



# Inspection Report

**Beemal & Tara Vasani**

**Property Address:**  
23 Glen Eagle Dr.  
Bridgewater NJ 08807



23 Glen Eagle Dr

**New Jersey Property Inspections**

**Howard Altman**

**24GI00105100**

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Ringoes NJ 08551  
908-642-2112**



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<b>Date:</b> 1/7/2016	<b>Time:</b> 10:00 AM	<b>Report ID:</b>
<b>Property:</b> 23 Glen Eagle Dr. Bridgewater NJ 08807	<b>Customer:</b> Beemal & Tara Vasani	<b>Real Estate Professional:</b> Kevin Cary Golden Key Realty

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Standards of Practice:**

ASHI American Society of Home Inspectors

**In Attendance:**

Customer and their agent

**Type of building:**

Single Family (2 story)

**Approximate age of building:**

Over 25 Years

**Temperature:**

Below 32 (F) = 0 (C)

**Weather:**

Cloudy

**Ground/Soil surface condition:**

Frozen

**Rain in last 3 days:**

Yes

**Radon Test:**

Yes

**Termite Inspection:**

Yes

## 1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

### Styles & Materials

**Roof Covering:**

3-Tab fiberglass

**Viewed roof covering from:**

Binoculars

**Sky Light(s):**

None

**Chimney (exterior):**

Brick

### Items

#### 1.0 Roof Coverings

Inspected, Repair or Replace

The roof covering is old, the life of covering is around 20 years. Life expectancy is 20-25 years. Recommend a roofing company further evaluate.

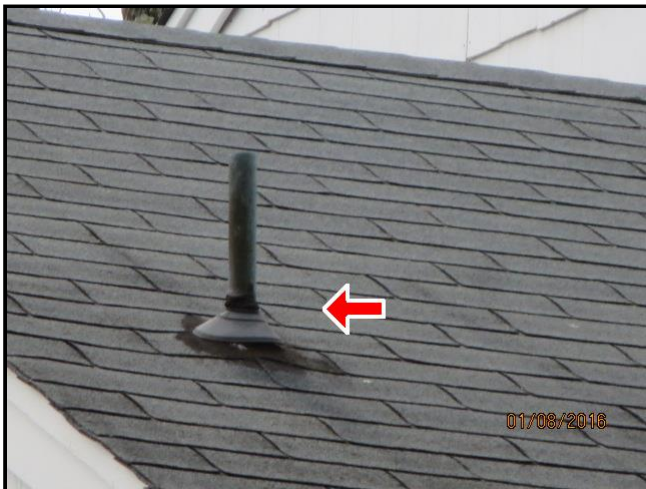
#### 1.1 Flashings

Inspected

#### 1.2 Skylights, Chimneys and Roof Penetrations

Inspected, Repair or Replace

(1) The plumbing vent pipe flashing is installed improperly over the laundry room. Water intrusion can occur if not repaired. Recommend a roofing company further evaluate and repair.



1.2 Item 1(Picture) Pipe Flashing

(2) The sealant on the satellite dish at the roof needs to be maintained. Any penetration into the roof can cause water damage from leaks, This is a maintenance issue and is for your information. A qualified person should repair or replace

as needed.



1.2 Item 2(Picture) Satellite dishes

(3) Two Skylights have stains indicating a leak did or does exist at the Master Bedroom bath. Further deterioration may occur if not repaired. A qualified contractor should repair or replace as needed. Possible mold was observed at the ceiling around the skylights and may be behind the walls. Recommend a mold specialist further evaluate.



1.2 Item 3(Picture) Skylight damage



1.2 Item 4(Picture) Bath walls



1.2 Item 5(Picture) Damaged skylight



1.2 Item 6(Picture) Possible mold



1.2 Item 7(Picture) Possible mold

### 1.3 Roof Drainage Systems

Inspected

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



### Styles & Materials

**Siding Style:**

Lap

**Siding Material:**

Asbestos slate shingle

**Exterior Entry Doors:**

Wood

**Appurtenance:**

Deck with steps

**Driveway:**

Asphalt

### Items

#### 2.0 Wall Cladding Flashing and Trim

*Inspected, Repair or Replace*

(1) The possible Asbestos slate siding at the exterior in areas is damaged, deteriorated missing and loose. Further deterioration that can lead to water and insect intrusion if not corrected. A qualified contractor should inspect and repair as needed.





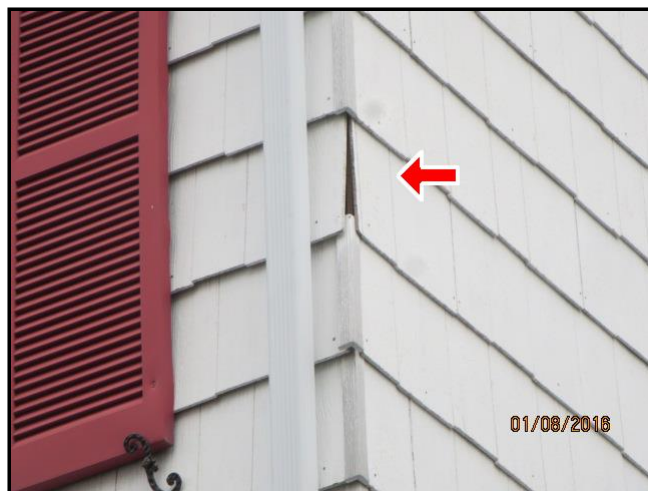
2.0 Item 1(Picture) Damaged siding



2.0 Item 2(Picture) Damaged siding



2.0 Item 3(Picture) Hole in siding



2.0 Item 4(Picture) Damaged siding



2.0 Item 5(Picture) Damaged siding



2.0 Item 6(Picture) Damaged siding



2.0 Item 7(Picture) Rotted trim



2.0 Item 8(Picture) Rotted trim

(2) The siding at the front of the home is buckled. This could be a structural problem. Recommend an structural engineer further evaluate.



2.0 Item 9(Picture) Buckled siding

(3) Rotted wood siding under deck. Further deterioration will occur that can lead to water intrusion and mold if not corrected. Recommend a GC further evaluate.



2.0 Item 10(Picture) Wood rot

### 2.1 Doors (Exterior)

Inspected

### 2.2 Windows

Inspected

### 2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Inspected

### 2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Inspected, Repair or Replace

There is a negative slope at the front of home and can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home.



2.4 Item 1(Picture) Negative slope

### 2.5 Eaves, Soffits and Fascias

Inspected

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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 3. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

#### Styles & Materials

**Electrical Service Conductors:**

Overhead service

**Panel capacity:**

200 AMP

**Panel Type:**

Circuit breakers

**Electric Panel Manufacturer:**

MURRAY

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

Conduit

#### Items

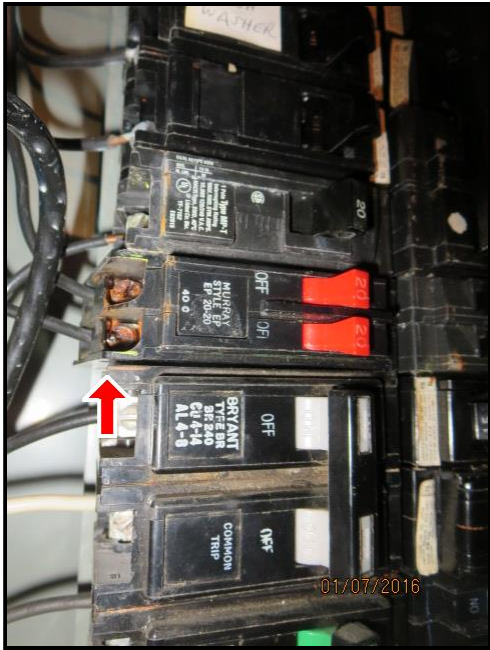
**3.0 Service Entrance Conductors**

Inspected

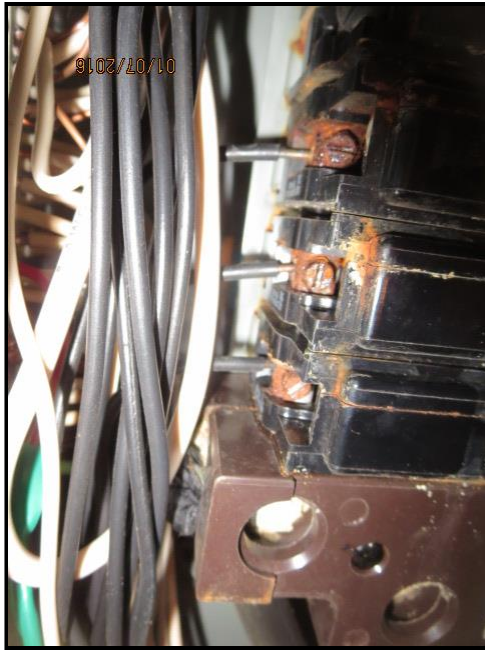
**3.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels**

Inspected, Repair or Replace

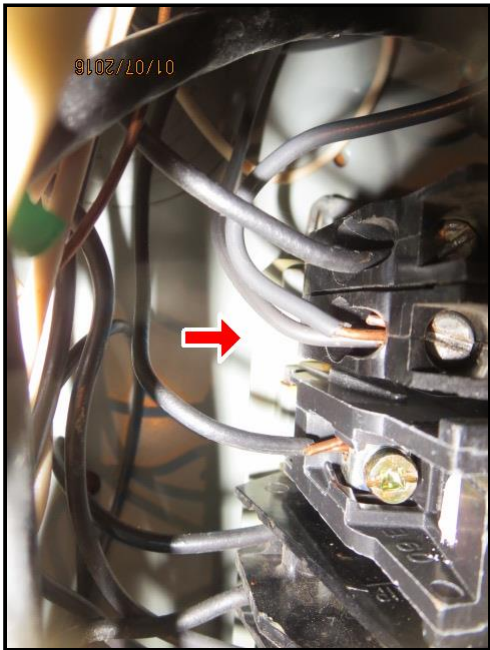
The problem(s) discovered in the panel such as doubled wiring at breakers, rust and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed. Sub Panel is not wired correctly. Neutral and ground wires are on the same bus bar.



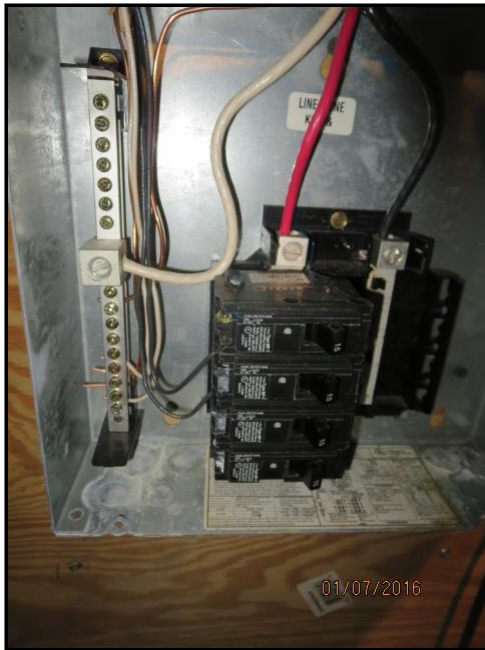
3.1 Item 1(Picture) Rusty connections



3.1 Item 2(Picture) Rusty Connections



3.1 Item 3(Picture) Double wire connection



3.1 Item 4(Picture) Sub Panel

**3.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage**

Inspected

**3.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

Inspected, Repair or Replace

(1) At least 6 outlets in the basement and external are not grounded . This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should perform repairs that involve wiring.



3.3 Item 1(Picture) open ground



3.3 Item 2(Picture) open ground



3.3 Item 3(Picture) open ground



3.3 Item 4(Picture) open ground



3.3 Item 5(Picture) open ground



3.3 Item 6(Picture) open ground and loose

(2) The electrical outlet at driveway is a major safety issues. The outlet is too close to the ground and not protected from getting damaged that can cause an electrical shock.



3.3 Item 7(Picture) Driveway outlet

(3) Open splices were observed at the basement ceiling and under kitchen sink This is a safety concern that can lead to electric shock. Recommend a licensed electrician further evaluate.



3.3 Item 8(Picture) Open splice



3.3 Item 9(Picture) Open splice

(4) All "three-prong" outlets are outdated and not a three-prong GFCI (Ground Fault Circuit Interrupt) in the kitchen and baths. These are a safety issue that needs to be corrected. A qualified licensed electrical contractor should perform repairs that involve wiring.



3.3 Item 10(Picture) Non GFCI

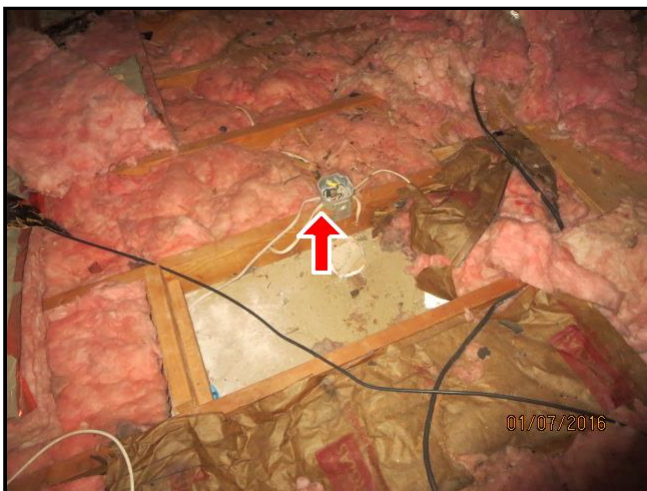


3.3 Item 11(Picture) Non GFCI



3.3 Item 12(Picture) Non GFCI

(5) Exposed wiring at the attic needs a cover plate . This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should perform repairs that involve wiring.



3.3 Item 13(Picture) Needs cover plate

**3.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure**

Inspected



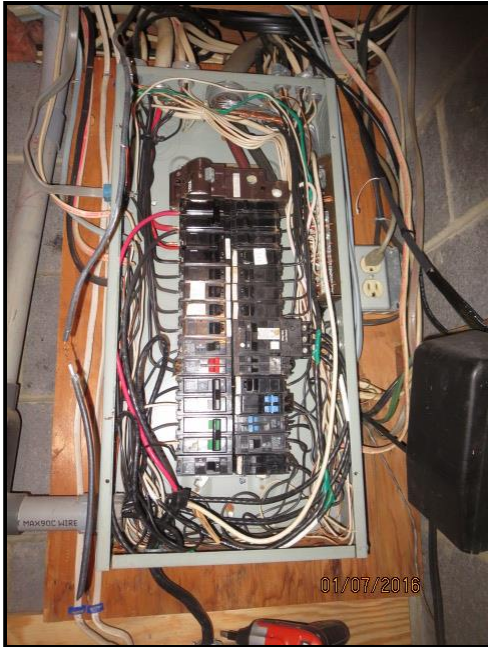
## 3.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Inspected

## 3.6 Location of Main and Distribution Panels

Inspected

The main panel box is located at the basement.



3.6 Item 1(Picture) Basement

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 4. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

### Styles & Materials

<b>Heat Type:</b> Forced Air	<b>Energy Source:</b> Gas	<b>Number of Heat Systems (excluding wood):</b> Two
<b>Heat System Brand:</b> AMERICAN STANDARD Fedders	<b>Ductwork:</b> Non-insulated	<b>Filter Type:</b> Disposable
<b>Filter Size:</b> 15x20	<b>Types of Fireplaces:</b> Conventional	<b>Operable Fireplaces:</b> One
<b>Number of Woodstoves:</b> None	<b>Cooling Equipment Type:</b> Air conditioner unit	<b>Cooling Equipment Energy Source:</b> Electricity
<b>Central Air Manufacturer:</b> FEDDER	<b>Number of AC Only Units:</b> Two	

### Items

#### 4.0 Heating Equipment

##### Inspected, Repair or Replace

Both furnace have major heat exchanger rust conditions. A rusty heat exchanger can lead to carbon monoxide seeping into the home. This condition is a safety and health hazard issue. Recommend that the furnaces be shut down and not used till a HVAC contractor further evaluate. Both furnaces are very old and need to be replaced.

Furnaces were not inspected due to there safety conditions



4.0 Item 1(Picture) Rusty Furnaces



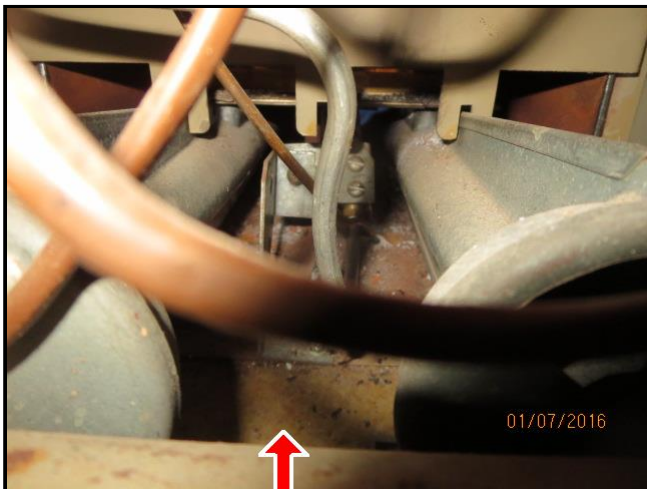
4.0 Item 2(Picture) Rust



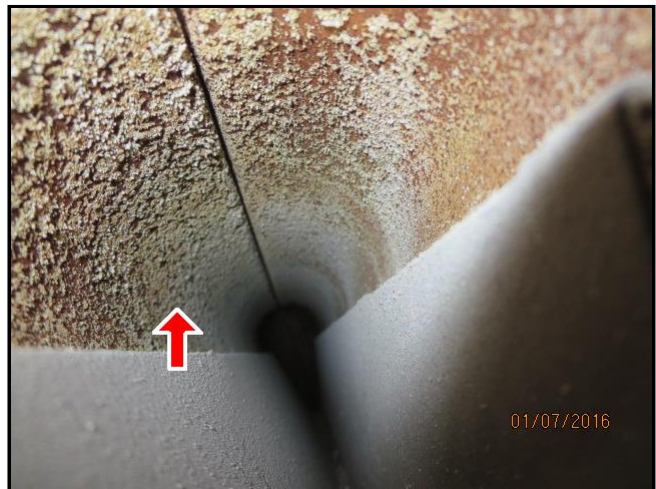
4.0 Item 3(Picture) Rust



4.0 Item 4(Picture) Rust



4.0 Item 5(Picture) Rust



4.0 Item 6(Picture) Rust

**4.1 Normal Operating Controls**

Not Inspected

**4.2 Automatic Safety Controls**

Not Inspected

**4.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)**

Not Inspected

**4.4 Presence of Installed Heat Source in Each Room**

Not Inspected

**4.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)**

Inspected, Repair or Replace

The liner was not inspected by our company. I recommend a qualified chimney sweep inspect for safety.



4.5 Item 1(Picture) Chimney

**4.6 Solid Fuel Heating Devices (Fireplaces, Woodstove)**

Inspected

**4.7 Gas/LP Firelogs and Fireplaces**

Not Present

**4.8 Cooling and Air Handler Equipment**

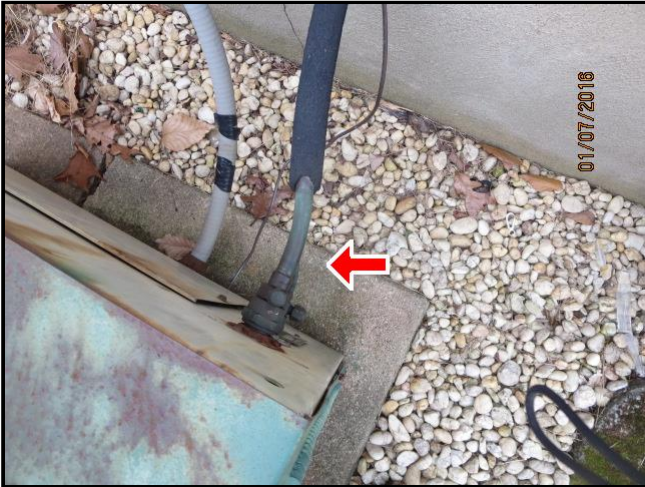
Not Inspected, Repair or Replace

(1) The condenser outside (AC unit) is very old and may last a few years more, but maybe not. I have seen units fail shortly after a home inspection during the seasonal change from mild to hot weather. I cannot determine how long your AC will last before a replacement is necessary. Condenser are original life expectancy is 8-15 years



4.8 Item 1(Picture) Condensers

(2) The foam sleeve on suction line is missing foam sleeve in area(s) at outside unit. Missing foam on suction line can cause energy loss and condensation. I recommend service or repair as needed.



4.8 Item 2(Picture) Missing foam

(3) The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit(s).

#### **4.9 Normal Operating Controls**

Not Inspected

#### **4.10 Presence of Installed Cooling Source in Each Room**

Not Inspected

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The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

### Styles & Materials

**Water Source:**  
Public

**Water Filters:**  
None

**Plumbing Water Supply (into home):**  
Copper

**Plumbing Water Distribution (inside home):**  
Copper

**Washer Drain Size:**  
2" Diameter

**Plumbing Waste:**  
PVC

**Water Heater Power Source:**  
Gas (quick recovery)

**Water Heater Capacity:**  
40 Gallon (1-2 people)

**Manufacturer:**  
AMERICAN

**Water Heater Location:**  
Basement

### Items

#### 5.0 Plumbing Drain, Waste and Vent Systems

Inspected, Repair or Replace

Piping and a p-trap on waste line is missing at the Kitchen sink this does not meet today's standards. Repairs are needed. A qualified licensed plumber should repair or correct as needed.



5.0 Item 1(Picture) Missing piping

**5.1 Plumbing Water Supply, Distribution System and Fixtures**

Inspected, Repair or Replace

Plumbing connection at the water heater is corroded. Corroded pipes can lead to water leaks. Recommend a licensed plumber further evaluate and repair.



5.1 Item 1(Picture) Pipe corrosion

**5.2 Hot Water Systems, Controls, Chimneys, Flues and Vents**

Inspected

Water heater was working a time of inspection. Water heater is from 2007, life expectancy is 8-12 years

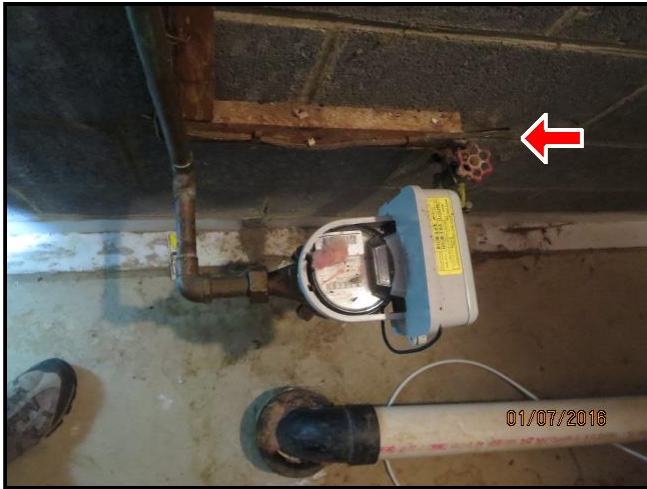


5.2 Item 1(Picture) Water heater

**5.3 Main Water Shut-off Device (Describe location)**

Inspected

The main shut off is the knob located in the basement. This is for your information.



5.3 Item 1(Picture) Main water shut off

#### 5.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

Inspected

#### 5.5 Main Fuel Shut-off (Describe Location)

Inspected

The main fuel shut off is at gas meter inside



5.5 Item 1(Picture) Gas meter

#### 5.6 Sump Pump

Not Present

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The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 6. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

### Styles & Materials

<b>Foundation:</b> Masonry block	<b>Method used to observe Crawlspace:</b> No crawlspace	<b>Floor Structure:</b> 2 X 8
<b>Wall Structure:</b> Wood	<b>Columns or Piers:</b> Steel lally columns	<b>Ceiling Structure:</b> 2X8
<b>Roof Structure:</b> 2 X 6 Rafters	<b>Roof-Type:</b> Gable	<b>Method used to observe attic:</b> Walked
<b>Attic info:</b> Pull Down stairs		

### Items

#### 6.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Inspected, Repair or Replace

(1) Signs of fungi growth is present on the walls along basement in several areas. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. I recommend you contact a mold inspector or expert for investigation or correction if needed.



6.0 Item 1(Picture) Possible Mold



6.0 Item 2(Picture) Possible mold

(2) White efflorescence (powder substance) on block wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the

interior side of the block if necessary. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.



6.0 Item 3(Picture) Efflorescence

### **6.1 Walls (Structural)**

**Inspected, Repair or Replace**

(1) The foundation walls at the front and left side (facing front) of home, has structural cracks these cracks may need reinforcement . A qualified engineer should inspect and repair or replace as needed.



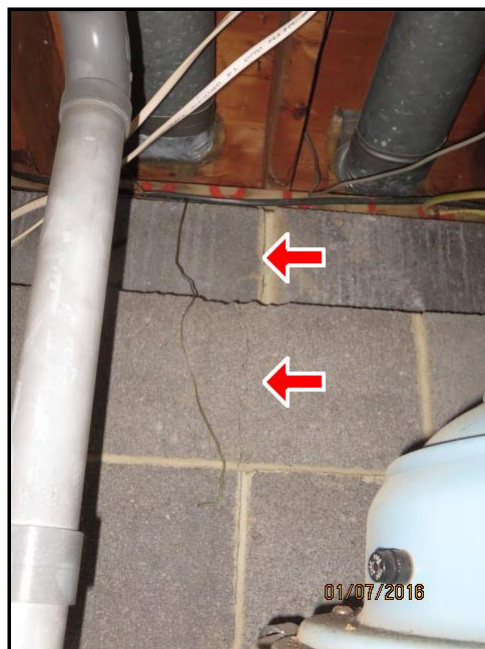
6.1 Item 1(Picture) Crack



6.1 Item 2(Picture) Crack



6.1 Item 3(Picture) Crack



6.1 Item 4(Picture) Crackl



6.1 Item 5(Picture) Crack

(2) Repair was made at the floor joist under rear door. Recommend that the repair be monitored and repair and replace as needed.



6.1 Item 6(Picture) Joist Repair

(3) The foundation wall at the front of home is damaged with a crack. This crack does not appear significant to require repairs at this time but does need to be sealed. A qualified engineer should inspect and repair or replace as needed.



6.1 Item 7(Picture) Foundation crack

**6.2 Columns or Piers**

Inspected

**6.3 Floors (Structural)**

Inspected

**6.4 Ceilings (Structural)**

Inspected

Most of the walls and ceilings in the finished basement are covered and structural members are not visible. A strong mold odor was present I could not see behind these coverings. Recommend a mold specialist further evaluate.



6.4 Item 1(Picture) Finished basement

**6.5 Roof Structure and Attic**

Inspected, Repair or Replace

The roof sheathing in the attic may have mold. Mold can be a health hazard. Recommend a mold specialist further evaluate.



6.5 Item 1(Picture) Possible Mold



6.5 Item 2(Picture) Possible Mold



6.5 Item 3(Picture) Possible Mold

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 7. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

### Styles & Materials

**Attic Insulation:**

Fiberglass

**Ventilation:**

Gable vents  
Ridge vents  
Soffit Vents  
Thermostatically controlled fan

**Exhaust Fans:**

None

**Dryer Power Source:**

Gas Connection

**Dryer Vent:**

Flexible Metal

**Floor System Insulation:**

NONE

### Items

**7.0 Insulation in Attic**

Inspected

**7.1 Insulation Under Floor System**

Not Present

**7.2 Vapor Retarders (in Crawlspace or basement)**

Not Present

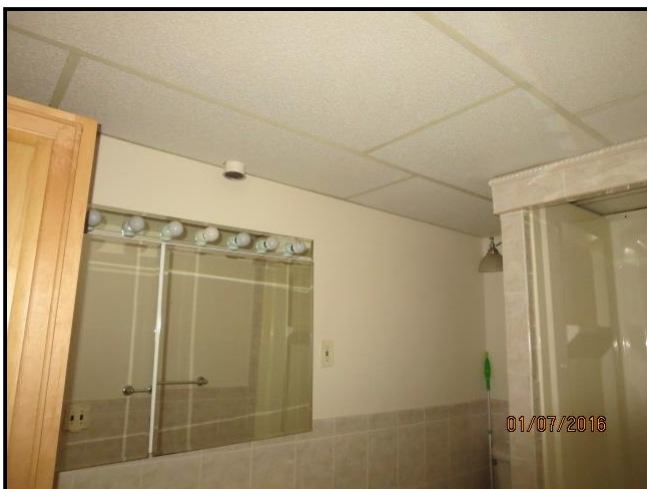
**7.3 Ventilation of Attic and Foundation Areas**

Inspected

**7.4 Venting Systems (Kitchens, Baths and Laundry)**

Inspected, Repair or Replace

The Exhaust fan is missing at the basement bath. This does not meet today's standards . A qualified contractor should inspect and repair as needed.



7.4 Item 1(Picture) Missing fan

**7.5 Ventilation Fans and Thermostatic Controls in Attic****Inspected**

---

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 8. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

### Styles & Materials

**Ceiling Materials:**

Drywall

**Wall Material:**

Drywall

**Floor Covering(s):**

Wood

**Interior Doors:**

Wood

**Window Types:**

Thermal/Insulated

**Window Manufacturer:**

UNKNOWN

**Cabinetry:**

Wood

**Countertop:**

Laminate

### Items

#### 8.0 Ceilings

Inspected, Repair or Replace

The Drywall on the ceiling reveals a water stain indicating a leak did or still exists at the Washer/Dryer room. Repairs were done. Water leak may be coming from vent pipe at roof A qualified contractor should inspect and repair as needed.



8.0 Item 1(Picture) Water stain

#### 8.1 Walls

Inspected

#### 8.2 Floors

Inspected

#### 8.3 Steps, Stairways, Balconies and Railings

Inspected

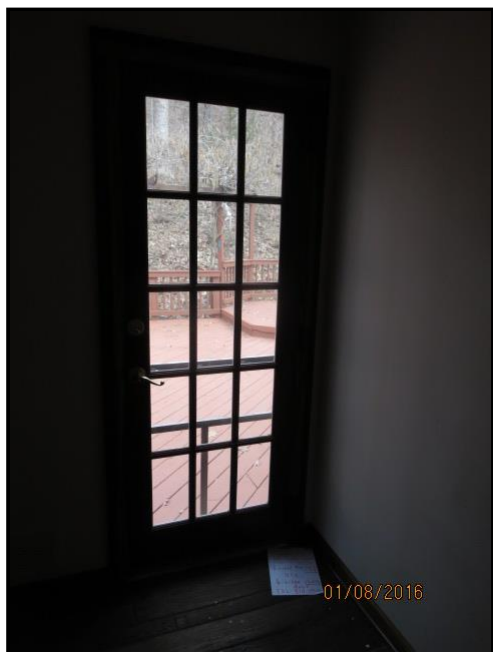
#### 8.4 Counters and Cabinets (representative number)

Inspected

**8.5 Doors (representative number)**

*Inspected, Repair or Replace*

The Entry doors are defective at the Kitchen and family Room. This is considered unsafe and needs correcting. A qualified contractor should inspect and repair as needed.



8.5 Item 1(Picture) Non working door



8.5 Item 2(Picture) Broken lock

**8.6 Windows (representative number)**

*Inspected, Repair or Replace*

Four windows stuck or painted shut at the Bedroom and family Room. Further deterioration may occur if not repaired. A qualified contractor should inspect and repair as needed.



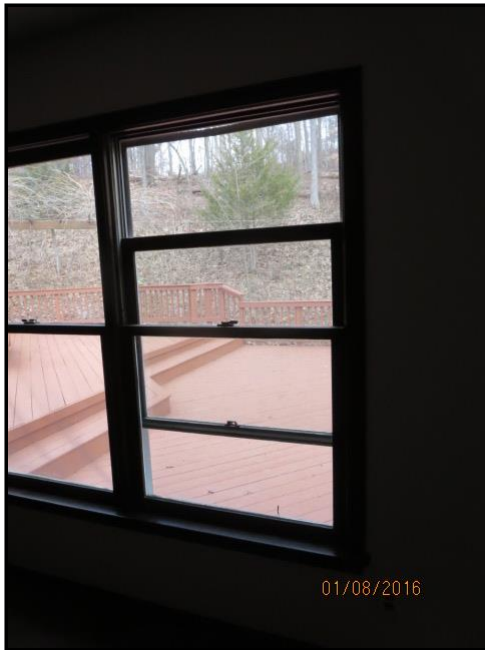
8.6 Item 1(Picture) Non working window



8.6 Item 2(Picture) Non working window



8.6 Item 3(Picture) non working window



8.6 Item 4(Picture) Non working window

---

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 9. Garage

### Styles & Materials

**Garage Door Type:**  
One automatic

**Garage Door Material:**  
Metal

**Auto-opener Manufacturer:**  
UNKNOWN

### Items

#### 9.0 Garage Ceilings

Inspected

#### 9.1 Garage Walls (including Firewall Separation)

Inspected

#### 9.2 Garage Floor

Inspected

#### 9.3 Garage Door (s)

Inspected

#### 9.4 Occupant Door (from garage to inside of home)

Inspected

#### 9.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Inspected, Repair or Replace

The garage door did not reverse when met with resistance. This is a safety issue and needs to be installed

## 10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

### Styles & Materials

**Dishwasher Brand:**  
BOSCH  
Siemens

**Disposer Brand:**  
NONE

**Exhaust/Range hood:**  
HEARTLAND  
ZEPHER

**Range/Oven:**  
GENERAL ELECTRIC

**Built in Microwave:**  
NONE

**Trash Compactors:**  
NONE

### Items

#### 10.0 Dishwasher

Inspected

#### 10.1 Ranges/Ovens/Cooktops

Inspected, Repair or Replace

The front right burner (on range) did not work when tested. I recommend repair as needed.



10.1 Item 1(Picture) Range

#### 10.2 Range Hood (s)

Inspected

#### 10.3 Trash Compactor

Not Present

#### 10.4 Food Waste Disposer

Not Present

#### 10.5 Microwave Cooking Equipment

Inspected

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## General Summary



### New Jersey Property Inspections

**27 Neshanic Dr.  
Ringoes NJ 08551  
908-642-2112**

**Customer**  
Beemal & Tara Vasani

**Address**  
23 Glen Eagle Dr.  
Bridgewater NJ 08807

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 1. Roofing

### 1.0 Roof Coverings

#### **Inspected, Repair or Replace**

The roof covering is old, the life of covering is around 20 years. Life expectancy is 20-25 years. Recommend a roofing company further evaluate.

### 1.2 Skylights, Chimneys and Roof Penetrations

#### **Inspected, Repair or Replace**

(1) The plumbing vent pipe flashing is installed improperly over the laundry room. Water intrusion can occur if not repaired. Recommend a roofing company further evaluate and repair.

## 1. Roofing



1.2 Item 1(Picture) Pipe Flashing

(2) The sealant on the satellite dish at the roof needs to be maintained. Any penetration into the roof can cause water damage from leaks, This is a maintenance issue and is for your information. A qualified person should repair or replace

as needed.



1.2 Item 2(Picture) Satellite dishes

(3) Two Skylights have stains indicating a leak did or does exist at the Master Bedroom bath. Further deterioration may occur if not repaired. A qualified contractor should repair or replace as needed. Possible mold was observed at the ceiling around the skylights and may be behind the walls. Recommend a mold specialist further evaluate.



1. Roofing



1.2 Item 3(Picture) Skylight damage



1.2 Item 4(Picture) Bath walls



1.2 Item 5(Picture) Damaged skylight



1.2 Item 6(Picture) Possible mold



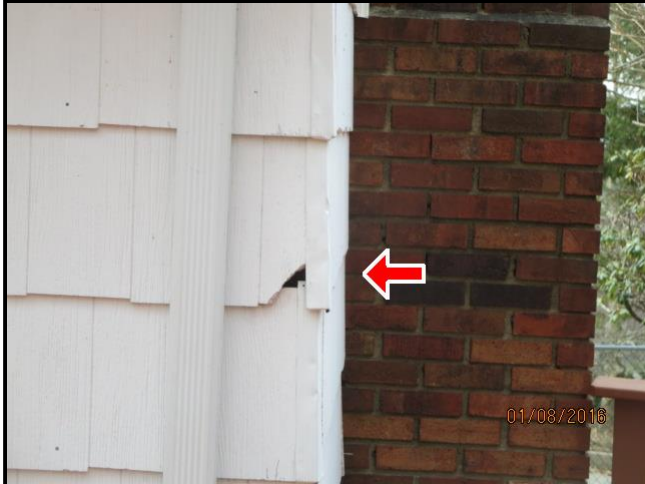
1.2 Item 7(Picture) Possible mold

## 2. Exterior

### 2.0 Wall Cladding Flashing and Trim

#### Inspected, Repair or Replace

(1) The possible Asbestos slate siding at the exterior in areas is damaged, deteriorated missing and loose. Further deterioration that can lead to water and insect intrusion if not corrected. A qualified contractor should inspect and repair as needed.



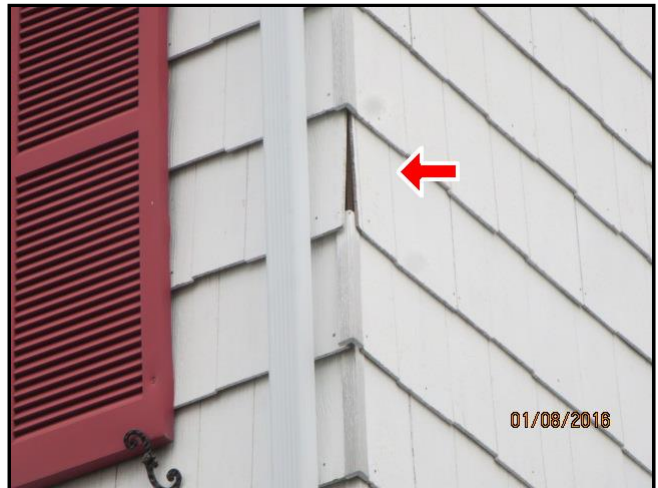
2.0 Item 1(Picture) Damaged siding



2.0 Item 2(Picture) Damaged siding



2.0 Item 3(Picture) Hole in siding



2.0 Item 4(Picture) Damaged siding

2. Exterior



2.0 Item 5(Picture) Damaged siding



2.0 Item 6(Picture) Damaged siding



2.0 Item 7(Picture) Rotted trim



2.0 Item 8(Picture) Rotted trim

(2) The siding at the front of the home is buckled. This could be a structural problem. Recommend an structural engineer further evaluate.



2.0 Item 9(Picture) Buckled siding

(3) Rotted wood siding under deck. Further deterioration will occur that can lead to water intrusion and mold if not corrected. Recommend a GC further evaluate.

## 2. Exterior



2.0 Item 10(Picture) Wood rot

### 2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

#### Inspected, Repair or Replace

There is a negative slope at the front of home and can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home.



2.4 Item 1(Picture) Negative slope

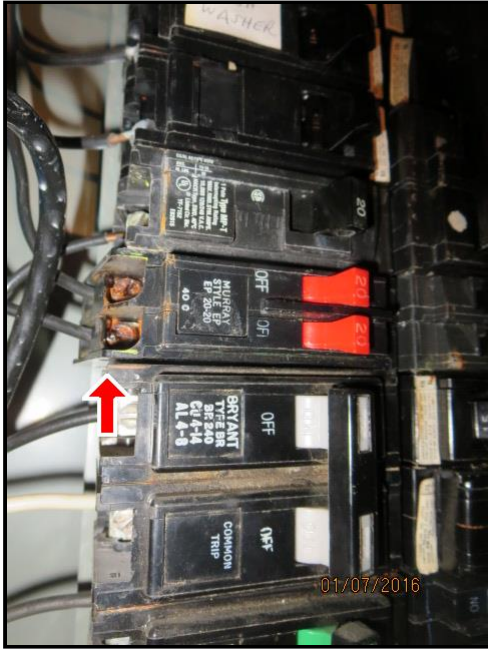
## 3. Electrical System

### 3.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

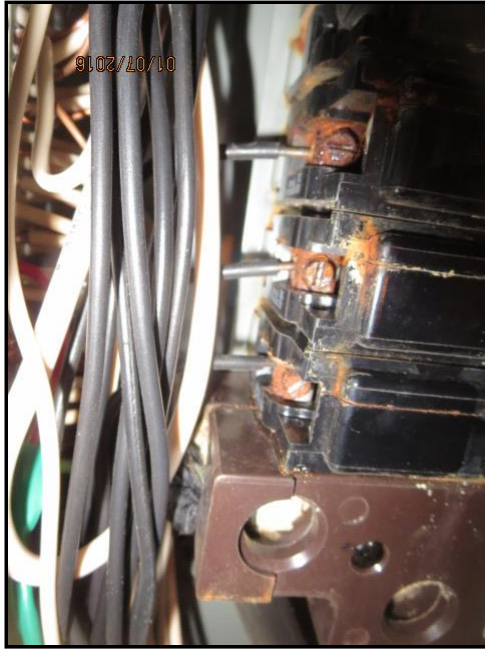
#### Inspected, Repair or Replace

The problem(s) discovered in the panel such as doubled wiring at breakers, rust and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed. Sub Panel is not wired correctly. Neutral and ground wires are on the same bus bar.

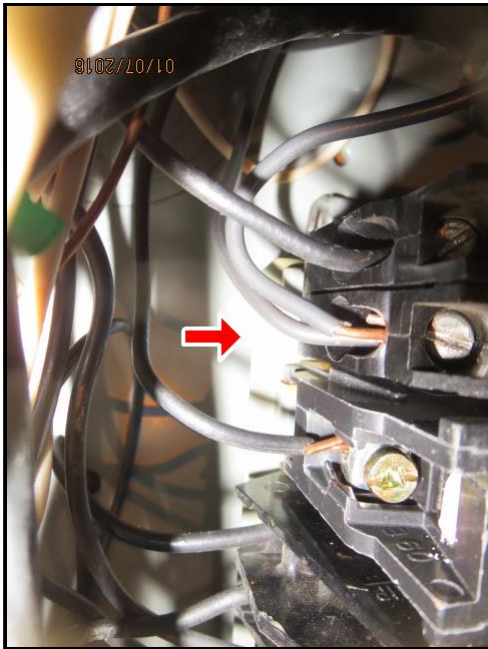
**3. Electrical System**



3.1 Item 1(Picture) Rusty connections



3.1 Item 2(Picture) Rusty Connections



3.1 Item 3(Picture) Double wire connection



3.1 Item 4(Picture) Sub Panel

**3.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

**Inspected, Repair or Replace**

(1) At least 6 outlets in the basement and external are not grounded . This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should perform repairs that involve wiring.

3. Electrical System



3.3 Item 1(Picture) open ground



3.3 Item 2(Picture) open ground



3.3 Item 3(Picture) open ground



3.3 Item 4(Picture) open ground



3.3 Item 5(Picture) open ground



3.3 Item 6(Picture) open ground and loose

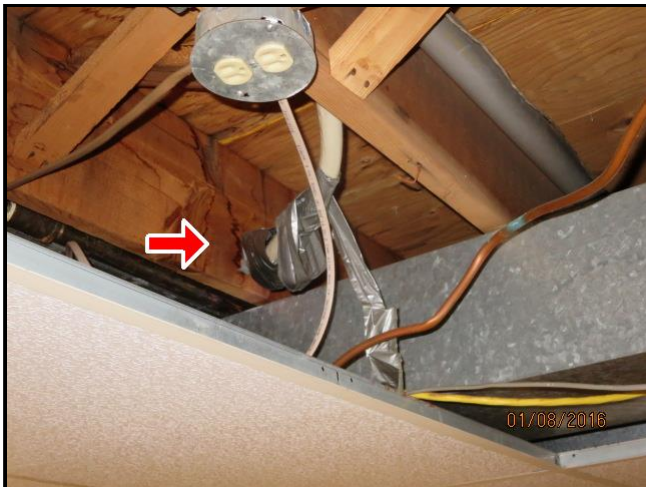
(2) The electrical outlet at driveway is a major safety issues. The outlet is too close to the ground and not protected from getting damaged that can cause an electrical shock.

### 3. Electrical System



3.3 Item 7(Picture) Driveway outlet

(3) Open splices were observed at the basement ceiling and under kitchen sink This is a safety concern that can lead to electric shock. Recommend a licensed electrician further evaluate.



3.3 Item 8(Picture) Open splice



3.3 Item 9(Picture) Open splice

(4) All "three-prong" outlets are outdated and not a three-prong GFCI (Ground Fault Circuit Interrupt) in the kitchen and baths. These are a safety issue that needs to be corrected. A qualified licensed electrical contractor should perform repairs that involve wiring.

3. Electrical System



3.3 Item 10(Picture) Non GFCI

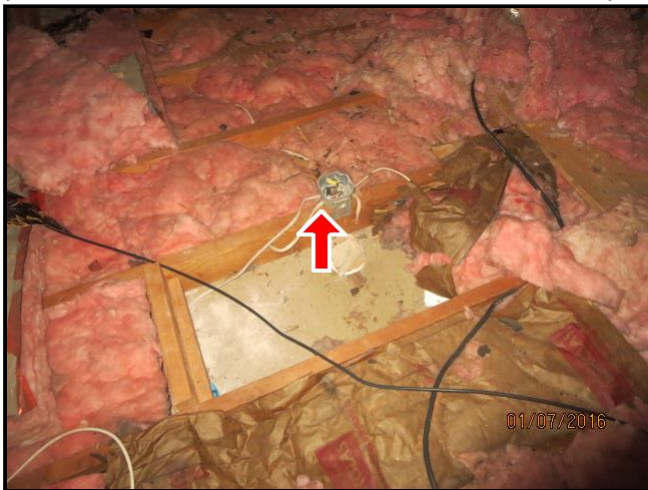


3.3 Item 11(Picture) Non GFCI



3.3 Item 12(Picture) Non GFCI

(5) Exposed wiring at the attic needs a cover plate . This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should perform repairs that involve wiring.



3.3 Item 13(Picture) Needs cover plate



## 4. Heating / Central Air Conditioning

### 4.0 Heating Equipment

#### Inspected, Repair or Replace

Both furnace have major heat exchanger rust conditions. A rusty heat exchanger can lead to carbon monoxide seeping into the home. This condition is a safety and health hazard issue. Recommend that the furnaces be shut down and not used till a HVAC contractor further evaluate. Both furnaces are very old and need to be replaced.

Furnaces were not inspected due to there safety conditions

4. Heating / Central Air Conditioning



4.0 Item 1(Picture) Rusty Furnaces



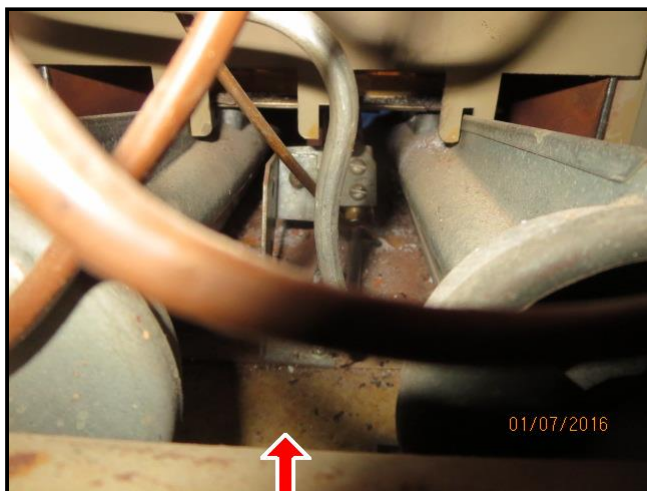
4.0 Item 2(Picture) Rust



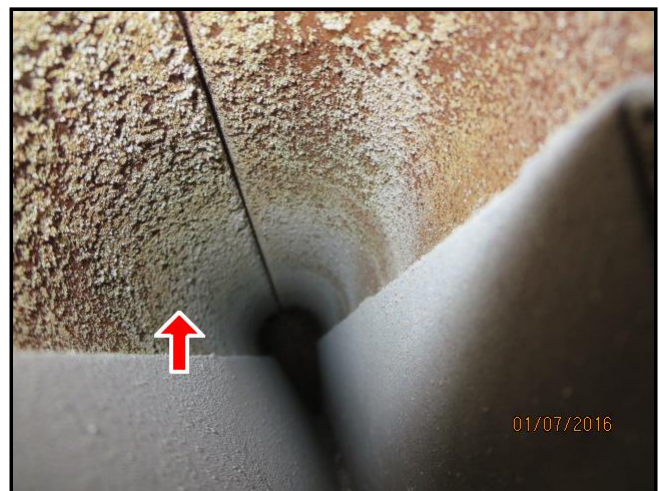
4.0 Item 3(Picture) Rust



4.0 Item 4(Picture) Rust



4.0 Item 5(Picture) Rust



4.0 Item 6(Picture) Rust

**4.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)  
Inspected, Repair or Replace**

The liner was not inspected by our company. I recommend a qualified chimney sweep inspect for safety.

## 4. Heating / Central Air Conditioning



4.5 Item 1(Picture) Chimney

### 4.8 Cooling and Air Handler Equipment

#### Not Inspected, Repair or Replace

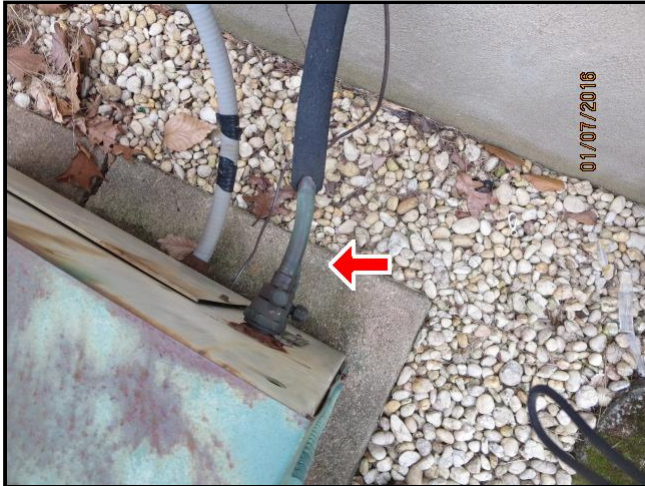
(1) The condenser outside (AC unit) is very old and may last a few years more, but maybe not. I have seen units fail shortly after a home inspection during the seasonal change from mild to hot weather. I cannot determine how long your AC will last before a replacement is necessary. Condenser are original life expectancy is 8-15 years



4.8 Item 1(Picture) Condensers

(2) The foam sleeve on suction line is missing foam sleeve in area(s) at outside unit. Missing foam on suction line can cause energy loss and condensation. I recommend service or repair as needed.

## 4. Heating / Central Air Conditioning



4.8 Item 2(Picture) Missing foam

(3) The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit(s).

## 5. Plumbing System

### 5.0 Plumbing Drain, Waste and Vent Systems

#### Inspected, Repair or Replace

Piping and a p-trap on waste line is missing at the Kitchen sink this does not meet today's standards. Repairs are needed. A qualified licensed plumber should repair or correct as needed.



5.0 Item 1(Picture) Missing piping

### 5.1 Plumbing Water Supply, Distribution System and Fixtures

#### Inspected, Repair or Replace

Plumbing connection at the water heater is corroded. Corroded pipes can lead to water leaks. Recommend a licensed plumber further evaluate and repair.

## 5. Plumbing System



5.1 Item 1(Picture) Pipe corrosion

## 6. Structural Components

### 6.0 Foundations, Basement and CrawlSpace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

#### Inspected, Repair or Replace

(1) Signs of fungi growth is present on the walls along basement in several areas. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. I recommend you contact a mold inspector or expert for investigation or correction if needed.



6.0 Item 1(Picture) Possible Mold



6.0 Item 2(Picture) Possible mold

(2) White efflorescence (powder substance) on block wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the block if necessary. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.

## 6. Structural Components



6.0 Item 3(Picture) Efflorescence

### 6.1 Walls (Structural)

#### **Inspected, Repair or Replace**

(1) The foundation walls at the front and left side (facing front) of home, has structural cracks these cracks may need reinforcement . A qualified engineer should inspect and repair or replace as needed.

6. Structural Components



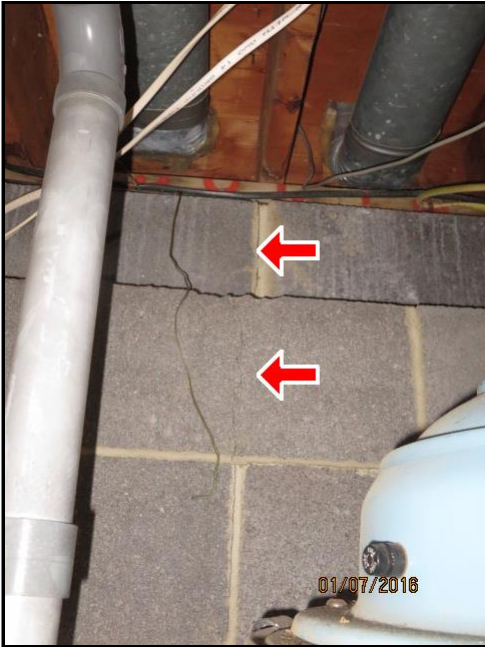
6.1 Item 1(Picture) Crack



6.1 Item 2(Picture) Crack



6.1 Item 3(Picture) Crack



6.1 Item 4(Picture) Crackl

## 6. Structural Components



6.1 Item 5(Picture) Crack

(2) Repair was made at the floor joist under rear door. Recommend that the repair be monitored and repair and replace as needed.



6.1 Item 6(Picture) Joist Repair

(3) The foundation wall at the front of home is damaged with a crack. This crack does not appear significant to require repairs at this time but does need to be sealed. A qualified engineer should inspect and repair or replace as needed.



## 6. Structural Components



6.1 Item 7(Picture) Foundation crack

### 6.5 Roof Structure and Attic Inspected, Repair or Replace

The roof sheathing in the attic may have mold. Mold can be a health hazard. Recommend a mold specialist further evaluate.

## 6. Structural Components



6.5 Item 1(Picture) Possible Mold



6.5 Item 2(Picture) Possible Mold



6.5 Item 3(Picture) Possible Mold

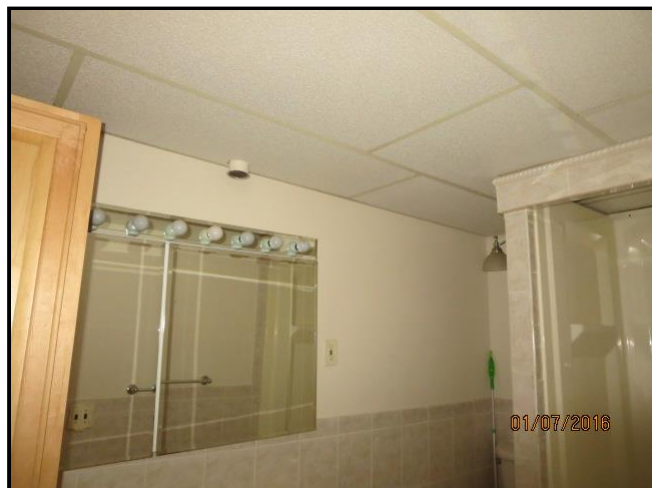
## 7. Insulation and Ventilation

### 7.4 Venting Systems (Kitchens, Baths and Laundry)

#### Inspected, Repair or Replace

The Exhaust fan is missing at the basement bath. This does not meet today's standards . A qualified contractor should inspect and repair as needed.

## 7. Insulation and Ventilation



7.4 Item 1(Picture) Missing fan

## 8. Interiors

### 8.0 Ceilings

#### Inspected, Repair or Replace

The Drywall on the ceiling reveals a water stain indicating a leak did or still exists at the Washer/Dryer room. Repairs were done. Water leak may be coming from vent pipe at roof A qualified contractor should inspect and repair as needed.



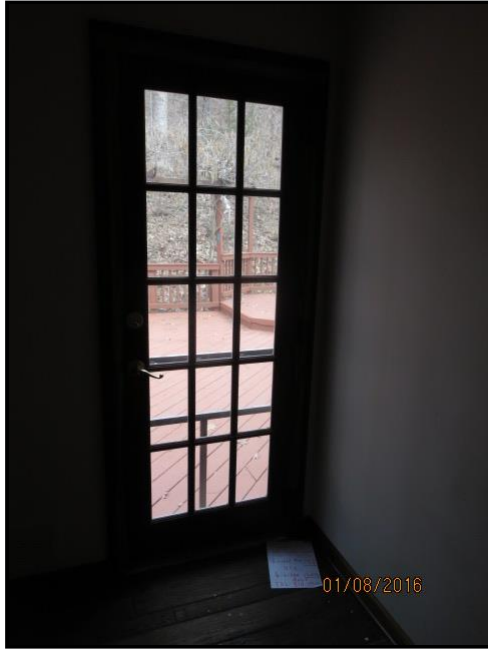
8.0 Item 1(Picture) Water stain

### 8.5 Doors (representative number)

#### Inspected, Repair or Replace

The Entry doors are defective at the Kitchen and family Room. This is considered unsafe and needs correcting. A qualified contractor should inspect and repair as needed.

## 8. Interiors



8.5 Item 1(Picture) Non working door



8.5 Item 2(Picture) Broken lock

### 8.6 Windows (representative number)

#### Inspected, Repair or Replace

Four windows stuck or painted shut at the Bedroom and family Room. Further deterioration may occur if not repaired. A qualified contractor should inspect and repair as needed.

8. Interiors



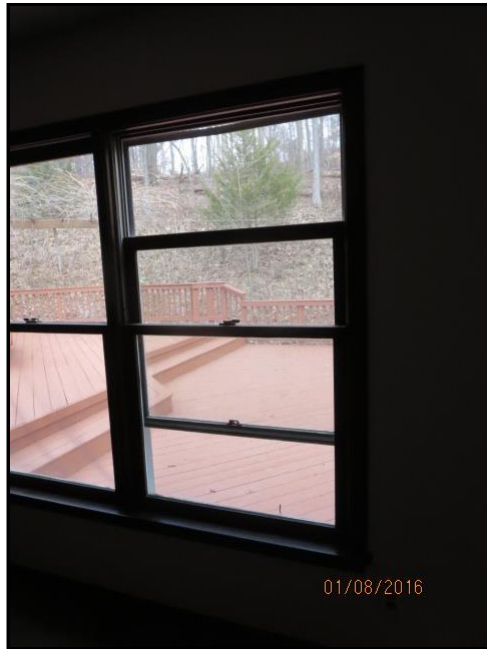
8.6 Item 1(Picture) Non working window



8.6 Item 2(Picture) Non working window



8.6 Item 3(Picture) non working window



8.6 Item 4(Picture) Non working window

9. Garage

- 9.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)  
Inspected, Repair or Replace

## 9. Garage

The garage door did not reverse when met with resistance. This is a safety issue and needs to be installed

## 10. Built-In Kitchen Appliances

### 10.1 Ranges/Ovens/Cooktops

#### Inspected, Repair or Replace

The front right burner (on range) did not work when tested. I recommend repair as needed.



10.1 Item 1(Picture) Range

---

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Howard Altman



**INVOICE**

**New Jersey Property Inspections**  
**27 Neshanic Dr.**  
**Ringoes NJ 08551**  
**908-642-2112**  
**Inspected By: Howard Altman**

**Inspection Date: 1/7/2016**  
**Report ID:**

Customer Info:	Inspection Property:
Beemal & Tara Vasani 463 Peter Par Rd. Bridgewater NJ 08807  <b>Customer's Real Estate Professional:</b> Kevin Cary Golden Key Realty	23 Glen Eagle Dr. Bridgewater NJ 08807

**Inspection Fee:**

Service	Price	Amount	Sub-Total
Radon / Termite	175.00	1	175.00
Home Inspection	400.00	1	400.00
			<b>Tax \$0.00</b>
			<b>Total Price \$575.00</b>

**Payment Method:** Check  
**Payment Status:** Paid At Time Of Inspection  
**Note:**

**IMPORTANT READ:**

First, we have a tour that will help you decide whether or not you want to use the:

1. Agreement File 1, 2
2. Disclaim File
3. Misc button the attach agreement.

Watch this tour to eliminate confusion:

<http://www.homegauge.com/tours/agreement.html>

Explanation below:

Your client contract agreement can be placed by you in one of the above files and it depends on how you want to use it in the report as to which file you should use.

1. Disclaim File: If you place your contract agreement in the Disclaim file it will:
  - a. Automatically populate the customer info for you
  - b. Automatically insert the agreement in-line inside the report.
  - c. Use this Disclaim file if you plan to use the "Force Agreement" online at our uploaded report.
2. Agreement File 1 or 2: If you place your client agreement in the "Agreement" File (1 or 2)
  - a. You will select it each inspection under the MISC button in the software and click ATTACH.
  - b. When you have multiple contract agreements (i.e. Commercial, Mold etc) You will need to attach at each inspection (under MISC button) which file you want for that inspection.

NOTE: If you choose "Disclaim" file for your commonly used agreement (preferred) then when you have an inspection requiring a different agreement and attach it under MISC button it will override the Disclaim file and the Disclaim file will not be used or displayed for that report, which is intentional as you are wanting a different agreement for that report.

## **Inspection Agreement**

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the company web site.