



# ACE HOME INSPECTION, Inc.

Professional, Quality Residential and Commercial Building Inspections  
Construction Consultant & Expert Witness Services



CERTIFIED INSPECTOR ®

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**ACE Inspection No.:** R5000-17

**Clients/Buyers:** Mr. and Mrs. Buyer  
123 Old House Lane  
Old Town, NJ

**Seller:** M/M Retiring

**Property Address:** 123 Main Street  
Anytown, NJ

**Inspection Date:** February 30, 2017- 10:00 AM to 1:00 PM

**Weather Conditions:** 61° F. and clear

**Client's Attorney:** Barrister and Barrister, L.L.C.

**Present:** Mr. and Mrs. Buyer, real estate sales people

**Inspector:** Robert A. Fico, ACI- NJ Home Inspector Lic. # 24GI00011600, ASHI Certified Inspector #91134



## **CONTENTS:**

**Overview of Inspection-** See summary starting on page 2.

- I. Type of Property
- II. Site
- III. Structural Systems
- IV. Basement/Crawlspace/Lower Level
- V. Roof System
- VI. Exterior (Building)
- VII. Mechanical Systems- plumbing, hot water, electrical, heating and cooling systems
- VIII. Interiors- Living room, dining room, bedrooms, kitchen and bath(s)
- IX. Attic- General, Insulation, Ventilation

**General Information** w/ ASHI & NJ State Home Inspection Standards of Practice and General Notice- Report available at [ACEHomeInspection.com](http://ACEHomeInspection.com)

**Homeowner's Closed House Radon Gas testing Agreement & Authorization-**

On file

Optional inspections:

**Termite & Wood destroying Insect Inspection-**

Separate report

**Radon Gas Inspection-**

Separate report

**Sewer Camera Inspection-**

Separate report

**Level 2 Chimney Inspection-**

Separate report

**Underground oil tank search-**

Separate report

## OVERVIEW OF INSPECTION

There are **material defects**, as defined by the NJ State Home Inspector Regulations. Expenditures are needed for repairs and replacement of damaged, defective or expiring components and or systems.

**MATERIAL DEFECT-** According to N.J.A.C. 13:40-15.2, “a condition, or functional aspect, of a structural component or system that is readily ascertainable during a home inspection that substantially affects the value, habitability or safety of the dwelling...” Material defect recommendations can include items and or systems not performing the intended function and or are significantly deficient, major cost items and or systems for repair or replacement, safety issues, defects, deficiencies and damaging conditions.

Please refer to the specific sections within body of report for full information and details. It is required the **CLIENT** read the entire report as this overview is *not* the entire report and is subject to, and superseded by comments in individual report sections. Observations and recommendations are inspector’s professional opinion and usually discussed with the CLIENT(s) at inspection, or thereafter. If the CLIENT could not be present at inspection, or if could or did not discuss any item during inspection or afterwards, contact our office for review of inspection and report information, **PRIOR TO CLOSING**.

This overview also contains other items and or systems in need of repair, and notes items, systems, areas not inspected and for what reason. There are maintenance items noted in this report, items and conditions that should be monitored over time, suggestions and advice for improvements for better function or safety.

### **General Recommendations and Notes:**

1. **Building alterations, additions, rehab, repairs, and construction-** The premises have been structurally and/or mechanically modified and/or extended in the past *beyond what is considered ordinary maintenance*. **Garage expansion; framing alterations at right side of house including removal and or addition of structural beams or bearing supports and addition to, or alteration, replacement or relocation of plumbing and electrical components; kitchen remodel; bath remodels; water heater replacement; electrical sub panel addition; air conditioner compressor replacement; furnace replacement; change of use of chimney; roof replacement; adding impermeable surface area/patio; siding installation, are examples.** It is the property owner’s responsibility to obtain required permits for this work. Buyers/Clients need to obtain copies of all permits, final inspection reports, and Certificate of Approval from owner or building department/local municipal construction official, as is required, needed for insurance protection, to insure safe building practices were used for changes, to comply with building requirements and for current tax assessments. See individual sections of report to confirm if the inspector observed a permit sticker. If it has been determined that a permits was not taken out for any of these or other, and were required, the property owner needs to obtain permits and approvals. For further questions or concerns, or should you have difficulty with the municipal process/building department, contact NJ Office of Regulatory Affairs at (609) 984-7672, which oversee local building departments.
2. **House/property conditions at inspection-** The property is furnished and occupied by the owners.
3. **Inaccessible areas/Inspection limitation-** Storage and/or furnishings in the basement, the attic itself, the garage, and house limit access. These areas, and all other inaccessible places, items and conditions as noted in this report need to be inspected before closing. Check obscured areas at pre-closing walk-through inspection, when empty. Importance cannot be over-stressed.

4. **Further inspections-** These report recommendations are made to CLIENT to obtain further inspections and evaluation, investigation and information about the defects, deficiencies, and conditions observed during this brief inspection. The appropriate licensed, trained and or otherwise certified professionals need to be contacted to provide specific written advice, repair options and cost estimates. Repairs need to be made before closing. All repair work needs to be completed under applicable municipal building dept. permits, inspections, and approvals.
5. **Environmental inspections- Identification and testing- Specifically excluded from this inspection.** Some of these inspections and services can be provided or arranged by this company. New Jersey properties are known to have Hazardous Materials and Environmental Impairments (Brownfields, Groundwater Contamination, Deed Restrictions, Streams and Wetlands, Known Contaminated sites, and Superfund sites). This is a recommendation to the CLIENT to obtain further inspections and investigations to gather information regarding environmental issues mentioned *or not mentioned in this report*, as apply to this property. These include **sweeping for Underground Storage Tanks (USTs), identification of and testing for suspected asbestos containing materials** in household pipe, duct and other insulation, flooring, siding, other and all building products; **testing for lead paint (pre-1978 properties), ground/soil arsenic** and other contamination (from decks, play sets), **EMF (Electro-Magnetic Frequency)** from overhead power transmission lines, electric train power lines, **radon gas testing** and **others**. These web sites can assist you- **DEP i-Map-** <http://www.nj.gov/dep/gis/depsplash.htm> and **DEP Data Miner** <http://www.nj.gov/dep/opra/online.html>.
6. **Mold note- Identification and testing- Specifically excluded from this inspection. MOLD** and the growth of microbial contaminants can be formed or caused, quickly or over time, by the presence of, admittance of, or generation of excessive moisture and or water from exterior building envelope leakage such as flooding from groundwater; plumbing, heating, air conditioning systems, or other leakage, condensation, or other cause. Mold can cause property damage, and severe allergic reactions in certain individuals, high clean-up costs, and loss of property value. Opening areas of observed and or suspected occurrence of these conditions if noted in this report and further inspection by applicable specialists, and repairs/mitigation before closing is strongly advised.
7. Standard Images utilized in this report have been created by Carson Dunlop & Associates, Limited, published by Dearborn Home Inspection, and taken from **The Illustrated Home, 2<sup>nd</sup> Addition**. Images used to supplement comments for educational purposes only. Images and diagrams not intended to, may or may not reflect exact conditions of property. **Photos** may depict a typical example and not all areas of a condition, defect or concern.
8. This report is for the sole use of the named CLIENT(s). No other persons or parties may rely on this report for any reason or purpose whatsoever, without prior written consent of a representative of ACE Home Inspection. A person or party who chooses to rely on this report for any reason or purpose without this express written consent does so at his or her own risk and waives any claim of report error, omission or deficiency.

**Systems, components & Items** nearing, at or beyond end of design and/or service lives. Reliability is questionable or compromised. Energy efficiency is not up to today's standards. These may be hazardous to operate or costly to replace and may pose a liability concern. Expect to repair or replace any or all at any time. Replacement before failure advised.

Water heater  
Furnace

Air conditioning components  
Water piping, distribution

The original electric wiring  
Chimney liner

SAMPLE

**Summary:** This area of the report is where the defects and deficiencies and recommendations are made in a numbered list for at a glance executive summary.

1. Improvement of grading and surface drainage conditions is needed by qualified landscape and/or other contractors at noted areas.
2. Beam end bearing is insufficient at the right side of the main beam. 1-½" minimum is needed.
3. Issues with roof need repair. Indicators of sub-standard installation are evident. Contact qualified roofing contractors for repair estimates. Specialists are needed for the built in gutters.
4. Roof flashings are generally improperly installed, deficient, can leak and need repairs by a qualified roofer. Obtain estimates for repair.
5. Sump pump system needs rectification as described. See details.
6. Interior wooden basement entry steps have a cracked tread that needs replacement.
7. Handrail is needed at the basement stairs, for safety.
8. There is evidence the chimney crown is cracked and/or otherwise leaking as evidenced by the brick mortar voids/washouts and spalled brickwork. Repair is needed by a chimney contractor.
9. An exterior light is needed at the rear steps for safety and as required.
10. Replacement of the garage pedestrian door with a self-closing, weather-stripped, fire-rated door of solid wood or insulated steel or other that will provide a 20-minute protection for fire safety is needed.
11. Plumbing components and conditions observed need repair by a NJ licensed Master plumbing contractor.
  - a. Saddle/pinch water valve for furnace humidifier should be replaced with a ball valve as unreliable and is leaking.
  - b. **Fire and Combustion Gas Hazard-** Plastic laundry exhaust connector can easily be damaged and leak, will not contain a lint fire and should be replaced with metal rigid ducting with a smooth interior finish and be constructed with a minimum 0.016 inches wall thickness or a heavy duty corrugated semi-rigid duct, nor more than eight feet in length.
  - c. Loose laundry/slop/utility sinks can cause piping damage, leakage and flooding and needs further securing.
12. Water heater defects/concerns are observed and need repair.
  - a. **Scalding/Burn Hazard-** Water heater temperature is excessive at 132°F.; control valve setting needs lowering to 120°F or less, or as per manufacturer's recommendations, for safety, to prevent scalding.
  - b. Temperature and pressure safety valve's extension pipe is excessive in length and needs to be cut to proper length.
  - c. Addition of a drainpipe to the emergency catch pan, routed to the sump pit can reduce damage from tank failure and resulting flooding.
13. There are a number (8) of unsafe and/or improper electrical conditions and concerns requiring a qualified and licensed electrician's review, to provide cost estimates and make repairs. See details at electrical section on page 19.
- 14.

**V. ROOF SYSTEM-** This roof is evaluated from the upper level skylight, and from walking safe to access areas.

**A. ROOF DESIGN & SURFACE MATERIAL:** The main roof is a side gable type with intersecting rear gable with composition dimensional laminated asphalt strip shingle surface material, appears single layer of ten to twelve (10-12) years of age or has the visual/apparent age and wear of such. Shingles of this type typically have a 25-30 year warranty/design life<sup>1</sup> when properly installed. There are no missing or broken shingles. There is no abnormal mineral surface erosion observed.

**Issues with roof need repair. Indicators of sub-standard installation are evident. Contact qualified roofing contractors for repair estimates. Specialists are needed for the built in gutters. Defects and concerns are enumerated below and are not limited.**

- 1) The roof underside ventilation is deficient and likely voids manufacturer's roof warranty. The roof may experience a shortened service life as a result. Cathedral ventilation is needed;
- 2) The roof surface material is lifting at the skylights, can allow water penetration and need flashing repairs;
- 3) Shingles are sliding from position due to the lack of proper nailing at front and rear skylight- re-nailing is needed, and the entire roof needs to be gone over for other sliding shingles;
- 4) See flashing issues below which also need repairs, in next section of report.
- 5) See Roof rainwater management section of report for issues.



[Slipping shingles, gutters holding water](#)



[Lifting shingles/slipping shingles](#)



[Poor quality flashing installation](#)

There is evidence of past and likely continuing water seepage/penetration as a result of this installation. All areas where ceilings and walls are damaged are suspect.

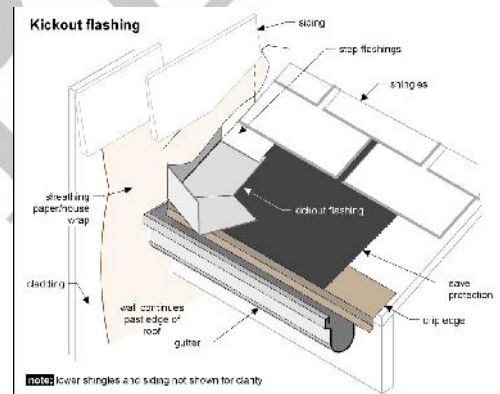
Obtain assurance this roof has a building permit and approval.

<sup>1</sup> See general information section of the report, which speaks about actual life.

**B. FLASHINGS and roof penetrations:** Flashings are aluminum and copper as visible; some are unobservable as smeared with tar, as at chimney, indicative of sub standard roof installation, and as buried at valleys and sidewalls.

**Roof flashings are generally improperly installed, deficient, can leak and need repairs by a qualified roofer. Obtain estimates for repair.**

- a) Inadequate flashing details at shed dormers' wood shingle counter flashings insufficient- shed dormers' wood shingles need removal and replacement to function as proper counter flashing;
- b) Chimney counter flashing was not replaced with roof tear-off and new roof installation, replacement advised to ensure long-term durability and leak free assembly without need for monitoring. **Sub standard/not current best practice**
- c) Plumbing boot flashing leaking- moldy odor in kitchen at finished cathedral ceiling with associated water staining- advise replacement of boot flashing.
- d) No kick-out flashings are installed where required and can allow siding leakage;
- e) Front shed dormer flashings are re-used and not properly installed as are out of sync with the roof shingles. Leakage can occur as now exposed to the elements. Old ferrous metal flashings will quickly deteriorate. Removal and replacement with modern new materials is needed.



[Lifting skylight flashing](#)



[Item a](#)



[Item e](#)