

Home Diagnostic Inspections, Inc.
Property Inspection Report



10 Anywhere Ave., Somewhere NJ, 00000
Inspection prepared for: John Doe & Jane Doe
Agent: Tom Moore - Remax, Montvale

Inspection Date: 2/2/2011 Time: 10:00am
Age: 1950s Size: 2200 sq. feet
Weather: Snow 32 degrees

Inspector: George White
24GI00040000
603 Highland Ave., Little Falls, NJ, 07424
Phone: 973-233-0777
Email: george@hdinspections.com
hdinspections.com

Report Summary

Structure		
Page 4 Item: 10	Major Concerns	<ul style="list-style-type: none"> • Note: Termite damage was found in the unfinished area of the basement. Fixed walls, floors, and ceilings other half of the basement block the view to the foundation and lower framing. The possibility of damaging conditions, defective materials, and/or wood destroying insects exists. • Note: No access to the crawl space. The possibility of damaging conditions, defective materials, and/or wood destroying insects exist.
Interior		
Page 6 Item: 14	Major Concerns	<ul style="list-style-type: none"> • 12" ceiling tiles may contain asbestos. • 9" vinyl floor tiles may contain asbestos. • Staining noted on underside of roof. Leak is active. staining noted on master bedroom ceiling
Lowest Level		
Page 8 Item: 7	Major Concerns	<ul style="list-style-type: none"> • Persistent seepage noted. It appears that the current water proofing system is insufficient. Additional water proofing systems are required. • A substance which appears to be mold is growing on the foundation walls. Additional testing by a firm who specializes in mold is needed in order to determine the necessary measures needed to remediate this issue.
Electric		
Page 11 Item: 6	Major Concerns	<ul style="list-style-type: none"> • Federal Pacific panel(s) were noted. Consult a licensed electrician for upgrade. • Inappropriate workmanship: Mixed grounds and neutrals noted in sub panel. Consult licensed electrician for repair.
Heating & Air Conditioning		
Page 13 Item: 13	Major Concerns	<ul style="list-style-type: none"> • Exterior temp. was below 60 at the time of the inspection. Unit(s) could not be tested. The unit(s) are close to/or have reached the end of its life expectancy. High probability of replacement. • Evidence of an abandoned underground oil storage tank was found: Further inspection should be done for the presence of an abandoned underground oil storage tank. • Exposed, friable asbestos was noted on heating pipes. Removal is advised.
Plumbing & Bathroom		
Page 15 Item: 14	Major Concerns	<ul style="list-style-type: none"> • The water heater has outlived its life expectancy. Immediate replacement is advised. • The water heater flue is improper and should be changed.
Exterior		

Page 17 Item: 8	Major Concerns	<ul style="list-style-type: none">• The roof has outlived its life expectancy. The shingles are deteriorated, broken, missing, and loose. Immediate replacement of the roof is advised.• The stoop is in poor condition. Repairs are needed. The acquisition of multiple estimates is advised.• Note: Swimming pools and pool equipment are not part of this inspection.• Note: Underground sprinkler systems are not part of this inspection.• The exterior components are covered with 6 to 12 inches of snow cover. The roof, walks and grounds could not be fully inspected. Additional inspection is required in order to fully evaluate these components.• open kicks were noted on the deck stairs
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Structure

1. Accessibility

- Lowest Level: Typical
- Lowest Level: Restricted
- Upper Levels: Typical
- Upper Levels: Restricted

2. Foundation

Materials: Block

- Unparged

3. Columns & Supports

Materials: Steel

4. Settlement: Foundation, Slab

Stable • Moderate

5. Framing Settlement

Stable • Moderate

6. House and Building Components Above Foundation

Materials: Building expanded • Frame: Wood • Roof: Rafters • Main beam: Steel • Blocks: Concrete • Floor/Ceiling: Joists

7. Wood destroying insects

Get a yearly service contract for wood destroying insects and pests.

8. Areas of Possible Risk

Materials: The possibility of damaging conditions, defective materials :exists

9. Minors Concerns

Observations:

- A diagonal crack was noted in the foundation front wall. This crack appears to be stable at this time. It is not wider than 1/8 of an inch at any point, and there does not appear to be any sweep or buldge in the foundation. This crack should be monitored for future movement.
- Vertical cracks noted in foundation. Fiill and seal cracks. Monitor for future movement.
- Termite shelters tubes noted on: the front sill and rim joist. Treatment is required. The wood in the area is intact, and does not need repair at this time.



foundation crack

Termite tubes in sill plate and rim joist



foundation crack

10. Major Concerns

Observations:

- Note: Termite damage was found in the unfinished area of the basement. Fixed walls, floors, and ceilings other half of the basement block the view to the foundation and lower framing. The possibility of damaging conditions, defective materials, and/or wood destroying insects exists.
- Note: No access to the crawl space. The possibility of damaging conditions, defective materials, and/or wood destroying insects exist.

Interior

1. Accessibility

Accessibility:

- Typical
- Restricted
- Attic Acces: Typical
- Attic Access: Restricted

2. Attic Ventilation

Minimal • Gable • Upgrade

3. Insulation

Materials: Fiberglass R value- 5+-

4. Windows

- Sliding- Metal double pane
- Casement- Metal double pane
- Double hung, Metal double pane
- Fixed, Metal double pane

5. Doors

Front- Wood • Side- Metal • Rear- Metal • Sliding- Glass • Louver • Bi-Fold • Bedroom- Hollow core
• Bedroom- Solid core

6. Flooring

Materials: Slate • Parquet • Ceramic • Hardwood • Vinyl squares • Carpets • Rugs • 9" vinyl floor tiles

7. Walls and Ceilings

Materials: Sheetrock • Wall covering • Paneling • Paint over paper • 12" ceiling tiles

8. Fans

Bathroom

9. Fireplace

Wood • Masonry

10. Roof/Attic

- Leakage evidence noted.
- Active stains noted
- Possible near future leakage based on condition and age: Medium

11. Visible Party/Fire Walls

12. Areas of Possible Risk

Previous repairs: walls • Previous repairs: ceilings • Previous repairs: Floors • Paint: Lead, Peeling • Install: Smoke detectors and carbon monoxide detectors, test them regularly. • Tiles: 12" ceiling tiles may contain asbestos. • Tiles: 9" vinyl floor tiles may contain asbestos

13. Minor Concerns

Observations:

- Cosmetic cracks and nail pops in walls and ceilings noted throughout due to typical settlement.
- Additional insulation should be installed in the attic.
- Additional attic ventilation should be installed.
- The bathroom fan vents directly to the attic. Bath fan exhaust should be extended to the outside.
- Original wooden windows need reglazing and have peeling paint which may contain lead. Some stick, some do not stay up, some have broken sash cords, some have crack panes.
- Missing screens noted in the front windows.
- Clean fireplace before use.
- Many doors stick or do not latch properly. Adjustments needed.
- Some doors do not close properly.
- Main staircase need a handrail.
- Basement staircase needs a handrail.
- Space between railing spindles is too large.

14. Major Concerns

Observations:

- 12" ceiling tiles may contain asbestos.
- 9" vinyl floor tiles may contain asbestos.
- Staining noted on underside of roof. Leak is active. staining noted on master bedroom ceiling



active ceiling stain in master bedroom

Lowest Level

1. Accessibility

Basement: Typical • Basement: Restricted • Crawlspace: No Access

2. Water & Dampness Control

Dehumidifier in use • Full perimeter drain • Sump Pump

3. Basement & Crawlspace Finishings

Full heat • Full A/C • Metal outside entrance • Concrete flooring • Vinyl Flooring • Ceramic flooring
• Walls 50% finished • Ceilings 50% finished • Floors 50% finished • Partial insulation

4. Water & Moisture Conditions and Effects

Peeling paint, Efflorescence, Mildew, Odor, Swelled materials, Raised appliances, Raised storage, Damp walls, Damp floors, Water in sump pit, Water stains on floors

5. Areas of Possible Risk

Materials: Inaccessible: Crawlspace • Water seepage dampness probability: High • Drains • Sump Pump • Note: Be aware that buildings with sump pumps and perimeter drains may have a need for them. • Note: All basements are susceptible to water infiltration.

6. Minor Concerns

7. Major Concerns

Observations:

- Persistent seepage noted. It appears that the current water proofing system is insufficient. Additional water proofing systems are required.
- A substance which appears to be mold is growing on the foundation walls. Additional testing by a firm who specializes in mold is needed in order to determine the necessary measures needed to remediate this issue.



efflorescence and water staining on the foundation

mold and efflorescence on foundation



water stains on foundation walls

Kitchen

1. Kitchen

Updated: Fully

2. Exhaust Fans

Appliance draft: Recirculates

3. Appliances, Age, Replacement Probability

- Range: Natural gas: 1 y/o Replacement probability: low
- Refrigerator: 1 y/o Replacement probability: low
- Dishwasher: 1 y/o Replacement probability: low
- Microwave: 1 y/o Replacement probability: low

4. Areas of Possible Risk

Appliances are not moved to view area(s) beneath or behind them. • Note: Homeowners should test yearly for microwave oven leaks.

5. Minor Concerns

Observations:

- Burner does not light with electric ignition: front right
- The oven is in need of cleaning.



6. Major Concerns

Electric

1. Outlet Types

2 prong outlets, 3 prong outlets, GFCI outlets
Bathrooms, Exterior, Kitchen

2. Panel and Main Service

- Upgraded main service
- 110/220 Voltage
- 1 Phase
- 150 amp service
- Multiple panels
- Main service shutoff- Breakers
- Labeled panel
- Circuit shutoffs- Breakers
- Central A/C circuit in panel
- Free space in panels

3. Main & General Wire Types & Grounding

Main Entrance: Copper • Major Appliance: Copper • General Circuitry: Copper • Grounded to soil rod • Grounded to plumbing • armored and nonmetallic cable

4. Areas of Possible Risk

Circuit breakers not tested • Electromagnetic fields are not tested • Electrical splice boxes are not opened • Two hole outlets are ungrounded by design • Federal pacific panel(s) • Note: Personal possessions limit the number of tested outlets. • Note: All two prong outlets are ungrounded. • Note: Federal Pacific electric panels and breakers are known to be defective, for safety upgrade immediately.

5. Minor Concerns

Observations:

- Multiple taps noted in electric panel. (More than wire on a breaker.)
- Extension cord(s) used as permanent wiring in the bedrooms
- Uncovered boxes noted in the:attic
- Ungrounded outlet(s) in the:living room
- Outlet(s) with reversed polarity in the:master bedroom
- Uncovered outlets/switches in many areas
- The doorbell does not function.

6. Major Concerns

Observations:

- **Federal Pacific panel(s) were noted. Consult a licensed electrician for upgrade.**
- **Inappropriate workmanship: Mixed grounds and neutrals noted in sub panel. Consult licensed electrician for repair.**



mixed grounds and neutrals in panel

Heating & Air Conditioning

1. Distribution

- Hot water
- Baseboards

2. Ducts

Materials: A/C • Metal • Flexible

3. Fuels

- Gas

4. Equipment

- Induced draft
- Electric ignition

5. Flue Types

Materials: Metal

6. Space Heating

7. Heating System

- Amount of: 200K BTU's
- Approximate age: 10 y/o
- Central
- Boiler: Water 1 pipe
- Boiler: typical life expectancy- cast iron 30-50 years

8. Cooling System

- Amount of: 2 Tons
- Approximate age of compressor:20
- Approximate age of air handler:20
- Central
- Electric compressor
- A/C draft: down
- Filters: Standard
- Air handler: typical life expectancy 15-20 years
- Compressor: typical life expectancy 5-15 years

9. A/C Test

10. Areas of Possible Risk

Most heat exchangers are inaccessible, possible hidden problems. • Note: A visual search was conducted for an abandoned underground oil storage tank; no obvious evidence was found. If concerned, please research. • Note: Chimney, flues, and liners are inspected internally only when roofs are walked during the inspection. Older home may have unlined chimneys. • Note: The building's age suggests it would be prudent to engage a firm that locates and/or tests oil tanks. We only provide visual inspections for oil tanks.

11. Oil Tanks

12. Minor Concerns

Observations:

- Service boiler regularly.
- Service HVAC components regularly.
- Filter is dirty and should be serviced/replaced.
- Circulator pump needs to be oiled twice a year.

13. Major Concerns

Observations:

- Exterior temp. was below 60 at the time of the inspection. Unit(s) could not be tested. The unit(s) are close to/or have reached the end of its life expectancy. High probability of replacement.
- Evidence of an abandoned underground oil storage tank was found: Further inspection should be done for the presence of an abandoned underground oil storage tank.
- Exposed, friable asbestos was noted on heating pipes. Removal is advised.

Plumbing & Bathroom

1. Water Source

Public

2. Gas Source

Public

3. Treatment

Central

4. General Supply

Materials:

- Copper

5. Supply

Street • Copper

6. Drain, Waste, Vent

Materials: Waste: Public • Lead • Plastic • Cast iron • Galvanized

7. Water Heater

- Fuel: Gas
- Age: 15
- Gallons: 50
- Typical life expectancy: gas 7-12 years

8. Bathroom Walls and Floors

Materials: Paper • Ceramic • Sheetrock

9. Bathroom Fixtures

Fiberglass • Whirlpool • Ceramic tub • Shower stall • Glass enclosure

10. Laundry

- Washer/dyer connection available: gas

11. Main Shut Off Locations

Water: basement • Gas: basement

12. Areas of Possible Risk

Valves: Not checked • Pump dependent system(s) • Lawn sprinklers not checked

13. Minor Concerns

Observations:

- Caulk and grout work is needed in bathroom(s).
- The toilet is loose and should be reset.
- The water heater temp/pressure valve does not have an extension pipe which is long enough, and there is corrosion on the connection..
- Pop up drain control does not function in the: main bath / tub



corrosion and short extension on water heater t/p relief valve

14. Major Concerns

Observations:

- The water heater has outlived its life expectancy. Immediate replacement is advised.
- The water heater flue is improper and should be changed.



improper flue on water heater

Exterior

1. Roof Pitch

Moderate

2. Roof Inspected By

By touch • From ground

3. The roof was not walked because it is too

Snow covered

4. Siding Material

Materials: Brick

5. Roof

6. Areas of Possible Risk

No cricket at chimney base • Skylights: With curbs • Roof: Repairs • Roof: Vulnerable areas • Flashing: Vulnerable areas • Trees: Large, Overhanging • Mold, mildew, moss, discoloration noticed on roof • Note: Underground drains may lead to uninspectable dry wells (components may be damaged).

7. Minor Concerns

Observations:

- Seal all slab/foundation joints. Seal all thresholds, windows, slabs against house, electric/gas/plumbing entrances, doors, flashings.
- Clean all gutters and downspouts regularly.
- Extend all downspouts to drain away from the house.
- Underground drains could not be inspected.
- Pointing needed on the front stoop. Loose/missing mortar noted.
- Cracked flagstones noted on front stoop
- Seal driveway regularly.
- Grade all soil to pitch away from the house. Grading is flat and back pitched.
- Windows at grade should have wells and covers.
- A chimney cap should be installed on the flue for the heating system.
- Pointing needed on chimney, loose/missing mortar noted.
- Crown work need at chimney top.
- Cut back all large/overhanging limbs from large over hanging trees.
- Cracks noted in driveway. Fill and seal all cracks.



uncovered window wells

cap needed on heat chimney flue

8. Major Concerns

Observations:

- The roof has outlived its life expectancy. The shingles are deteriorated, broken, missing, and loose. Immediate replacement of the roof is advised.
- The stoop is in poor condition. Repairs are needed. The acquisition of multiple estimates is advised.
- Note: Swimming pools and pool equipment are not part of this inspection.
- Note: Underground sprinkler systems are not part of this inspection.
- The exterior components are covered with 6 to 12 inches of snow cover. The roof, walks and grounds could not be fully inspected. Additional inspection is required in order to fully evaluate these components.
- open kicks were noted on the deck stairs



open kicks on deck stairs