Shower stall is tiled. Shower walls appear serviceable. Faucets are not tested and showerhead is missing - replace. The base is tiled. Tile bases require regular maintenance. **The base is deteriorating - Replacement is necessary at this time.**

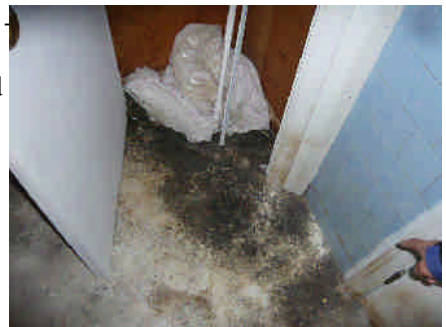


BATH VENTILATION:

Recommend installing an exhaust fan to provide ventilation. No Window present.

FLOOR:

Concrete floor is in poor condition - moisture stains and fungi are covering most of the floor. Clean and install proper floor covering.



WALLS & CEILING:

Tile. **Loose and missing tiles are viewed at the wall.** Repair.

KITCHEN - APPLIANCES

Appliances are not evaluated during this inspection. The home inspector will check appliances only when the homeowner is present or with express written permission of the homeowner. Appliances are checked for operation only. Certain aspects of each appliance (temperature efficiency, controls, quality, etc.) are not verified as proper assessment cannot be performed without the use of the appliance as intended (washing & drying of clothes, cleaning dishes, cooking, etc.) Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Prime Choice strongly recommends that the buyer discuss and retest the appliances with the homeowner (seller) and review the specific characteristics of these appliances during the final walk-through prior to closing.

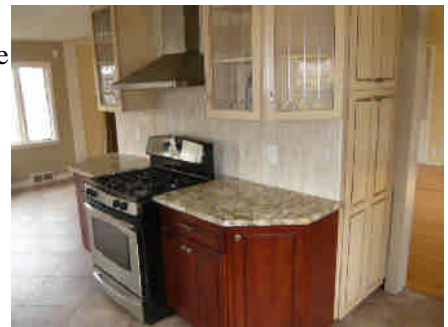
KITCHEN SINK

TYPE: Stainless Steel.

SINK CONDITION: The sink is in satisfactory condition. The faucet operation is normal. Drain appear serviceable, Counters/cabinets are in satisfactory condition.

RANGE/COOK TOP AND OVEN

TYPE & CONDITION: Gas. The stove burners are not evaluated during this inspection. The oven is not evaluated during this inspection. Gas supply to the appliance is shut at the time of inspection.



VENTILATION

TYPE & CONDITION: External ventilation is provided. Fan/Hood is operational.

REFRIGERATOR

TYPE & CONDITION: The refrigerator is operating normally at this time. Temperatures are not evaluated during this inspection.

DISHWASHER

CONDITION: **Not operational** - Repair or replacement is recommended.

Some of the appliances may have not been evaluated during this inspection. Check all the appliances prior to closing.

INTERIOR COMPONENTS

COUNTERS AND

CABINETS:

Counter Type: Granite. The counters are in satisfactory condition at this time. Cabinet Type: Wood Cabinet. The cabinets are in satisfactory condition at this time.

**WALLS/CEILINGS/
FLOORS:**

Ceiling Type: Drywall. Wall Type: Drywall, The walls and ceilings are in satisfactory condition. Floor Type: Tile. The floor is in satisfactory condition. Stored items or furnishings prevent full inspection.



**WINDOW TYPE &
CONDITION:**

TYPE: Wood Casement, The normal operation of the window is satisfactory except the right window behind kitchen sink. repair.

EXTERIOR DOOR:

Wood Door. The operation of the door is normal. The normal operation of the screen door is satisfactory.

PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

MAIN LINE

SUPPLY: Public.

MATERIAL: Copper.

CONDITION: Water meter location: Basement, Utility Room, Appears serviceable, however most of the plumbing is concealed. The main line is 3/4 inch diameter - normal size. Water pressure appears adequate.



INTERIOR PIPING

MATERIAL: Copper.

CONDITION: The overall condition of the visible piping appears satisfactory, however most of the plumbing is concealed. There are no visible leaks at the present time, but the condition of the pipes should be monitored.

WASTE LINES

MATERIAL:

Private septic system - It is recommended that the septic system be inspected and evaluated prior to purchase. Cast Iron. Galvanized.

CONDITION:

Appears serviceable, however most of the system is concealed. Prime Choice cannot determine the adequacy of the waste system during this inspection. **Rust/Corrosion noted at the drain under bathrooms** - replace all damaged pipes.



WATER HEATER

TYPE:

Electric. Age: 25 years (The average life of a water heater is 12-15 years.), Make: Rheem.

SIZE:

80 Gallons.

LOCATION:

Basement. Utility room.

CONDITION:

Appears serviceable - The average life of a heater is 10-15 years. Pressure relief valve noted - not tested during this inspection. Have a plumber test for safety. The unit is beyond its normal life expectancy - anticipate replacement in near future.



HEATING

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 designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector. NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

The heating unit may not be tested at this time if temperature conditions do not allow the system to be operated normally (i.e. during warm weather months we will not operate the heating system.)

PRIMARY HEATING SYSTEM DESCRIPTION

LOCATION OF UNIT: Basement, Utility Area.

SYSTEM TYPE: Forced Air System with return and supply ducts. The average life of this system is 25 years.

FUEL TYPE AND NOTES: Natural Gas.

UNIT INFO: Capacity of unit: 100,000 BTU. Size of the system installed is adequate up to 2,000 Sqft space. This does not include unheated area of the house such as basement. If you are looking to renovate or extend living space, consult with heating expert before closing. Approximate age of unit: 20 Years, Make: Goodman.



HEAT OUTLETS: Wall Registers.

UNIT NOTES: The heating system operated normally during this inspection.

VENTING: Direct venting system is for high efficiency heating system that emits low temperature combustion gas and does not need traditional masonry chimney. Stainless Steel or PVC pipe through foundation wall away from door or window is normal setup.

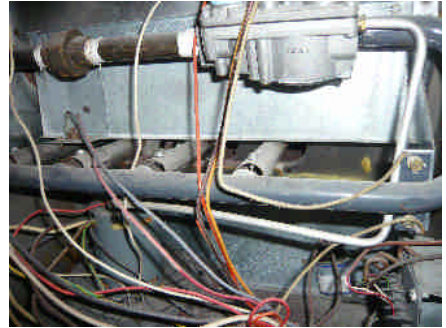
OPERATING CONTROLS: The thermostats were operating normally during this inspection.

FORCED HOT AIR SYSTEM: BURNERS
A gas shut off is present, but NOT tested during this inspection.
Indications of burner and/or ignition problems noted - Consult a plumber or heating contractor.



FORCED HOT AIR
SYSTEM: HEAT
EXCHANGER

Excessive scale and corrosion is noted in the burn chamber and burner tubes - Replacement of the furnace is recommended at this time. The heat exchanger portion of a gas or oil fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. We recommend a service contract be placed on the unit and a heating contractor called to verify the condition of the heat exchanger prior to settlement date.



FORCED HOT AIR
SYSTEM: AIR
PLENUM/DUCTS

The plenum is in satisfactory condition. Air volume is not evaluated during this inspection. Control of damper(s) and length of duct work could reduce effectiveness of heating.

FORCED HOT AIR
SYSTEM: BLOWER
SECTION

Blower motor, belt & wheel appear satisfactory at this time. Electronic Air Filters are not fully inspected in this home inspection reports and are beyond the scope of standard set by the state of New Jersey. Although Electronic Air Filters are not included in this home inspection reports, it appears the filter may not be working properly due to the dust and dirt in the blower section. Have the filter inspected by professional. You could have a blocked cooling coil and that will reduce your heating and cooling. Humidifiers are not fully inspected in this home inspection reports and are beyond the scope of standard set by the state of New Jersey.

