



Inspection Report

Client: Mr & Mrs Sample

Address: 49 Sample Ave Montclair, NJ

Date: March 3, 2023



**Report Prepared by: Neal Lewis
NJ Lic. #24GI00011200**

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Home Inspection Summary

This Summary is only a list and brief description of the items considered to be Material Defects as defined by NJAC 13:40 Home Inspection Regulations. **This list is NOT intended to be a comprehensive list of items for you to ask the seller to address, and it is not in order of importance.** You can request the seller to address any item in the report. You need to read the reports in their entirety, noting the items requiring Action and/or Attention.

Any item identified as *Action Needed* or Attention Recommended should be evaluated further by a qualified professional to determine the cost and extent of repair. This must be completed *prior to the end of the home inspection contingency*.

A partial list of the ***Action Needed* (Material Defect)** items is as follows:

- There is loose vinyl siding at the front upper dormer.
- There are no visible bolts to secure the deck ledge board to the house.
- Fasteners are missing at the deck joist hangers.
- The chimney is cracked and worn.
- A window in the front bedroom is incorrectly installed and can fall/tilt out when opened.
- There is inadequate clearance at the attic furnace metal flue pipe at the plywood roof sheathing.
- The condensate pan is incorrectly installed and not positioned properly at the attic AC/furnace.

This is not the entirety of the report or all of the considerations contained therein. It is necessary that all of the reports be read and all comments noted.

Neal Lewis

Aurora Home Inspections
NJ Home Inspector License #24 GI00011200

INSPECTION INFORMATION

General Information

Report Name: 030323sample

Inspection Date: March 3, 2023

Inspection Address: 49 Sample Ave Montclair, NJ

Client Name: Mr & Mrs Sample

Inspector: Neal Lewis
NJ Home Inspector Lic. # 24GI000703

Larry Smyj
NJ # 24GI000112Home Inspector Lic.

Aurora Home Inspections, LLC
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Montvale, NJ 07645

Inspection Conditions

Weather: Overcast

Temperature: 40-45 degrees

Soil conditions: Damp

Building Characteristics

Style of Building: Colonial

Approximate Age: The house is more than 75 years old.

Occupied? This house is unoccupied but furnished at the time of the inspection. A furnished home presents some challenges as occupant belongings can obstruct visual inspection of and access to parts of the building. We do our best during the inspection to work around the belongings to discover as much as possible about the house without moving or damaging personal items.

INSPECTION LIMITATIONS: IMPORTANT- PLEASE READ THIS

This report is intended only as a general guide to help the client make an evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions, which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the home inspection include, but are not limited to: formaldehyde insulation (UFFI), lead paint, asbestos, toxic or flammable materials, and other environmental hazards such as underground fuel storage tanks and mold; pest infestation, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality or well yield); intercoms, security systems, heat sensors, generator systems and cosmetic items. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

Repairs noted in this report should be completed by a licensed/qualified contractor. If a licensed/qualified contractor is not used, repairs should be made according to the manufacturer installation instructions or to current standards/codes.

REPORT RATING DESCRIPTIONS:

Acceptable: Operating as intended. Could also be identified as Functional but Older, but at the end of its life.

Attention Recommended: In need of some type of repair, adjustment or correction. This may include replacement of some or all components.

Action Needed- Material Defect (NJAC 13:40). A readily ascertainable condition of a structural component or system that substantially affects the value, habitability or safety of the dwelling. Any item identified as Action Needed or Attention Recommended should be evaluated further by a qualified professional. This should be completed prior to the expiration of the inspection contingency.

Please Note- For informational purposes to identify system components, locations or inspection limitations.

SITE (GRADING/DRIVEWAY/WALKING SURFACES)

Grading/Drainage: Acceptable- The property adjacent to the structure is graded adequately to help surface water drain away from the foundation. Proper grading is important to prevent surface water from collecting at the foundation. Incorrect grading and drainage can result in interior dampness and water seepage.

Attention Recommended- The grading height is near the bottom of the basement window. Install a window well and cover to prevent water entry through the window.



Oil Tank Scan Performed: **Please Note-** A scan was performed by a tank sweep specialist during the home inspection to detect the presence of an underground oil tank. Refer to the separate report.

Driveway/Walks

Driveway Condition: Acceptable- The asphalt driveway is in acceptable condition.

Walkway Condition: Acceptable- The pavingstone walk is acceptable and generally level.

Street Sidewalk Condition: Acceptable- The concrete street sidewalk is in generally acceptable condition with no significant cracking or heaving.

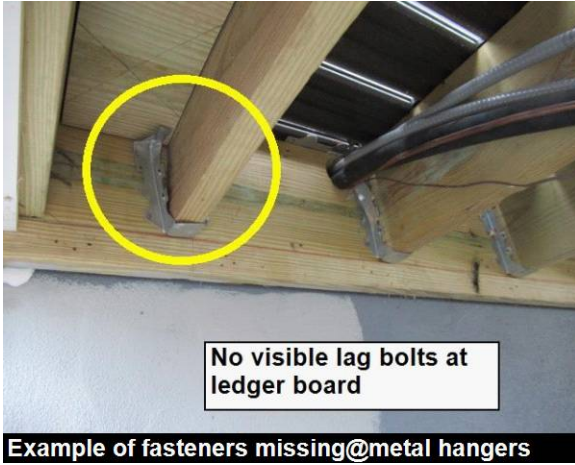
Porch(es)

Masonry Porch: Acceptable- The front masonry porch is in acceptable condition.

Deck

Condition of Deck Structure: **Action Needed-** The deck ledger board is not adequately secured to the house and is attached with nails only. Install lag bolts or approved fasteners for a positive attachment to the house to prevent movement or damage.

Action Needed- Some fasteners are missing at the metal joist hangers. Additional fasteners should be installed to properly secure the joist hangers.

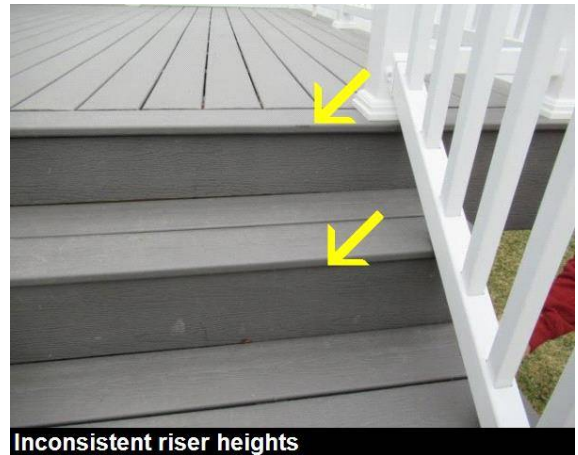


Condition of Decking:

Acceptable- The composition material deck floor boards are in acceptable condition.

Stairs:

Attention Recommended- The riser heights at the steps is inconsistent. Repair for increased safety.



Railings:

Acceptable- The railings are acceptable and secure.

Enclosed Porch

Condition of Porch: Acceptable- The enclosed, unheated porch was in acceptable condition.



EXTERIOR SIDING, ETC and FOUNDATION

Exterior (Siding/Windows/Doors/Trim)

Siding Materials: Vinyl

Siding Condition: **Action Needed**- The loose siding should be repaired at the front left for proper weather protection.



Fascia, Soffit and Trim Condition: Acceptable- The aluminum and vinyl fascia, soffit and trim sections are in acceptable condition and tightly attached.

Exterior Doors:

Attention Recommended- The front exterior door is binding. Trim or adjust the door.

Attention Recommended- A full length kickplate is missing under the sliding glass door.



Window Type: The windows are a double pane, insulated glass type.

Window Condition: Acceptable- The window framing and glass is in acceptable condition.

Storm/Screen Units: A full complement of window screens should be verified prior to closing.

Exterior Foundation

Foundation Material: The foundation materials are a combination of stone and poured concrete.

Foundation Condition: Acceptable- The visible sections of the exterior foundation are in acceptable condition with no visible significant cracks.

CHIMNEY AND ROOFING

Chimney(s)

Chimney Condition: **Action Needed-** There are worn/cracked mortar joints and loose bricks at the masonry chimney. Significant repair is needed to prevent further damage.

Please Note- The masonry chimney flashing is coated with tar/roof cement, apparently to correct previous leakage. The tar will dry and crack and is not a long term repair. Monitor and expect to repair/reseal the flashing.



Chimney Flue(s): **Attention Recommended-** The chimney flue sections are not visible for inspection. Further evaluation by a chimney professional, prior to closing, will provide information about the condition of the flue. If the additional evaluation is not performed, you assume the risk of any repairs needed.

The National Fire Protection Association recommends a Level 2 inspection be performed upon the sale or transfer of property. A Level 2 Inspection will include an examination of the chimney interior by video scanning or other comparable means of inspection. The chimney inspector should also determine that the flue is properly sized for the connected appliance(s).

Roofing Surfaces

Roof Style: Gable



Roofing Materials: Asphalt/fiberglass composition shingles

Condition of Roof: Acceptable- The visible roof sections are in acceptable condition, with no deficiency or cause for immediate concern.

Flashing: **Please Note-** The chimney flashings are coated with tar/roof cement, possibly to correct previous leakage. The tar will dry and crack and is not a long term repair. Monitor and expect to repair/reseal the flashings.

Attention Recommended- The heating system metal flue is coated with a sealant. This is a less than professional installation.



Means of Roof Inspection: Binoculars were used to view the roof. The inspection was completed from the ground level.

Gutter System: Acceptable- The gutters and downspouts are tightly attached and appear to be functional. Keep the gutters clean to prevent clogging and overflowing water next to the foundation.

Attention Recommended- Downspouts are discharged near the foundation, which can contribute to water penetration/seepage at foundation walls. Install extensions to discharge water away from the foundation.



ATTIC

Attic

Access Location: Upper Level

The attic access is at the rear kneewall only. There is no access into the void above the ceiling.

Roof Framing: Acceptable- The roof framing is in acceptable condition. A rafter system is installed in the attic to support the roof.

- Roof Sheathing:** Acceptable- The roof sheathing is in acceptable condition. The roof sheathing material is plywood.
- Evidence of Leakage:** There is no evidence of current water leakage in the accessible attic spaces.
- Attic Insulation:** Acceptable- There is approximately six to nine inches of insulation in the attic floor.
- Attic Ventilation:** Acceptable- There is adequate ventilation for the attic.

BATHROOM(S)

Full Bathroom #1

Location: Third Floor



- Entry Door:** Acceptable- The bathroom door is acceptable/functional.
- Walls/Ceilings:** Acceptable- The walls and ceiling are in acceptable condition.
- Floor:** Acceptable- The bathroom floor is in acceptable condition.
- Window(s):** Acceptable- The bathroom window is in acceptable condition.
- Ventilation Fan:** Acceptable- The exhaust fan is functional.
- Light Fixtures:** Acceptable- The light fixtures are functional.
- Outlet(s):** Acceptable- The outlets tested are in acceptable condition. The outlet(s) is Ground Fault Circuit Interrupter (GFCI) protected and is functioning properly. This type of safety device helps to protect against an electrical shock hazard.

Water Flow/Drainage: Acceptable- Water flow/pressure and drainage at the bathroom fixtures is functional.

Sink(s): Acceptable- The sinks are in functional condition with no sign of leakage.

Toilet: Acceptable- The toilet is operated a few times and is functional with no sign of leakage from the tank or at the base.

Bathtub/Shower Fixtures: Acceptable- The shower and bathtub faucets and drain stopper are in acceptable condition. The bathtub overflow drain is not tested for proper function. Since these can leak, try to avoid filling the tub with water up to the overflow drain.

Bathtub/Shower Walls: Acceptable- The bathtub/shower tile walls are in acceptable condition with no loose tiles noted. Recaulking at wall joints is part of normal maintenance to guard against water leakage behind the tile.

Shower Floor: Acceptable- The shower tile floor is in acceptable condition with no sign of leakage after water was run for an extended period of time. This type of installation typically requires periodic grouting/caulking to guard against water leakage. Maintain as necessary.

Please Note- This is a visual inspection of the readily accessible portions of the shower stall, and it is not invasive. Therefore, it is a limited inspection and may not have noted any hidden defects. Flood testing of the shower floor was not included as part of this inspection.

Please Note- The shower floor, curb and floor/wall joints should be proactively maintained to guard against leakage. This is important to avoid leakage under the tile floor and curb areas, which could result in leakage and damage.

Glass Door/Enclosure: Acceptable- The shower stall glass door/panel is functional.

Full Bathroom #2

Location: Second Floor Hallway



Entry Door: Acceptable- The bathroom door is acceptable/functional.

Walls/Ceilings: Acceptable- The walls and ceiling are in acceptable condition.

Floor: Acceptable- The bathroom floor is in acceptable condition.

Window(s): Acceptable- The bathroom window is in acceptable condition.

Ventilation Fan: Acceptable- The exhaust fan is functional.

Light Fixtures: Acceptable- The light fixtures are functional.

Outlet(s): Acceptable- The outlets tested are in acceptable condition. The outlet(s) is Ground Fault Circuit Interrupter (GFCI) protected and is functioning properly. This type of safety device helps to protect against an electrical shock hazard.

Water Flow/Drainage: Acceptable- Water flow/pressure and drainage at the bathroom fixtures is functional.

Sink(s): Acceptable- The sink is in functional condition with no sign of leakage.

Toilet: Acceptable- The toilet is operated a few times and is functional with no sign of leakage from the tank or at the base.

Bathtub/Shower Fixtures: Acceptable- The bathtub faucets and drain stopper are in acceptable condition. The overflow drain is not tested for proper function. Since these can leak, try to avoid filling the tub with water up to the overflow drain.

Bathtub/Shower Walls: Acceptable- The bathtub/shower tile walls are in acceptable condition with no loose tiles noted. Recaulking at wall joints is part of normal maintenance to guard against water leakage behind the tile.

Full Bathroom #3

Location: Basement

Entry Door: Acceptable- The bathroom door is acceptable/functional.

Walls/Ceilings: Acceptable- The walls and ceiling are in acceptable condition.

Floor: Acceptable- The bathroom floor is in acceptable condition.

Ventilation Fan: Acceptable- The exhaust fan is functional.

- Light Fixtures:** Acceptable- The light fixtures are functional.
- Outlet(s):** Acceptable- The outlets tested are in acceptable condition. The outlet(s) is Ground Fault Circuit Interrupter (GFCI) protected and is functioning properly. This type of safety device helps to protect against an electrical shock hazard.
- Water Flow/Drainage:** Acceptable- Water flow/pressure and drainage at the bathroom fixtures is functional.
- Sink(s):** Acceptable- The sink is in functional condition with no sign of leakage.
- Toilet:** Acceptable- The toilet is operated a few times and is functional with no sign of leakage from the tank or at the base.
- Bathtub/Shower Fixtures:** Acceptable- The shower faucets are functional with no leakage.
- Bathtub/Shower Walls:** Acceptable- The bathtub/shower tile walls are in acceptable condition with no loose tiles noted. Recaulking at wall joints is part of normal maintenance to guard against water leakage behind the tile.
- Shower Floor:** Acceptable- The shower tile floor is in acceptable condition with no sign of leakage after water was run for an extended period of time. This type of installation typically requires periodic grouting/caulking to guard against water leakage. Maintain as necessary.
- Glass Door/Enclosure:** Acceptable- The shower stall glass door/panel is functional.

Partial Bathroom #1

Location: First Floor



Entry Door: Acceptable- The bathroom door is acceptable/functional.

- Walls/Ceilings:** Acceptable- The walls and ceiling are in acceptable condition.
- Floor:** Acceptable- The bathroom floor is in acceptable condition.
- Window(s):** Acceptable- The bathroom window is in acceptable condition.
- Ventilation Fan:** Acceptable- The exhaust fan is functional.
- Light Fixtures:** Acceptable- The light fixtures are functional.
- Outlet(s):** Acceptable- The outlets tested are in acceptable condition. The outlet(s) is Ground Fault Circuit Interrupter (GFCI) protected and is functioning properly. This type of safety device helps to protect against an electrical shock hazard.
- Water Flow/Drainage:** Acceptable- Water flow/pressure and drainage at the bathroom fixtures is functional.
- Sink(s):** Acceptable- The sink is in functional condition with no sign of leakage.
- Toilet:** Acceptable- The toilet is operated a few times and is functional with no sign of leakage from the tank or at the base.

BEDROOMS

Location:





- Entry Doors:** Acceptable- The entry doors are in functional/acceptable condition.
- Closets:** Acceptable - The closet doors are functional. The closet interiors are acceptable, where accessible.
- Walls/Ceilings:** Acceptable- The walls and ceiling are in acceptable condition.
- Windows:** **Action Needed-** The front bedroom right side window can fall/tilt out when opened due to improper installation. Repair is needed for safe use.
- Outlets, Switches & Fixtures:** Acceptable- The switches and outlets tested are in acceptable condition. A representative number of accessible outlets are tested.
- Floors:** Acceptable- The visible floor areas are in acceptable condition. The floor covering materials are wood.

LIVING AREAS

Location:



Entry Door(s): **Attention Recommended-** The front exterior door is binding. Trim or adjust the door.

Acceptable- The sliding glass entry door is in functional/acceptable condition.

Closet(s): Acceptable - The closet doors are functional. The closet interiors are acceptable, where accessible.

Walls/Ceilings: Acceptable- The walls and ceiling are in acceptable condition.

Windows: Acceptable- The windows operated are in acceptable condition.

Switches & Outlets: Acceptable- The switches and outlets tested are in acceptable condition. A representative number of accessible outlets are tested.

Floors: Acceptable- The visible floor areas are in acceptable condition. The floor covering materials are wood.

Stairs/Hallway

Condition of Stairs: Acceptable- The stairwell areas are in acceptable condition.



Railings: **Attention Recommended-** There is a partial railing only at the third floor stairs. The railing is not continuous. Install an additional length handrail for increased safety at the third floor stairs.

Walls/Ceilings: Acceptable- The walls and ceiling are in acceptable condition.

FIREPLACE

Fireplace

Location: Living Room



Fireplace Type: There is a masonry built wood burning fireplace installed.

Firebox: Acceptable- The firebox is sound and useable in its current condition.

Damper: Acceptable- The fireplace damper is functional.

Visible Flue Condition: **Attention Recommended-** The fireplace flue sections are not completely visible for inspection. Further evaluation by a chimney professional, prior to closing, will provide information about the condition of the flue.

The National Fire Protection Association recommends a Level 2 inspection be performed upon the sale or transfer of property. A Level 2 inspection will include an examination of the chimney interior by video scanning or other comparable means of inspection. The chimney inspector should also determine that the flue is properly sized for the connected appliance(s).

Hearth Extension: Acceptable- The hearth extension in front of the fireplace is in acceptable condition.

KITCHEN

Location:



Walls/Ceilings: Acceptable- The walls and ceiling are in acceptable condition.

Windows: Acceptable- The windows operated are in acceptable condition.

Entry Door: Acceptable- The entry door is in functional/acceptable condition.

Floor: Acceptable- The visible floor areas are in acceptable condition.

Switches/Outlets: **Attention Recommended-** A recessed ceiling light fixture is inoperable. Bulb replacement or repair of the light fixture may be required.

- Counters/Cabinets:** Acceptable- The countertops and cabinets are in acceptable condition.
- Sink, Faucet and Drain Lines:** Acceptable- The sink, faucet and drain lines are acceptable with no sign of leakage. Water flow at the sink is acceptable.
- Appliances Not Inspected:** Kitchen appliances such as a refrigerator/freezer, microwave oven, wine cooler and trash compactor are not evaluated by this inspection. NJ home inspection standards require inspection of only the cooking appliances, dishwasher and garbage disposer.
- Dishwasher:** Acceptable- The dishwasher is operated for at least one cycle and is functional with no sign of leakage.
- Exhaust Fan:** Acceptable- The exhaust fan, as part of the wall mounted microwave unit, is functional. The exhaust is vented directly to the exterior. The operation of the microwave isn't tested.
- Stove/Range:** Acceptable- The gas stove and stovetop burners are functional. Any self clean features are not operated. The accuracy of the stove temperature is not determined.
- Please Note-** The gas line shut off valve behind the stove is not visible and could not be verified.
- Please Note-** The installation of the required anti-tip bracket behind the stove could not be verified. This safety device prevents accidental tipping of the stove.

LAUNDRY

Laundry

- Location:** Basement
- Switches & Outlets:** Acceptable- The outlets tested are in acceptable condition.
- Washer & Dryer:** **Please Note-** A washing machine and gas dryer are installed. Testing of these appliances is not required as a part of a home inspection, according to NJ home inspection standards. The drain line for the washing machine isn't operated under actual usage conditions. Its operation can't be verified.
- Dryer Venting:** Acceptable- The dryer venting is acceptable, where visible. Cleaning the dryer exhaust duct initially upon move-in and periodically is important to remove accumulated lint. A clogged dryer vent can be a fire safety hazard.
- Laundry Sink:** Acceptable- The laundry sink is in functional condition with no leakage noted.

STRUCTURAL

Foundation/Framing, Etc

Foundation Material: Stone & Poured Concrete

Framing Type: The house is constructed with a balloon type wood framing.

Ceiling/Wall Materials: The predominant wall and ceiling materials are drywall.

Framing and Foundation: Acceptable- The visible areas of the basement framing and foundation are in acceptable condition with no deficiency in the visible areas. The inspection of the basement framing and foundation is limited due to the finished walls and ceilings.

Please Note- Hidden defects may exist behind the finished walls & ceilings or storage items, including damage from wood destroying insects, wood rot and mold. These areas are not visible for inspection and are excluded from the inspection according to NJ Standards of Practice. Consideration should be given to having an invasive inspection of these areas performed by a qualified contractor, prior to your inspection contingency, to determine if there is any infestation, damage or mold behind finished surfaces.

Evidence of Water Entry: **Please Note-** The basement was recently finished with new walls, ceiling, etc. Conditions may exist behind the finished walls & ceilings or storage items, including damage from wood destroying insects, wood rot, mold or evidence of a prior water seepage condition. These areas are not visible for inspection. Consideration should be given to having an invasive inspection of these areas performed by a qualified contractor, prior to closing, to determine if there is any infestation, damage or mold behind finished surfaces.

Sump Pump: **Please Note-** There is no water in the sump pump pit; the operation of the pump can't be verified during actual conditions.

Please Note- Installing a sump pump backup system will provide operation in the event of a power failure. Generator, battery or water powered systems can be installed as a backup.



Basement Windows: Attention Recommended- Some basement windows have to be physically removed in order to open them. The windows should be replaced with a different type for correct operation.



Bulkhead Entry Door:

Acceptable- The metal bulkhead door is acceptable. These doors are susceptible to leakage at the masonry walls. The door/masonry joints should be kept sealed, and the exterior drainage should be maintained to divert water away from the masonry walls to guard against water seepage.

Basement:



Crawlspace

Method of Inspection:

There is no access into the crawlspace under the front enclosed porch. The crawlspace can contain important structural components that must be evaluated by a qualified professional. Hidden defects are possible. It is important that access be provided and this area inspected, prior to the expiration of your inspection contingency. Due to the age of the house there is possibility of wood rot, mold, termites, leakage etc. An inspection will determine if any conditions exist that require repair.

HEATING

Gas Fired Warm Air Furnace

Approximate Age: New



Heating System Location: Attic

Heating System Condition: Acceptable- The gas fired warm air furnace is in acceptable/functional condition. The system activates with a normal sequence of operation.

Heat Exchanger: The furnace heat exchanger is inspected. The general conditions prohibit a visual inspection of a large percentage of the heat exchanger. This is primarily due to the style and shape of the heat exchanger, but the visible sections are acceptable.

Exhaust/Flue Pipe: **Action Needed-** The metal exhaust vent/flue piping is a double wall type B vent, which requires at least a 1" clearance from combustibles. This installation does not meet the clearance safety requirements. Alteration of the vent and/or combustible material is necessary.



Blower Fan:

Acceptable- The blower fan is functioning properly with no excessive noise/vibrations.

The furnace filter at the ceiling return grill should be replaced or cleaned a minimum of every 3 months, or as needed for the particular type used.

Condensate Drainage:

Action Needed- The condensate pan is not located properly under the air handler unit, which can allow water to leak into the ceiling below the unit. Relocate or replace the pan to catch water in the event of condensate spillage.

Attention Recommended- There is a pump installed to remove the condensate from the high efficiency heating system. The pump can't be tested during the inspection and should be checked periodically for proper function. An additional drain pan can be installed under the pump for added protection.



Gas Fired Warm Air Furnace #2

Approximate Age: New



Heating System Location: Basement

Heating System Condition: Acceptable- The gas fired warm air furnace is in acceptable/functional condition. The system activates with a normal sequence of operation.

Heat Exchanger: The furnace heat exchanger is inspected. The general conditions prohibit a visual inspection of a large percentage of the heat exchanger. This is primarily due to the style and shape of the heat exchanger, but the visible sections are acceptable.

Exhaust/Flue Pipe: Acceptable- The exhaust vent/flue is functional with no indication of improper drafting. The exhaust vent/flue pipe is plastic.

Acceptable- The draft inducer fan is functional.

Blower Fan: Acceptable- The blower fan is functioning properly with no excessive noise/vibrations.

The furnace filter should be replaced or cleaned every 30 days, or as needed for the particular type used.



Filter location

Condensate Drainage:

Please Note- There is a pump installed to remove the condensate from the high efficiency heating system. The pump can't be tested during the inspection and should be checked periodically for proper function.

AIR CONDITIONING

Two Separate Air Conditioning Systems

Approximate Age: New



System Type: The electric central air conditioning is a split system type. The condenser units are at the exterior, and using the shared forced air heating system ductwork.

System Condition: The electric central air conditioning systems are **not tested** due to the low exterior temperature. Activating the exterior condenser unit could result in damage to the compressor. If conditions allow, the system should be operated prior to closing. Consult with your attorney regarding their procedure to ensure that the system will be in operational condition. It would be prudent to obtain a homeowner's warranty to cover any unforeseen circumstances.

System Maintenance: The air conditioning system should be serviced annually prior to the cooling season, and the filter(s) changed or cleaned monthly for best performance. The filter keeps dust from accumulating in the system, which can affect operation and cause condensate leakage. The filter is located in the main return in the hallway ceiling and basement furnace/air handler unit.

PLUMBING SYSTEM

Water Supply

Water Source: The water service appears to be from a public water supply.

Water Service Piping Material: The main water service line to the structure is copper.

Main Water Shutoff Location: Basement level front wall

Water Supply Piping Material: The water supply piping is a combination of copper and PEX (cross linked polyethylene) plastic piping.

Water Supply Piping Condition: Acceptable- The interior water supply piping is in overall acceptable condition with no visible leakage. Shut off valves at the meter, fixtures, etc are not operated for function due to the potential for leakage when used.

Water Flow/Pressure: Acceptable- The water flow/pressure is functional when multiple fixtures are operated.

Exterior Hose Faucets: **Attention Recommended-** The spigot is tight against the vinyl trim. A hose may not fit onto the spigot. Alteration is needed for correct operation.



Drain/Waste/Vent

Sewage Disposal Type:

The drain/waste lines appear to discharge into a public sewer system.

Drain/Waste Pipe Materials:

The predominant material is plastic.

Drain/Waste Pipe Condition:

Acceptable - The drain/waste piping is acceptable with no sign of leakage in the visible areas.

Functional Drainage:

Acceptable - Functional drainage is verified by running water at each fixture throughout the house.

Please Note- A video camera evaluation of the main sewer line was completed at the time of the inspection. Refer to the separate report for the video inspection.

Vent Piping Condition:

Acceptable - The visible plumbing vent piping is functional. The vent piping material is plastic.

Sewage Ejector Pump:

Acceptable- The sewage ejector pump is functional. This pump serves the fixtures located in the basement.



Gas Piping

Piping/Valves:

Acceptable- The visible gas piping is in acceptable condition with no obvious odor of gas at the time of the inspection. Some shut off valves at appliances may not be visible or accessible for inspection. Inspecting all gas piping, valves and connections for leaks is beyond the scope of home inspection standards. Gas valves are not operated as part of this inspection.

Water Heater

Approximate Age: New



Fuel Source and Water Supply:

Acceptable- The gas fired water heater produces a functional flow and volume of hot water from fixtures throughout the house.

Water Heater Condition:

Acceptable- There is no sign of leakage at the water heater.

Size/Capacity:

40 gallons

Exhaust/Flue Pipe Condition:

Acceptable- The exhaust vent/flue is functional with no indication of improper drafting. The exhaust vent/flue pipe is plastic.

Acceptable- This is a power vent type unit. The draft inducer fan is functional.

Relief Valve:

Acceptable- There is a temperature and pressure relief valve installed, which has a proper drip leg attached.

ELECTRICAL SYSTEM

Exterior Service Equipment

Service Entrance/Meter: Acceptable- The electric service is an overhead type. The weatherhead, supports, meter housing and aluminum entrance cable to the structure are in acceptable condition.

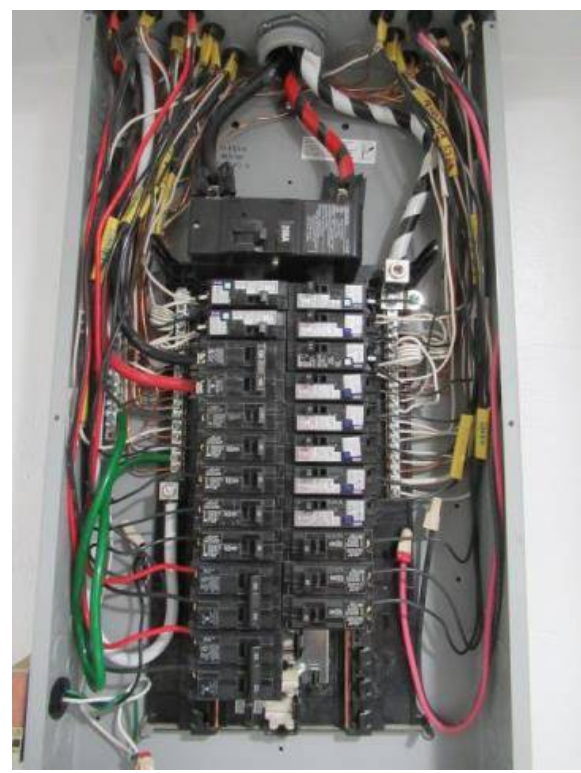
Service Size and Main Disconnect

Main Disconnect Location: The main disconnect is in the main circuit breaker panel box in the basement.

Service Size: 200 Amp, 120/240 Volts- The ampacity of the electric service appears to be adequate for the structure as presently used.

Main Panel

Main Panel Location: Basement



Main Panel Wiring: Acceptable- The circuit breaker ratings in the main panel are appropriately matched to the circuit wire gauge.

Grounding: Acceptable- The visible ground cable(s) is in acceptable condition.

Sub Panel #1

Sub Panel Location: Second Floor



Subpanel Wiring: Acceptable- The circuit breaker ratings in the subpanel appear to be appropriately matched to the circuit wire gauge.

Grounding: Acceptable- The visible ground cable(s) is in acceptable condition.

Branch Circuit Wiring

Circuit Wiring Type: The predominant type of visible wiring is Romex. The branch circuit wiring is copper.

Circuit Wiring Condition: Acceptable- The exposed wiring is in overall acceptable condition.

Outlets, Switches & Fixtures

Outlets, Switches and Fixtures: Acceptable- A representative number of outlets are operated and in acceptable/functional condition.

Attention Recommended- A recessed ceiling light fixture is inoperable. Bulb replacement or repair of the light fixture may be required.

Ground Fault Circuit Interrupter Devices: Acceptable- The Ground Fault Circuit Interrupter (GFCI) devices tested are in acceptable condition.

Specialty Electrical Equipment

Specialty Equipment: **Please Note-** Specialty electronic equipment (such as smoke, carbon monoxide detectors and central alarm systems, intercom systems, landscape lighting, low voltage lighting equipment, generator systems, etc) is not tested as part of this inspection. Obtain information and operating instructions from the owner or their representative.

ENVIRONMENTAL

Environmental/Indoor Air Quality

- **Hazardous materials and health hazard testing is outside the scope of a Home Inspection according to the New Jersey Standards of Practice (NJAC 13:40) for home inspectors.**

Please Note- If asbestos, molds, sick home syndrome, electromagnetic fields (EMF), urea formaldehyde foam insulation (UFFI), hazardous wastes, lead, soil contamination, or any other environmental and/or health hazard are a concern, please contact an appropriate expert.

Aurora Home inspections is not qualified to evaluate and report on hazardous materials and/or health hazards. Unless contracted for by a separate Agreement, Aurora did not perform mold testing. If you have concerns of the presence of a suspected hazardous material or health hazard, testing is appropriate and recommended. A licensed, qualified specialist in the area of concern should be contacted so that appropriate testing and remedial measures can be addressed, prior to the expiration of the inspection contingency. Even if there were no visual signs of mold during the inspection, mold growth may have been occurring for some time or may be observed within hours or days. Testing will confirm if mold exists.

Neither the evaluation of the presence or potential for mold growth, nor the identification of specific molds and their effects, fall within the scope of a home inspection. Accordingly, this Inspection Company assumes no responsibility or liability related to the discovery or presence of any molds, their removal, or the consequences whether property or health-related.