

Inspection Report

84 Grand Ave, Toms River, NJ 08753



Inspection Date June 9, 2018
Client Bob Buyer
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Inspector Joe
Home Inspections, LLC

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Executive Summary

This summary represents the full list of observations made at the time of the inspection. This section is provided as a convenience to help navigate to more detailed information found in the body of the report. It is organized to indicate the significance of the observation.

Material Defects

Safety Concerns

None

Items Not Operating

None

Major Concerns

Building Structure

1. Foundation Wall(Basement): Displaced causing the wall to be out of square
2. Foundation Wall(Basement): Exhibits moderate to severe horizontal cracking

Plumbing

3. Fuel Storage Tank(Basement): Patching on wall could be from existence of underground oil storage tank that have been removed or decommissioned. Any house built prior to 1975 is suspected to having or having had an underground oil tank.
-

Budget to Replace

HVAC

4. AC-Condenser(Exterior: Ground View): Condenser is nearing the end of its useful life
-

Needs Further Evaluation

None

Items to Monitor

Building Exterior

5. Downspout(Exterior: Ground View): Underground Drainage Discharge End Point Cannot be Determined
-

Maintenance Items

Building Exterior

6. Eave(Exterior: Ground View): Vinyl fascia is damaged

Landscaping and Hardscaping

7. Drainage and Grading(Exterior: Ground View): Does not have a positive grade
8. Landscape Feature(Exterior: Ground View): Shrubby is in contact with home or siding

Room Components

9. Exterior door(Exterior: Ground View): Paint peeling on trim and not caulked

General Information

- # Of Stories: 2
- Cooling System: Central
- Date Remodeled: 2007
- Foundation Design: Partial Basement/Crawlspace, Slab
- Ground Conditions: Dry
- Heating System: Boiler
- House Faces: South
- Location Of Attic Entrance: Hallway
- Location Of Crawl Space Entrance: Basement
- Method To Inspect Attic: Inside attic
- Method To Inspect Crawl Space: Inside crawlspace
- Method To Inspect Roof: From ground, Inside attic
- Occupancy: Vacant
- Present During Inspection: Buyer, Buyer's agent
- Price Of Home: 329900
- Sewer System: The sewer Waste Disposal system is believed to be public. However this could not be verified and is beyond the scope of this inspection.
- Square Footage: 2206
- Style Of Home: Cape Cod
- Temperature: 75
- Water Source: Public
- Weather Conditions: Sunny
- Year Built: 1955

Scope of Inspection

- This home inspection is being conducted in accordance with the New Jersey Standard of Practice guidelines.
- The inspection is performed in good faith and is a 'snapshot in time'; it does NOT constitute a prediction that the home will perform adequately in the future.
- The Home inspection is a visual, functional, non-invasive inspection conducted for a fee or any other consideration and performed without moving personal property, furniture, equipment, plants, soil, snow, ice, or debris, using the mandatory equipment and including the preparation of a home inspection report of the readily-accessible elements of the following components of a residential building: structural components, exterior components, roofing system, plumbing system, electrical system, heating system, cooling system, interior components, insulation components and ventilation system, fireplaces and solid fuel burning appliances, or any other related residential housing component as determined by the Board, in consultation with the Committee, by rule, but excluding recreational facilities and outbuildings other than garages or carports.

Definitions

Each item has been assigned a quality rating based on the observations recorded by the inspector. The quality ratings are automatically assigned based on the observations made.



Poor

Is operating, but has at least one major concern with its operation.



Satisfactory

No material issues have been found. One or more cosmetic issues may have been observed.



Marginal

The item is working, but has at least one concern that is beyond cosmetic.



Safety Hazard

Has conditions that make operation of the item unsafe and is in need of prompt attention.



Not working

Was not working at the time of the inspection.



Not Inspected

Was not inspected. The reason is typically indicated.

Appliances

Descriptions:

Oven/Range

- Energy Source: Electric

Disclaimers:

- The Inspection of Household appliances is limited to: (1) The kitchen range and oven to determine operation of burners or heating elements excluding microwave ovens and the operation of self-cleaning cycles and appliance timers and thermostats; (2) Dishwasher to determine water supply and drainage; and (3) Garbage disposer. All systems should be re-tested during the walk-thru inspection. The inspection of kitchen appliances is conducted as a courtesy and falls outside the major structural and/or mechanical scope of our inspection. No guarantee or warranty of future performance is expressed or implied. The ability of an appliance to work effectively through all cycles, Etc. cannot be determined. All appliances must be checked during the walk-thru inspection to ensure proper operation. The appliances listed in his report are operated, if accessible and if power and/or fuel are supplied. Cooking systems are checked for burner operation but not for calibration, timers, special features or cleaning cycles. Built in dishwashers are checked to ensure that water flows into the unit. Please double check appliance operations just before closing and re-check for secure cabinets, counters and appliances.

Concerns and Observations:

- ✓ Cook Top
- ✓ Dishwasher
- ✓ Garbage Disposal
- ✓ Microwave Oven
- ✓ Oven/Range

Building Exterior

Descriptions:

Siding

- Material: Vinyl

Exterior Trim

- Material: Composite, Vinyl, Aluminum

Downspout

- Drainage Location: Above grade, Below grade
- Material: Aluminum

Gutter

- Material: Aluminum
- Type: Eave Mounted

Eave

- Fascia Material: Vinyl
- Soffit Material: Vinyl

Disclaimers:

- The home inspector shall observe wall cladding, flashings, trim, eaves, soffits, and fascias. The home inspector shall describe wall cladding materials and probe exterior wood components where deterioration is suspected. 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.

Concerns and Observations:

- ✓ Downspout

Observation to Monitor

Underground Drainage Discharge End Point Cannot be Determined

Location	Exterior: Ground View
Impact	All discharge water should be away from the house. Water that is allowed to collect by house can seep into basement and can also cause structure problems
Suggested Action	Monitor during rain to be sure they are not clogged



✓ Eave

Minor Concern

Vinyl fascia is damaged

Location	Exterior: Ground View
Impact	With damaged fascia, the wood that the vinyl is covering is exposed to the elements potentially causing premature aging
Suggested Action	Replace the run of fascia that is damaged



- ✓ Exhaust Vent
- ✓ Exterior Trim
- ✓ Gutter
- ✓ Siding

Building Structure

Descriptions:

Foundation Wall

- Material: Poured Concrete, Masonry Block

Joist

- Material: Wood

Beam

- Material: Metal

Column / Pier

- Material: Steel

Roof Structure

- Framing Type: Rafter
- Roof Pitch: Steep
- Roof Style: Hip

Disclaimers:

- When conducting the inspection of the structural components, the home inspector shall inspect Foundation; Floors; Walls; Ceilings; Roof and Describe: Foundation construction type and material; Floor construction type and material; Wall construction type and material; Ceiling construction type and material; Roof construction type and material. Probe structural components where deterioration is suspected unless such probing would damage any finished surface; and Describe in the methods used to inspect under- floor crawl spaces and attics. The scope of our foundation inspection is limited to the visible areas as observed on the date of inspection. In some cases, dense vegetation and/or other obstructions may exclude certain areas from being viewed. Active movement of the structure cannot be determined under the scope of this inspection. Consultation with a structural engineer is advised to determine if any documented excessive cracking, bowing &/or sinking of the foundation is active. The structural exterior review is not an environmental assessment; It is visual in nature and is based on our experience and understanding of common building materials and methods.

Concerns and Observations:

- ✓ Beam
- ✓ Column / Pier
- ⚠ Foundation Wall

Material Defect

Displaced causing the wall to be out of square

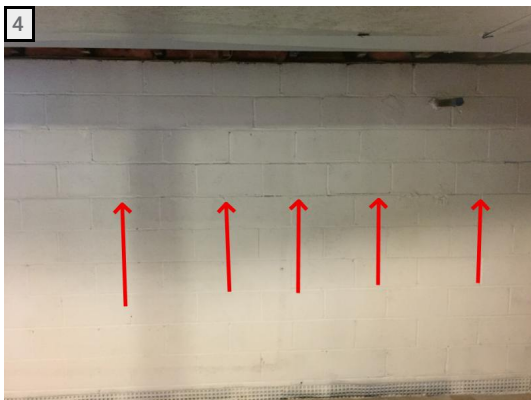
Location	Basement
Impact	The displacement may be stressing the structural integrity of the wall frame
Suggested Action	Have repaired by a building or remodeling contractor



Material Defect

Exhibits moderate to severe horizontal cracking

Location	Basement
Impact	The cracking may worsen causing structural foundation issues
Suggested Action	Have assessed by a structural engineer to recommend repairs



- ✓ Joist

- ✓ Rafter
- ✓ Roof Sheathing
- ✓ Roof Structure
- ✓ Truss

Electrical

Descriptions:

Electrical service

- Location: Exterior: Ground View
- Location Of Main Disconnect: Outside panel under meter
- Rating: 240 Volts
- Service Entry Style: Overhead

Electric Service Panel

- Location: Basement
- Panel Type: Circuit breakers
- Wiring Type - Main: Copper

Wiring

- Wiring Method: Electrical wiring for the dishwasher is not visible., Electrical Metal Tubing (conduit), Conduit, Romex

Disclaimers:

- The Home Inspector shall Inspect: Service entrance system; Main disconnects, main panel and sub panels, including interior components of main panel and sub panels; Service grounding; Wiring, without measuring amperage, voltage or impedance, excluding any wiring not a part of the primary electrical power distribution system, such as central vacuum systems, remote control devices, telephone or cable system wiring, intercom systems, security systems and low voltage wiring systems; Over-current protection devices and the compatibility of their ampacity with that of the connected wiring; At least one of each interior installed lighting fixture, switch, and receptacle per room and at least one exterior installed lighting fixture, switch, and receptacle per side of house; and Ground fault circuit interrupters; and Describe: Amperage and voltage rating of the service; Location of main disconnect, main panels, and sub-panels; Type of over-current protection devices; Predominant type of wiring; Presence of knob and tube branch circuit wiring; Presence of solid conductor aluminum branch circuit wiring. We do not move belongings and we do not examine every fixture, outlet, wiring run, etc., nor do we remove insulation or wall coverings. The actual routing of wiring from panel box to specific outlets/lights/rooms, etc. cannot be determined. We use a standard electrical tester to check a sample of outlets. While the tester is generally reliable, it can be fooled by certain improper wiring practices, which we cannot detect during a general home inspection. Central vacuum systems, remote control devices, telephone, cable system wiring, intercom systems, security systems and low voltage wiring systems are excluded from the inspection. The majority of the electrical system is hidden behind walls and floors. Inspectors are not permitted to open up wall, floor and/or ceiling plates to verify proper wiring. Other more intrusive evaluations are available and may require opening up walls, ceilings and floors.

Concerns and Observations:

- ✓ Electric Service Panel
- ✓ Electrical Mast
- ✓ Electrical service
- ✓ GFCI
- ✓ Light Fixture
- ✓ Outlet
- ✓ Smoke Alarm
- ✓ Switch
- ✓ Wiring

Fireplace and Chimney

Descriptions:

Disclaimers:

- When inspecting fireplaces and solid fuel burning appliances, a home inspector shall: Inspect: Fireplaces and solid fuel burning appliances, without testing draft characteristics, excluding fire screens and doors, seals and gaskets, automatic fuel feed devices, mantles and non-structural fireplace surrounds, combustion make-up air devices, or gravity fed and fan assisted heat distribution systems; Chimneys and combustion vents excluding interiors of flues and chimneys. Describe: Type of fireplaces and/or solid fuel burning appliances; Energy source; Visible evidence of draft characteristics. The scope of our inspection is limited to the appliance without testing draft characteristics, screens, doors, seals and gaskets, auto fuel feeds, mantels and non-structural surrounds, combustion air devices, gravity fed or fan assisted heat distribution systems. Due to the fact that the internal components of the chimney(s) are unable to be visually inspected, we suggest that a qualified chimney professional be consulted to examine the lining prior to closing to ensure proper compliance. If the heating system has been converted from oil to gas, we strongly advise that the sellers be consulted to determine if a proper chimney lining was installed. It is advised that a chimney professional prior to closing verify all information. Due to design, the internal components of the chimney cannot be inspected under the scope of our inspection. An internal evaluation is advised prior to closing.

Concerns and Observations:

- ✓ Chimney / Flue

HVAC

Descriptions:

AC-Condenser

- Capacity: 2 Ton
- Energy Source: Electric
- Manufacturer: Lennox
- Maximum Fuse / Breaker Rating: 30
- Model Number: XC15-036-230-01
- Serial Number: 5806K12797
- Type: Cased
- Year Built: 2006

Furnace

- Capacity: 85,000 BTU
- Efficiency: Low-efficiency
- Energy Source: Gas
- Heat Distribution Type: Hydronic
- Location: Basement
- Manufacturer Name: Weil-McLain
- Model Number: CGI-4-PIN

Disclaimers:

- 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. The scope of our Flue inspection is limited to the visible areas of the external flue where visible. The internal conditions of the Flue and Chimney cannot be determined. If the actual age of the unit cannot be determined, consult owner for details.

Concerns and Observations:

- ✓ AC-Condenser

Condenser is nearing the end of its useful life

Location	Exterior: Ground View
Suggested Action	Budget for a newer unit. In the interim, a higher level of maintenance can be expected

- ✓ AC-Evaporator Coil
- ✓ Ductwork
- ✓ Furnace
- ✓ HVAC Venting
- ✓ Humidifier

Insulation and Ventilation

Descriptions:

Disclaimers:

- When inspecting the insulation components and ventilation system of a residential building, the home inspector shall: Inspect: Insulation in unfinished spaces without disturbing insulation; Ventilation of attics and crawlspaces; Mechanical ventilation systems; and Describe: Insulation in unfinished spaces adjacent to heated areas; Evidence of inadequate attic and crawlspace ventilation. Our inspection is limited to the attic and only to only those areas that are accessible via flooring and/or proper walkways. In some cases, a view from the hatch may not be sufficient to inspect all areas. If the Attic has been converted into finish rooms, consultation with the owner is advised to ensure that all the proper permits and inspections have been obtained. Hidden, non-professional electrical/plumbing work may be present.

Concerns and Observations:

- ✓ Attic Ventilation
- ✓ Basement / Crawl Space Ventilation
- ✓ Insulation
- ✓ Kitchen / Bath Exhaust

Landscaping and Hardscaping

Descriptions:

Patio and walkway

- Material: Concrete

Driveway

- Material: Concrete

Disclaimers:

- The home inspector shall observe decks, balconies, stoops, steps, areaways, porches, applicable railings, vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector is not required to observe fences, geological conditions, soil conditions, recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities) or Presence or condition of buried fuel storage tanks.

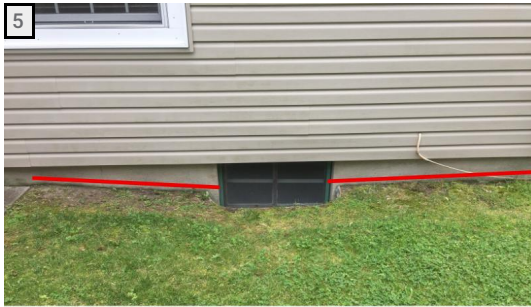
Concerns and Observations:

- ⊖ Drainage and Grading

Moderate Concern

Does not have a positive grade

Location	Exterior: Ground View
Impact	Directing more moisture towards the foundation increases the risk of moisture intrusion
Suggested Action	Monitor the area for moisture buildup. Should it arise, If possible, regrading the area to achieve a slope away from the home. If regrading is not possible, add drain tile to re-direct water away from the home. Also, consult with a licensed waterproofing contractor
Other Information	Water should be directed away from all standing foundations to prevent potential water intrusion. The drainage strategy of the foundation is important. Expansive soils can be very destructive to the foundation if the moisture content of the perimeter varies



- ✓ Driveway
- ✓ Landscape Feature

Minor Concern

Shrubbery is in contact with home or siding

Location	Exterior: Ground View
Impact	The shrubbery provides an environment where moisture and/or insects could intrude
Suggested Action	Regularly trim the shrubbery to achieve a clearance of at least 6 - 8 feet



✓ **Patio and walkway**

Plumbing

Descriptions:

Water Heater

- Location: Basement
- Type: Recovery

Fuel Storage Tank

- Location: Basement

Waste Discharge Pipe

- Plumbing Waste Piping Material: PVC

Water Pipe

- Water Distribution Piping Material: Copper
- Water Service Piping Material: Copper

Disclaimers:

- When inspecting the plumbing system, a home inspector shall: Inspect: Interior water supply and distribution systems including functional water flow and functional drainage, excluding wells, well pumps, well water sampling or water storage related equipment, determination of water supply quantity or quality and water conditioning systems and lawn irrigation systems; All interior fixtures and faucets, excluding shut off valves, wells, well pumps, well water sampling and water storage related equipment; Drain, waste and vent systems; Domestic water heating systems, without operating safety valves or automatic safety controls, and excluding solar water heating systems; Combustion vent systems excluding interiors of flues and chimneys; Fuel distribution systems; Drainage sumps, sump pumps and related piping; and Describe: Predominant interior water supply and distribution piping materials; Predominant drain, waste and vent piping materials; Water heating equipment including energy sources. The plumbing inspection consists of looking for visible leaks and checking for functional flow at faucets and drainage at fixtures. We will report any visible leaks, but even if we don't see any, you can expect them in the future. Since shut off valves are operated infrequently, it is not unusual for them to become frozen over time. They can leak or break when operated after a period of inactivity, thus no shut-off valves are operated during the inspection. We recommend you use care when operating shut-off valves, keeping in mind you may have a leak any time you operate them. Regular turning of shut-off valves and angle stops may limit the amount of maintenance required over time. We cannot review parts of the plumbing system that are concealed. The majority of plumbing system is hidden behind walls and floors. Our inspectors are not permitted to open up wall, floor and/or ceiling plates to verify proper plumbing. Older plumbing (Brass, Galvanized Iron, cast iron Etc.) is prone to failing without notice. Other more intrusive evaluations are available and may require opening up walls, ceilings and floors. Contract as desired. This is a limited water test by flushing toilets and running fixture

water, this is not a solid waste test, no liability will be accepted for any problems with in ground lines, hidden lines or any line blockage. However, if the house is 30 years old or older, you should have a plumber (with a sewer camera) snake drain lines to determine their condition. Main sewer lines can collapse suddenly if older than 30 years

Concerns and Observations:

- ✓ Foundation drainage system
- ✓ Fuel Lines
- ↘ Fuel Storage Tank

Material Defect

Patching on wall could be from existence of underground oil storage tank that have been removed or decommissioned. Any house built prior to 1975 is suspected to having or having had an underground oil tank.

Location	Basement
Impact	By purchasing a property with an underground oil tank, the property buyer may be taking legal liability for a tank, even if they never used the tank.
Suggested Action	Ask seller for any information on existence of underground oil storage tank and to provide any documentation on removal or decommissioning. If not know then contact qualified contractor to perform an oil tank sweep of the property



- ✓ Hose Bibb
- ✓ Plumbing Vent
- ✓ Shower / Tub
- ✓ Sink
- ✓ Toilet
- ✓ Waste Discharge Pipe
- ✓ Water Heater
- ✓ Water Pipe

Roof

Descriptions:

Roof Material

- Approximate Age: 10 - 15 years
- Roof Material: Asphalt (Architectural)

Disclaimers:

- When inspecting the roof of a residential building, the home inspector shall: Inspect: Roofing surface, excluding antennae and other installed accessories such as solar heating systems, lightning arresters, and satellite dishes; Roof drainage systems; Flashing Skylights; Exterior of chimneys. Describe: Roof surface; Roof drainage systems; Flashing; Skylights; Chimneys. Employ reasonable, practicable and safe methods to inspect the roof such as: Walking on the roof; Observation from a ladder at roof level; or Visual examination with binoculars from ground level; and Describe the methods used to inspect the roof. The scope of our roof inspection is limited to "visible areas" as defined in the method of inspection. Sub-surfaces cannot be evaluated. The roofs actual future life expectancy cannot be reliably predicted. Antennae, solar systems, lighting arresters, satellite dishes and other installed accessories are excluded from the inspection. All roofs will leak at some point in their lifetime. This report does not represent an expressed or implied warranty against roof leakage.

Concerns and Observations:

- ✓ Roof Flashing
- ✓ Roof Material

Room Components

Descriptions:

- Exterior door
- Materials: Metal

Disclaimers:

- The home inspector shall observe entryway doors a representative number of windows, doors, garage door operators, walls, ceiling, and floors, steps, stairways, balconies, and railings;. The home inspector shall 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, and report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing. The home inspector shall 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 storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories, presence of safety glazing in doors and windows, garage door operator remote control transmitters, paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors, carpeting, draperies, blinds, or other window treatments.

Concerns and Observations:

- ✓ Cabinet
- ✓ Ceiling
- ✓ Countertop
- ✓ Exterior door

Minor Concern

Paint peeling on trim and not caulked

Location	Exterior: Ground View
Impact	Wood exposed to the elements will absorb moisture and rot
Suggested Action	paint trim and caulk seems



- ✓ Floor
- ✓ Interior Door
- ✓ Stair
- ✓ Vanity
- ✓ Wall