



# Inspection Report

## Quakertown Fire Company

**Property Address:**  
2 Perryville Rd  
Union Twp NJ 08867



2 Perryville Rd.

## New Jersey Property Inspections

**Howard Altman**

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<b>Date:</b> 12/19/2015	<b>Time:</b> 10:00 AM	<b>Report ID:</b>
<b>Property:</b> 2 Perryville Rd Union Twp NJ 08867	<b>Customer:</b> Quakertown Fire Company	<b>Real Estate Professional:</b> Joanne Schwartz Weidel

**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 50 Years

**Temperature:**

Below 60 (F) = 15.5 (C)

**Weather:**

Clear

**Ground/Soil surface condition:**

Damp

**Rain in last 3 days:**

Yes

**Radon Test:**

Yes

**Water Test:**

No

**WDI 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:**

Walked roof

**Sky Light(s):**

None

**Chimney (exterior):**

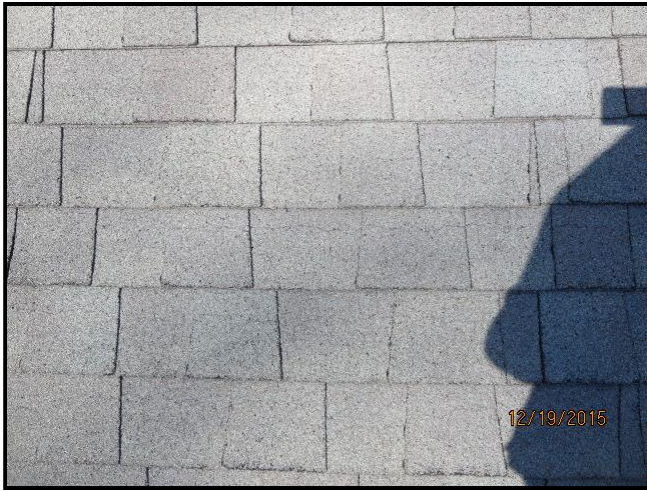
Brick

## Items

### 1.0 ROOF COVERINGS

Inspected, Repair or Replace

The roof covering is damaged cracks lifts and buckling at the "entire roof". This does not appear adequate. It should be properly repaired or replaced. A qualified roofing contractor should inspect and repair as needed.



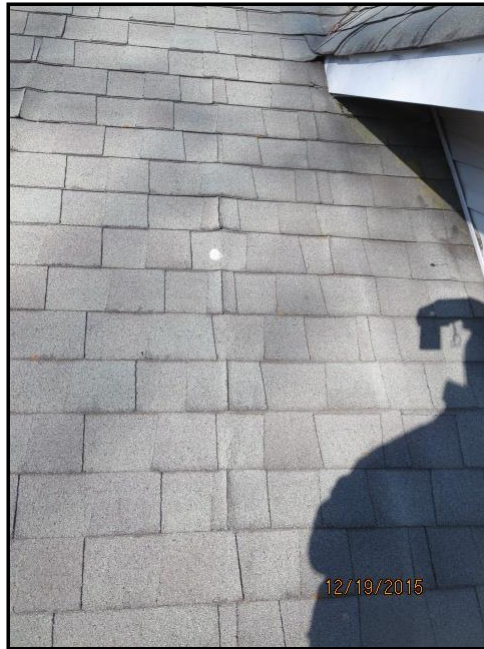
1.0 Item 1(Picture) Cracks



1.0 Item 2(Picture) Buckling



1.0 Item 3(Picture) Buckling Tiles



1.0 Item 4(Picture) Buckling Tiles



1.0 Item 5(Picture) Tile Lifts

**1.1 FLASHINGS**

Inspected, Repair or Replace

Flashing around chimney is deteriorated and needs sealant. Deteriorated flashing can lead to water intrusion. The chimney is also missing mortar and needs re-pointing. Recommend a chimney specialist further evaluate and repair.



1.1 Item 1(Picture) Flashing



1.1 Item 2(Picture) Needs repair



1.1 Item 3(Picture) Flashing

**1.2 ROOF DRAINAGE SYSTEMS**

Inspected, Repair or Replace

(1) The downspout needs an extension and a buried drain line to carry water away from the home at the front of home.



1.2 Item 1(Picture) Needs extension

(2) The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.



1.2 Item 2(Picture) Clogged Gutters

**1.3 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS**

Inspected, Repair or Replace

The plumbing vent pipes need caulking around the perimeter of pipe and boot where boot flange has failed.





1.3 Item 1(Picture) Failed Boot

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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:**

Vinyl

**Exterior Entry Doors:**

Steel

**Appurtenance:**

Patio

**Driveway:**

Asphalt

### Items

#### 2.0 WALL CLADDING FLASHING AND TRIM

**Inspected, Repair or Replace**

The Vinyl siding at the exterior in areas is damaged with holes. Further deterioration from water and insect intrusion can occur 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) Damaged siding

**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

**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:**

Fuses

**Electric Panel Manufacturer:**

CUTLER HAMMER

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

Romex  
BX

#### Items

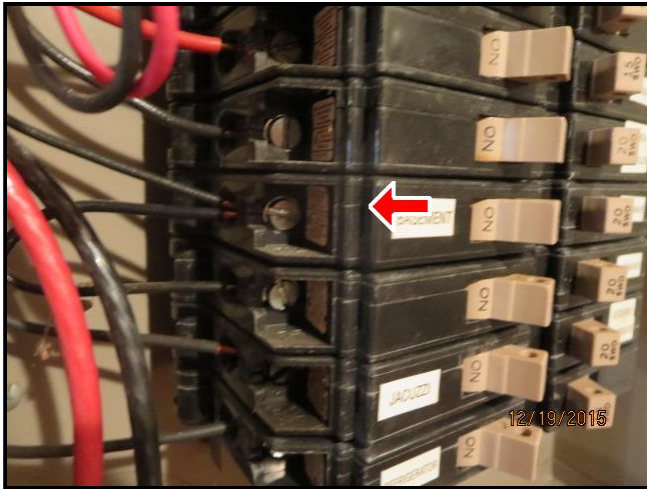
**3.0 SERVICE ENTRANCE CONDUCTORS**

Inspected

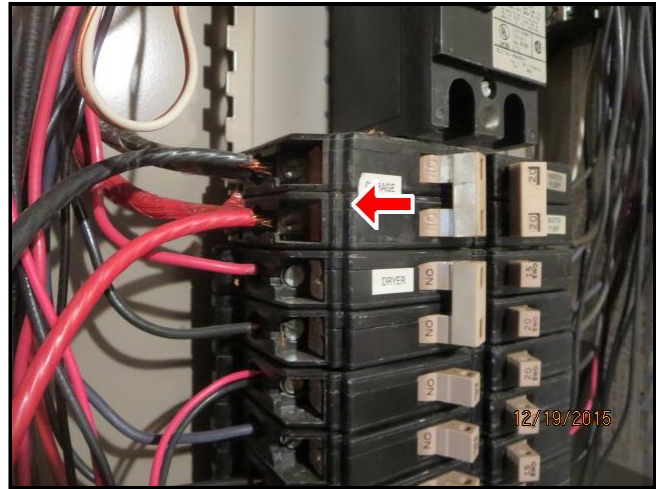
**3.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS**

Inspected, Repair or Replace

The problem(s) discovered in the panel such as doubled wiring at breakers, and any other problems that an electrical contractor may discover while performing repairs need correcting. Sub Panel is also wire incorrectly Neutral and ground wires are on the same bus bar. I recommend a licensed electrical contractor inspect further and correct as needed.



3.1 Item 1(Picture) Double wire



3.1 Item 2(Picture) Double wire



3.1 Item 3(Picture) Sub Panel



3.1 Item 4(Picture) Open fuse

**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

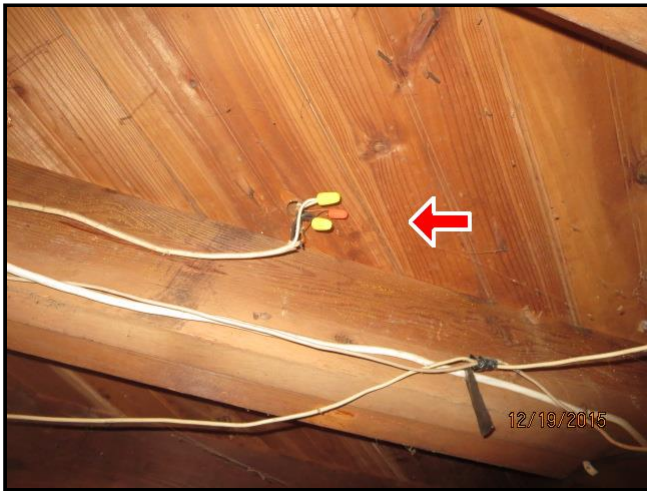
(1) Exposed wiring at the ceiling in the basement. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should perform repairs that involve wiring.



3.3 Item 1(Picture) Exposed wire



3.3 Item 2(Picture) Exposed wire



3.3 Item 3(Picture) Exposed wire

(2) Two "three-prong" outlets are outdated and not a three-prong GFCI (Ground Fault Circuit Interrupt) in the second floor kitchen and private bath. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should perform repairs that involve wiring.



3.3 Item 4(Picture) Non GFCI



3.3 Item 5(Picture) Non GFCI outlet

**3.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, 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) Main Panel

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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> Circulating boiler	<b>Energy Source:</b> Oil	<b>Number of Heat Systems (excluding wood):</b> One
<b>Heat System Brand:</b> AMERICAN STANDARD H.B. Smith Serial # : D86438P	<b>Ductwork:</b> N/A	<b>Filter Type:</b> N/A
<b>Filter Size:</b> N/A	<b>Types of Fireplaces:</b> None	<b>Number of Woodstoves:</b> None

### Items

#### 4.0 HEATING EQUIPMENT

*Inspected, Repair or Replace*

(1) The oil-fired boiler is deteriorated with cracks at the fire wall. This is a safety issue and should be repaired, or replaced by A licensed HVAC contractor should service or repair unit.



4.0 Item 1(Picture) Firewall cracks

(2) Heating System was working at time of inspection, Boiler is from 1986, life expectancy is 15-25 years





4.0 Item 2(Picture) Boiler

(3) Rust was observed outside at bottom of boiler, could not determine if this effected the inside heat exchanger. Recommend an HVAC contractor further evaluate



4.0 Item 3(Picture) Boiler Rust

#### 4.1 NORMAL OPERATING CONTROLS

Inspected

#### 4.2 AUTOMATIC SAFETY CONTROLS

Inspected

#### 4.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Inspected

#### 4.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Inspected

#### 4.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Inspected, Repair or Replace

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

(2) The vent pipe for oil fired boiler needs mastic sealed around pipe where it enters chimney. This is a safety issue and should be repaired. I recommend a qualified licensed heat contractor inspect further and repair as needed.



4.5 Item 1(Picture) Needs sealant

(3) Insulation at the chimney at basement maybe asbestos. Asbestos is a health hazard, recommend a specialist further evaluate.



4.5 Item 2(Picture) Possible asbestos

**4.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)**

Not Present

**4.7 GAS/LP FIRELOGS AND FIREPLACES**

Not Present

**4.8 COOLING AND AIR HANDLER EQUIPMENT**

Not Present

There is no central air conditioning in this home. This home has no central air (No AC). This is for your information.

**4.9 NORMAL OPERATING CONTROLS**

Not Present

**4.10 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM**

Not Present

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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:**  
Well

**Water Filters:**  
Whole house conditioner

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

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

**Washer Drain Size:**  
2" Diameter

**Plumbing Waste:**  
PVC  
Cast iron

**Water Heater Power Source:**  
None (Boiler only)

**Water Heater Capacity:**  
Tankless

**Water Heater Location:**  
Basement

### Items

#### 5.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected

#### 5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected, Repair or Replace

(1) The outside water faucets did not work at the rear of home. This is not considered up to today's standard. A qualified licensed plumber should repair or correct as needed.



5.1 Item 1(Picture) Spigot

(2) The shut-off valve is corroded. Repairs are needed before a leak occurs . A qualified licensed plumber should repair or correct as needed.



5.1 Item 2(Picture) Corroded valve

**5.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS**

Inspected

**5.3 MAIN WATER SHUT-OFF DEVICE (Describe location)**

Inspected

The main shut off is the lever 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 shut off for oil is at oil barrel inside.



5.5 Item 1(Picture) Oil Barrel

## 5.6 SUMP PUMP

### Inspected

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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> Not visible
<b>Roof Structure:</b> Not visible	<b>Roof-Type:</b> Gable	<b>Method used to observe attic:</b> Inaccessible

### Items

#### 6.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (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

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 1(Picture) Efflorescence

#### 6.1 WALLS (Structural)

Inspected, Repair or Replace

The wood for the base of the wall in basement is not pressure treated. Wood rot can occur if not corrected. Recommend a GC further evaluate and check for permits.



6.1 Item 1(Picture) Base wood

**6.2 COLUMNS OR PIERS**

Inspected, Repair or Replace

The support beam at right side basement has a large hole. It could not be determined if the support beam was compromised. Recommend a GC further evaluate



6.2 Item 1(Picture) Support Beam

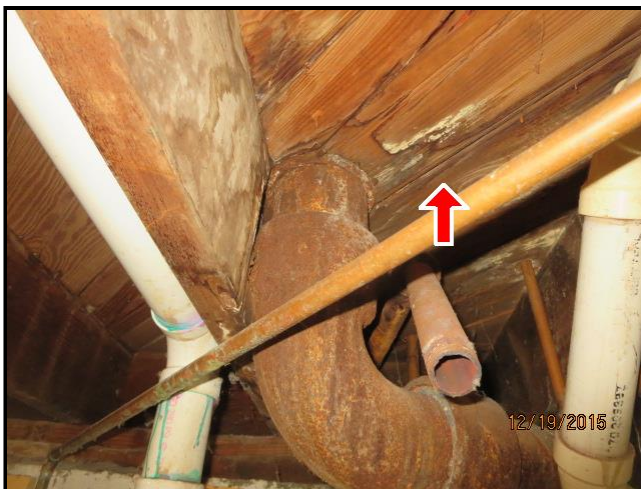
**6.3 FLOORS (Structural)**

Inspected, Repair or Replace

Wood rot and water stains were observed at basement ceiling. A moisture meter was used and indicated that the stain is not active. Recommend repairs be made to the area.



6.3 Item 1(Picture) Water stains



6.3 Item 2(Picture) Water stains

#### 6.4 CEILINGS (structural)

Inspected

Some of the walls and ceilings in the finished basement are covered and structural members are not visible. No obvious problems discovered. I could not see behind these coverings.

#### 6.5 ROOF STRUCTURE AND ATTIC

Not Inspected

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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. 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):**

Carpet  
Wood

**Interior Doors:**

Wood

**Window Types:**

Thermal/Insulated

**Window Manufacturer:**

UNKNOWN

**Cabinetry:**

Wood

**Countertop:**

Laminate

### Items

#### 7.0 CEILINGS

Inspected, Repair or Replace

Water stain at second floor ceiling was observed at time of inspection. A moisture meter was used and indicated that the stain was not active. Recommend monitor area and repair as needed.



7.0 Item 1(Picture) Water stain

#### 7.1 WALLS

Inspected, Repair or Replace

(1) Possible lead paint observed in closet at first floor bedroom, Recommend further evaluation by a lead specialist and removed as needed



7.1 Item 1(Picture) Possible Led paint

(2) Water damage at basement wall was observed at time of inspection. A moisture meter was used and indicated that the water was not active. Recommend the wall be checked for mold.



7.1 Item 2(Picture) Water Stain wall

**7.2 FLOORS**

Inspected

**7.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS**

Inspected, Repair or Replace

The hand/guard rail for the second story stairs is loose. A fall or injury could occur if not corrected. A qualified contractor should repair or replace as needed.



7.3 Item 1(Picture) Loose rail

#### 7.4 COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS

Inspected

#### 7.5 DOORS (REPRESENTATIVE NUMBER)

Inspected

#### 7.6 WINDOWS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

One window cracked at glass pane at the basement. Cracked glass should be replaced to prevent injury or damage. A qualified contractor should inspect and repair as needed.



7.6 Item 1(Picture) Cracked glass

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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.

## 8. 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:**

Unknown

**Ventilation:**

Ridge vents

**Exhaust Fans:**

Fan only

**Dryer Power Source:**

220 Electric

**Dryer Vent:**

Flexible Metal

**Floor System Insulation:**

NONE

### Items

**8.0 INSULATION IN ATTIC**

Not Inspected

**8.1 INSULATION UNDER FLOOR SYSTEM**

Not Present

**8.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)**

Not Present

**8.3 VENTILATION OF ATTIC AND FOUNDATION AREAS**

Inspected

**8.4 VENTING SYSTEMS (Kitchens, baths and laundry)**

Inspected

**8.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (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.

9. Garage

Styles & Materials

Garage Door Type:  
One manual

Garage Door Material:  
Wood

Auto-opener Manufacturer:  
N/A

Items

9.0 GARAGE CEILING

Inspected, Repair or Replace

The entire garage is considered unsafe with burnt support beams and posts, Termite infested wood and possible electrical issues. Recommend that the garage be shut down and off limits, till a structural engineer can further Evaluates



9.0 Item 1(Picture) Burnt beams



9.0 Item 2(Picture) Burnt areas



9.0 Item 3(Picture) Water damage & mold

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 HOME**

Inspected

**9.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)**

Inspected

## 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:**  
GENERAL ELECTRIC

**Disposer Brand:**  
NONE

**Exhaust/Range hood:**  
GENERAL ELECTRIC

**Range/Oven:**  
GENERAL ELECTRIC

**Built in Microwave:**  
GENERAL ELECTRIC

**Trash Compactors:**  
NONE

### Items

#### 10.0 DISHWASHER

Inspected

#### 10.1 RANGES/OVENS/COOKTOPS

Inspected, Repair or Replace

The front left burner for range did not work when tested. I recommend repair as needed.



10.1 Item 1(Picture) Not working burner

#### 10.2 RANGE HOOD

Inspected

#### 10.3 TRASH COMPACTOR

Not Present

#### 10.4 FOOD WASTE DISPOSER

Not Present

#### 10.5 MICROWAVE COOKING EQUIPMENT

Inspected, Repair or Replace

The microwave did not work at time of inspection. I recommend repair as needed.



10.5 Item 1(Picture) Microwave

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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**  
Quakertown Fire Company

**Address**  
2 Perryville Rd  
Union Twp NJ 08867

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 damaged cracks lifts and buckling at the "entire roof". This does not appear adequate. It should be properly repaired or replaced. A qualified roofing contractor should inspect and repair as needed.

1. Roofing



1.0 Item 1(Picture) Cracks



1.0 Item 2(Picture) Buckling



1.0 Item 3(Picture) Buckling Tiles



1.0 Item 4(Picture) Buckling Tiles

## 1. Roofing



1.0 Item 5(Picture) Tile Lifts

### 1.1 FLASHINGS

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

Flashing around chimney is deteriorated and needs sealant. Deteriorated flashing can lead to water intrusion. The chimney is also missing mortar and needs re-pointing. Recommend a chimney specialist further evaluate and repair.

1. Roofing



1.1 Item 1(Picture) Flashing



1.1 Item 2(Picture) Needs repair



1.1 Item 3(Picture) Flashing

1.2 ROOF DRAINAGE SYSTEMS

Inspected, Repair or Replace

(1) The downspout needs an extension and a buried drain line to carry water away from the home at the front of home.



1.2 Item 1(Picture) Needs extention

## 1. Roofing

(2) The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.



1.2 Item 2(Picture) Clogged Gutters

### 1.3 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

#### Inspected, Repair or Replace

The plumbing vent pipes need caulking around the perimeter of pipe and boot where boot flange has failed.



1.3 Item 1(Picture) Failed Boot

## 2. Exterior

### 2.0 WALL CLADDING FLASHING AND TRIM

#### Inspected, Repair or Replace

## 2. Exterior

The Vinyl siding at the exterior in areas is damaged with holes. Further deterioration from water and insect intrusion can occur 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) Damaged siding

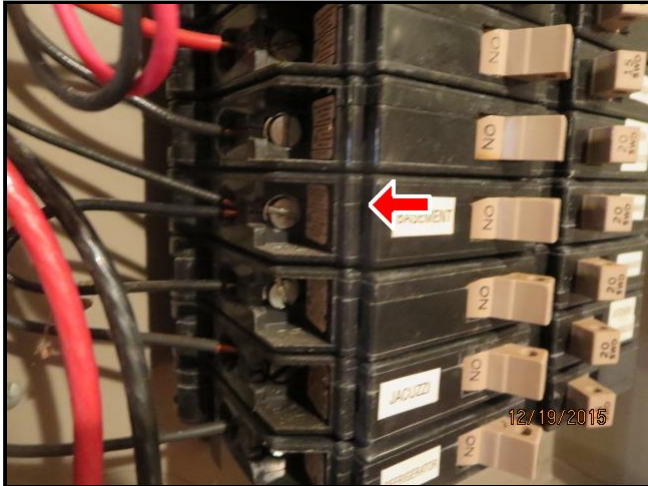
## 3. Electrical System

### 3.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

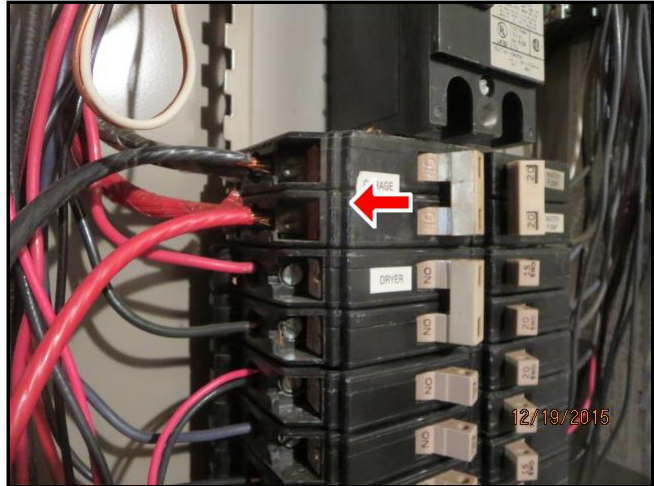
#### Inspected, Repair or Replace

The problem(s) discovered in the panel such as doubled wiring at breakers, and any other problems that an electrical contractor may discover while performing repairs need correcting. Sub Panel is also wire incorrectly Neutral and ground wires are on the same bus bar. I recommend a licensed electrical contractor inspect further and correct as needed.

**3. Electrical System**



3.1 Item 1(Picture) Double wire



3.1 Item 2(Picture) Double wire



3.1 Item 3(Picture) Sub Panel



3.1 Item 4(Picture) Open fuse

**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) Exposed wiring at the ceiling in the basement. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should perform repairs that involve wiring.

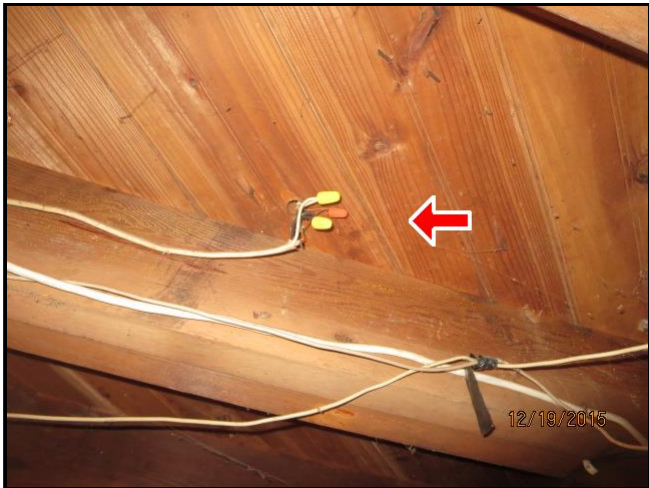
3. Electrical System



3.3 Item 1(Picture) Exposed wire



3.3 Item 2(Picture) Exposed wire



3.3 Item 3(Picture) Exposed wire

(2) Two "three-prong" outlets are outdated and not a three-prong GFCI (Ground Fault Circuit Interrupt) in the second floor kitchen and private bath. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should perform repairs that involve wiring.



3.3 Item 4(Picture) Non GFCI



3.3 Item 5(Picture) Non GFCI outlet



## 4. Heating / Central Air Conditioning

### 4.0 HEATING EQUIPMENT

#### Inspected, Repair or Replace

(1) The oil-fired boiler is deteriorated with cracks at the fire wall. This is a safety issue and should be repaired, or replaced by A licensed HVAC contractor should service or repair unit.



4.0 Item 1(Picture) Firewall cracks

(2) Heating System was working at time of inspection, Boiler is from 1986, life expectancy is 15-25 years



4.0 Item 2(Picture) Boiler

(3) Rust was observed outside at bottom of boiler, could not determine if this effected the inside heat exchanger. Recommend an HVAC contractor further evaluate

## 4. Heating / Central Air Conditioning



4.0 Item 3(Picture) Boiler Rust

### 4.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems) Inspected, Repair or Replace

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

(2) The vent pipe for oil fired boiler needs mastic sealed around pipe where it enters chimney. This is a safety issue and should be repaired. I recommend a qualified licensed heat contractor inspect further and repair as needed.



4.5 Item 1(Picture) Needs sealant

(3) Insulation at the chimney at basement maybe asbestos. Asbestos is a health hazard, recommend a specialist further evaluate.

## 4. Heating / Central Air Conditioning



4.5 Item 2(Picture) Possible asbestos

## 5. Plumbing System

### 5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

#### Inspected, Repair or Replace

(1) The outside water faucets did not work at the rear of home. This is not considered up to today's standard. A qualified licensed plumber should repair or correct as needed.



5.1 Item 1(Picture) Spigot

(2) The shut-off valve is corroded. Repairs are needed before a leak occurs . A qualified licensed plumber should repair or correct as needed.

## 5. Plumbing System



5.1 Item 2(Picture) Corroded valve

## 6. Structural Components

### 6.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (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

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 1(Picture) Efflorescence

### 6.1 WALLS (Structural)

#### Inspected, Repair or Replace

The wood for the base of the wall in basement is not pressure treated. Wood rot can occur if not corrected. Recommend a GC further evaluate and check for permits.

## 6. Structural Components



6.1 Item 1(Picture) Base wood

### 6.2 COLUMNS OR PIERS

#### Inspected, Repair or Replace

The support beam at right side basement has a large hole. It could not be determined if the support beam was compromised. Recommend a GC further evaluate



6.2 Item 1(Picture) Support Beam

### 6.3 FLOORS (Structural)

#### Inspected, Repair or Replace

Wood rot and water stains were observed at basement ceiling. A moisture meter was used and indicated that the stain is not active. Recommend repairs be made to the area.

**6. Structural Components**



6.3 Item 1(Picture) Water stains



6.3 Item 2(Picture) Water stains

**7. Interiors**

**7.0 CEILINGS**

**Inspected, Repair or Replace**

Water stain at second floor ceiling was observed at time of inspection. A moisture meter was used and indicated that the stain was not active. Recommend monitor area and repair as needed.



7.0 Item 1(Picture) Water stain

**7.1 WALLS**

**Inspected, Repair or Replace**

(1) Possible lead paint observed in closet at first floor bedroom, Recommend further evaluation by a lead specialist and removed as needed

## 7. Interiors



7.1 Item 1(Picture) Possible Led paint

(2) Water damage at basement wall was observed at time of inspection. A moisture meter was used an indicated that the water was not active. Recommend the wall be checked for mold.



7.1 Item 2(Picture) Water Stain wall

### 7.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

#### Inspected, Repair or Replace

The hand/guard rail for the second story stairs is loose. A fall or injury could occur if not corrected. A qualified contractor should repair or replace as needed.

## 7. Interiors



7.3 Item 1(Picture) Loose rail

### 7.6 WINDOWS (REPRESENTATIVE NUMBER)

#### Inspected, Repair or Replace

One window cracked at glass pane at the basement. Cracked glass should be replaced to prevent injury or damage. A qualified contractor should inspect and repair as needed.



7.6 Item 1(Picture) Cracked glass

## 9. Garage

### 9.0 GARAGE CEILINGS

#### Inspected, Repair or Replace

The entire garage is considered unsafe with burnt support beams and posts, Termite infested wood and possible electrical issues. Recommend that the garage be shut down and off limits, till a structural engineer can further Evaluates



## 9. Garage



9.0 Item 1(Picture) Burnt beams



9.0 Item 2(Picture) Burnt areas



9.0 Item 3(Picture) Water damage & mold

## 10. Built-In Kitchen Appliances

### 10.1 RANGES/OVENS/COOKTOPS

#### Inspected, Repair or Replace

The front left burner for range did not work when tested. I recommend repair as needed.

## 10. Built-In Kitchen Appliances



10.1 Item 1(Picture) Not working burner

### 10.5 MICROWAVE COOKING EQUIPMENT

#### Inspected, Repair or Replace

The microwave did not work at time of inspection. I recommend repair as needed.



10.5 Item 1(Picture) Microwave

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.



**INVOICE**

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

**Inspection Date:** 12/19/2015  
**Report ID:**

Customer Info:	Inspection Property:
Quakertown Fire Company 67 Quakertown Rd Pittstown NJ 08867  <b>Customer's Real Estate Professional:</b> Joanne Schwartz Weidel	2 Perryville Rd Union Twp NJ 08867

**Inspection Fee:**

Service	Price	Amount	Sub-Total
Radon / Termite	175.00	1	175.00
Home Inspection	400.00	1	400.00

**Tax \$0.00**  
**Total Price \$575.00**

**Payment Method:** Cash  
**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.