

JR
Inspections

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James Ragucci JR Inspections 75
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Date of Inspection: _____

Address: _____

Inspector: Jim Ragucci

Client: _____

Weather Conditions: Sun and clouds 80-90o F

Property Type: Single Family **Stories:** Two **Approximate Age:** 75 years old

Utilities On During Inspection: Electrical Service, Gas Service, Water Service

People Present During Inspection: Client, Selling Agent, Home Inspector



Thank you for the opportunity to conduct this home inspection for you. The function of this report is to assist you in understanding the condition of the property and its operating systems, at the time of this inspection. The ultimate goal is to provide you with information that will help you make an informed purchase decision.

Please contact me if you have any questions about this report.

Confidential:

This report for _____

Contains proprietary information and is the sole property of _____

This report may not be copied or distributed without the express consent of:

_____ and **may not be given to another purchaser of said property.**

Inspection Includes:

Exterior: roof, flashing, chimney, vents, gutters and leaders, siding, exterior doors, foundation, porches, decks, driveway, walkways, garage, carports, retaining walls, exterior electrical outlets, trees and shrubs, skylights, window wells, gas meter, interior of crawl space, electrical service, hose bib, fences, exterior lighting, soffit and eaves, grading of property, etc.

Interior: all walls, ceilings and floors, attic structure and venting, basement, built-in kitchen appliances, all bathroom fixtures and tile, garage interior, hot water heater, heating and AC systems, conventional and GFCI electrical outlets, all lighting fixtures, interior doors and windows, stairways, exhaust fans, fireplace hearth and damper, main electrical disconnect, proper size circuit breakers, all exposed wiring, all exposed insulation, washer and dryer, sump pump, foundation interior, etc.

Home Inspection

The following pages of this report include my description and profession opinion of the condition of all the systems and structural items of this home, at the time of this inspection. This report has been divided into two parts. The first section includes, in alphabetical order, the parts of this home which are located on the exterior and the second section includes the items which are found on the interior, also in alphabetical order. All headings which refer to the exterior of this home are in blue text and all interior headings are in red text.

Exterior Inspection:



AC Cooling System

A central air conditioning system was observed at the time of the inspection.

The average life expectancy range for an air conditioner compressor/condenser is 15-20 years. Information on the manufacturer's label suggested the air conditioner compressor was manufactured in May of 2013 and likely installed shortly thereafter; the compressor is approximately 5 years old.



Chimney

The brown stone wood burning chimney was inspected from ground level and with an extension ladder. This chimney was secure and plumb at the time of this inspection.

This is a 2 flue chimney with rain covers installed on each flue. The stone and mortar joints were in satisfactory condition at the time of this inspection, although several of the mortar joints have recently been re-pointed. (see photo above).



Decks and Balconies

A wood deck was inspected in the back of the home. The structural supports (posts, beams and joists) were constructed with pressured treated lumber. A minimal amount of checking (incomplete cracking) was noted. The visible ledger board was secured to the house with galvanized lag bolts, properly spaced. The joists were secured to the ledger board with steel joist hangers completely nailed and spaced properly.

The railings were generally secure and constructed within the recommended safe railing height standards.



Deck Maintenance:

Decks are exposed to the exterior elements, therefore they require periodic maintenance.

Exposed deck components require routine painting or staining, to ensure an adequate life.

Monitor the deck ledger board, post, decking and guardrails for evidence of water infiltration, loosening or accelerated decay.



Doors

The front exterior entrance door was composed of solid wood and glass and in satisfactory condition. The hinges and locking mechanism when tested and functioned efficiently at the time of this inspection. The side and rear exterior doors were also tested and working satisfactory at the time of this inspection.



Driveway

An asphalt driveway was inspected. The parking area and roadway surfaces were generally intact. An average amount of wear and surface decay was noted. Asphalt surfaces require routine sealing every 3-5 years to prevent water penetration and premature decay.



Electrical Service Entrance & Service Meter

Electrical service drop and service mast were positioned and secured at a safe height.



A Drip loop was provided to help protect the electric meter and electrical service from moisture. The electric meter was located on the south side of the home and mounted securely to the house. The main electrical disconnect is located in the interior of home, inside the service panel box.



Fencing

The fence that existed at the time of this inspection was composed of 4in. x 4in. vinyl posts, that are supported by concrete footings. The underground depth of the footings cannot be determined. The top and bottom rail and all balusters were also vinyl and generally secure at the time of this inspection. The distance between balusters also complied with safe standards.



Foundation

The foundation of this home was constructed with cinder/cement blocks with a smooth mortar finish on the exterior. The exterior of the foundation was intact at the time of this inspection. Only minor settlement cracks (less than 1/8 in.) were present at the time of this inspection.



Gas Meter

The gas meter was located on the north side exterior of this home. The piping connected to this meter was rusted in several areas and the meter was partially buried under landscape stones. The moisture under the landscape could accelerate the rusting and deterioration of the meter. This inspector recommends contacting your gas company and have them inspect this gas meter.

Grading & Landscaping



The ground immediately adjacent to the foundation of the home should slope away from the house at a rate of one inch per foot for at least the first six feet. The overall grade appeared to meet this standard, and is considered adequate. If grading does not slope away from the house, water can accumulate against the foundation increasing the risk of moisture diffusion through the foundation.

Gutters & Leaders



The gutters and downspouts on this home were composed of aluminum with a white painted finish. The gutters and downspouts were generally intact at the time of this inspection. All downspouts discharged at an adequate distance from the foundation. Therefore, this gutter system when working properly, should divert rainwater an adequate distance from the home.

Gutter Maintenance



Routine cleaning of the gutters and downspouts is essential to ensure that the gutter system is always working properly.



Hose Bib (exterior)

Two water hose bibs were located on the exterior (front and rear of house). Both hose bibs were inspected and tested and were working with adequate water pressure and no leaks were present at the time of this inspection.



Porches and Steps

The entrance steps and railings were in satisfactory condition at the time of this inspection. A masonry front entrance stoop was observed. The porch masonry structure was in intact, and the sidewalls were plumb. The poured concrete landing was intact and sloped properly away from the building.



Retaining Walls

A privacy wall was observed in the front of the property. The wall was constructed of poured concrete with a stone veneer surface. The poured concrete and stone veneer were in satisfactory condition only minor settling cracks were present at the time of this inspection.

Roofing System:



The major portion of the roof is a Gable style. The roof was covered with 1 layer of standard asphalt/fiberglass shingles at all roof locations. Standard asphalt/fiberglass shingles have an average useful life of approximately 20-25 years.

Roof Flashing



Flashing was inspected at dormer intersections with roof, plumbing vents, roof intersections, all chimneys, and skylights. All flashing was in satisfactory condition, there were no signs of leaking at the time of this inspection.

Siding



The primary function of the siding is to protect the building skeleton and interior from weather and mechanical damage. The siding on all sides of this home was made of vinyl clapboard. The vinyl siding was in satisfactory condition at the time of this inspection.



Soffit and Fascia Trim

The soffit is the horizontal overhang at the lower end of a sloped roof. Soffits typically extend beyond the vertical walls of the structure, protecting the walls from weather conditions and providing a drainage path for rain and snow. The soffits on this home were generally intact at the time of the inspection. The soffits were constructed of aluminum and continuous vents were observed along the soffits.

The fascia is the vertical trim board that is located behind the gutters and on the gable side of a house. The Fascia boards were generally intact at the time of this inspection.



Walkways & Patios

A stone walkway was observed from the parking lot to the front entrance. The walk was intact and serviceable. No surface deterioration was noted and the concrete joints did not show signs of uneven trip edges at the time of this inspection.

Interior Inspection:



Interior Doors

All the hinges, handles and locking devices were inspected and were operational at the time of this inspection. The interior door surfaces were all in satisfactory condition at the time of this inspection.



Drain, Waste & Vent Lines

Most of the drain lines were not accessible, concealed behind walls therefore not inspected. Visible sections of the drain, waste and vent lines were intact and no leaks were observed at the time of the inspection.



Electrical Systems

Service Panel & Main Disconnects

The electrical breaker panel was located in the basement and properly secured to the wall. All unused circuit knock-out plugs were intact. There were no unsafe open holes in the sides of the panel box at the time of this inspection. All breakers in the panel box were properly attached and secured. The breakers were observed to be compatible with the wired circuits they were protecting. In addition, to the individual circuit breakers, the main disconnect was located in the panel box and working properly



Lights, Switches & Receptacles

All lights, switches and outlets were tested and found to be in safe working condition at the time of this inspection. All receptacles were satisfactory when tested for proper grounding and electrical polarity. GFCI outlets were also working properly at the time of this inspection.

Fixtures



All sinks, toilets, tubs and showers were tested at the time of the inspection and found to be functional. No leaks were observed at any of the bathroom, kitchen, or basement sinks. No signs of overextended faucets potentially causing a cross-connection.

All toilets were secured tight to the floor. All sinks contained an overflow opening to protect the countertops and finished cabinet.

The tiles in all the bathrooms were intact, and tile grout was in satisfactory condition.

Floors



The finished floor in this home was constructed with solid oak flooring. All areas of the flooring were in satisfactory condition, level and even at the time of this inspection.

Wood floors typically expand and contract with changes in moisture, therefore, periodic monitoring and maintenance will be necessary in the future to assure all walkways inside the home are safe.



Heating System

Our evaluation of the heating system is both visual and functional provided power and or fuel is supplied to the system. A forced hot air furnace was observed in the basement of the home. The furnace appeared to have been manufactured in December 2010 and likely installed shortly thereafter. The estimated age of this furnace is approximately 7-8 years old. The mid-range efficiency furnace and its components were intact at the time of the inspection except as noted. The furnace ignited when tested. The metal flue vent connector at the top of the furnace was intact and all joints were tightly secured. The flue vent discharged to a fire brick chimney and was sealed properly. Clients are encouraged to purchase a home warranty plan, since furnaces can require repair at any time.



Insulation in Unfinished Spaces

Properly insulating a home will decrease this heat transfer by providing an effective resistance to the flow of heat. The floor of the unfinished attic contained fiberglass insulation between the floor joists. The insulation was correctly installed with the vapor barrier facing the warm rooms underneath. It is not necessary to insulate the walls or roof unless the attic is going to be used as living space.

Kitchen



Kitchen Appliances

All the permanent appliances (ranges, dishwashers, installed microwave ovens, wall ovens, cook tops, etc.) in the home were tested. All the appliances in this kitchen were operating satisfactorily inspection. The average life expectancy of appliances varies widely with the amount of use and maintenance. They receive; 5-12 years is considered to be the average range depending on the appliance.



Stove/Oven

The natural gas range was intact at the time of the inspection. All the burners functioned when tested. The oven and broiler functioned when tested. An anti-tip device, required at all free standing ranges for improved occupant safety, was not observed. The microwave oven was intact and functioned through a brief cycle when tested.



Dishwasher

The dishwasher was intact, and functioned through a brief cycle when tested.



Refrigerator/Freezer

The refrigerator/freezer was intact. The appliance functioned slightly above recommended safe food storage/freezer temperatures. Some adjustment in the appliance thermostat was noted.

Cabinets, Countertops & Other Built-Ins

The kitchen cabinets were intact and operational at the time of the inspection.

The kitchen countertop was finished with granite. A granite surface countertop is recommended because it is durable and can be cleaned & sanitized with ease.



Locks

Soon after the home is purchased it is recommended that all door locks are replaced. For safety reasons, locks should be keyed from the exterior only. Locks that are keyed from the interior and exterior are not recommended because they can present a safety hazard in the event of a fire and the key is unable to be located.



Smoke and Carbon Monoxide (CO) Detectors

Smoke and carbon monoxide detectors should be provided at every floor level of every home, including basements, crawl spaces and garages. Smoke detectors should be close to sleeping areas, and installed in any room with a wood burning stove or fireplace.

If unsure of the age of a smoke detector, it should be replaced.



Stairways & Railings

The common staircase was finished and carpeted. The stairs were level and serviceable, and constructed of solid wood. The risers and treads were all constructed to a consistent and safe height and width. The railings were secure and constructed within the recommended safe railing height standards.



Sump Pumps & Water Penetration

There was a sump pump in the back of the basement. Sump pump was tested and it worked properly at the time of this inspection.



Support Members

The support members of a wood frame house include the beams, sills and columns.

The main beam was constructed with a double 2in. x 10in. nailed together. The beam was held up with 4in. dia. steel columns. Each column was resting on a separate concrete footing.



Ventilation

Unheated spaces should be ventilated whenever possible. Proper attic ventilation keeps the house cooler in the summer, helps prevent ice damming in the winter, and may prolong the life of many roofing materials. Soffit vents and ridge vents were observed from the exterior. These components combine to create a convective ventilation system in the attic area.



Mechanical Ventilation

Powered ventilation fans were observed in the bathrooms. The fans functioned when tested. The fans appeared to discharge properly to the exterior of the living unit.

The master bathroom exhaust fan was secured to the ceiling with tape; this is not a proper and adequate fastening method. A risk of detachment exists at the exhaust fan. A cook top exhaust fan was observed over the range. The fan functioned when tested. The fan exhausted back into the kitchen, which is acceptable, but not preferred.



Washer & Dryer

A clothes washer and clothes dryer were observed in the laundry room. The appliances were intact and both functioned through brief cycles when tested. The water supply hoses and shutoff valves at the clothes washer were intact. The clothes washer drained to an inset wall drain. The clothes dryer in this home contained a flexible aluminum discharge vent. The clothes dryer vent appeared to discharge through the front wall of the utility closet to the exterior of the home. Depending on their frequency of use, appliances over 10 years old have reached their average life expectancy range.



Water Heater

The water quality in the home has an effect on the life expectancy of a water heater. The average life expectancy of a water heater is 10-15 years. Water heaters wear from the inside out therefore I recommend replacement before the heater reaches it's life expectancy. According to information on the name plate this water heater was manufactured November of 2011 likely installed shortly thereafter. Therefore this water heater is 6-7 years old and nearing the end of its average life expectancy.

All the components of this water heater were intact. The water heater functioned adequately at the time of this inspection

The metal flue vent connector at the top of the water heater was intact and all joints were tightly secured. The flue vent discharged to a fire brick chimney and was sealed properly. This vent is expected to be hot to the touch so caution is to be observed.



Water Supply

The water supply and distribution system was in operation at the time of the inspection. The water meter and the water main shutoff valve is located in the basement. Every home owner should familiarize themselves with the exact location of the water main shutoff valve in case of a water emergency.

Home Maintenance

All homes require periodical maintenance in order to prolong the life of the structure and all of the operating systems. Maintenance is also necessary to assure that your home remains safe to live in. And in most instances, preventative maintenance will save the homeowner a significant amount of money. Preventative maintenance is simply taking care of the small problems before they turn into costly issues.

Maintenance Tips:

Regular maintenance includes painting and caulking of all exterior wood.



Trees and shrubs should be kept trimmed away from the walls and roof to prevent vermin access and mechanical damage.



Electric System – Recommend labeling each electrical disconnect in the electrical panel box to indicate what is controlled by each fuse or breaker. Where the panel is already labelled, you should verify the labeling is correct. Do not rely on the labeling being accurate.



Bathtub and Shower Maintenance: Caulking and grout in bathtubs and showers should be checked periodically and repaired when necessary to prevent leakage and damage behind the wall surfaces. When necessary, contact a professional that specializes in tile work.



Roof Maintenance:

Periodically inspect the roof for missing, loose, or damaged shingles which could cause leaks. Also monitor the roofing material and look for deterioration of granules which protect shingles from ultra-violet sunlight.

Roofs can leak at any time. Leaks often appear around roof penetrations, flashing's, and changes in direction of the roofing material. A roof leak should be addressed promptly to avoid damage to the structure. Don't panic a roof leak does not necessarily mean the roof has to be replaced.

If an ice dam remains on your roof for an extended period of time consult with a roofing contractor, before water damages the roof structure and leaks into the interior.



Do not walk on the roof surface unless it is necessary for maintenance or repair. (walking on a roof can remove some of the shingle's protective granules)

Keep roof surface clean in order to protect from harmful organic growth. (Organic growth holds in moisture that shortens the life span of a roof surface.)

Keep gutters and leaders clean and free of leaves and other debris, so the rainwater draining system can always work efficiently.



If a sump pump is installed, periodically test the pump to be sure it will be operational when needed.



Periodically have dryer interior and vent professionally cleaned out to avoid a house fire. (according to fire reports, there are a significant amount of house fires due to home dryers) Also be sure to clean the dryer lint filter after every use.



Smoke and Carbon Monoxide (CO) Detectors: Smoke and carbon monoxide detectors should be provided at every floor level of every home, including basements and crawl spaces. Even if they are present during the inspection, we recommend replacing detectors. Smoke detectors should be close to sleeping areas, and carbon monoxide detectors should be in any room with a wood burning stove or fireplace.

Once you take possession of the home, detectors should be tested regularly, and the detector batteries should be replaced twice a year.



If present, clean out basement window wells after each season, especially the fall season. Keep window wells covered and repair or replace covers when necessary to keep vermin out.



Keep exterior siding clean in order to protect from harmful organic growth. (Organic growth holds in moisture that can damage exterior siding.)



Periodically check the hot and cold water connections to the washing machine for leaks or hose ruptures. (most plumbing contractors recommend replacing rubber hoses with higher quality braided lines)

It is also recommended to close washing machine shut-off valves on the hot and cold water when not in use (especially when you will be away from your home for extended periods).



If this home has a fireplace, have chimney cleaned by a chimney cleaning professional at least once a year, to avoid a chimney fire.



Only burn materials in your fireplace that the fireplace and chimney are designed for. Check with a fireplace professional if you are unsure.

Periodically clean the refrigerator coils on the back of the unit with a vacuum to prolong the life.



If present, replace the refrigerator filter according to the manufactures recommendation.



If present, periodically clean the filter in the range hood to allow exhaust fan to operate more efficiently and avoid a house fire.



If your home is heated with radiators, have radiators bled annually just before heating season. (bleeding a radiator gets the excess air out, allowing the radiator to heat up using less energy.)



Have leaks around windows and doors sealed to block heat loss from the home.



Before the cold weather season have the outdoor hose bib faucets winterized. Or you can have each hose bib upgraded to frost proof type hose bibs with built in anti siphon devices that help prevent freezing and contamination of the water supply system. Frost proof type hose bibs extend the valve seat into the warm side of the home to prevent freezing. Anti- siphon devices or back flow preventer valves prevent the introduction on non potable/waste water into the water supply system when a sudden drop in pressure occurs.



If an electric garage door opener is installed, periodically test the garage door's safety auto-reverse control.



Replace furnace air filters at the beginning of the heating season and monthly through the season of heavy use. A dirty filter means restricted air flow, which means less heat being dissipated from the heat exchanger. This can cause the furnace to run hotter than it's supposed to, which can lead to premature failure or complete shut-down of the furnace. Filter replacement is very important.



If the furnace doesn't fire up, here are a few items to check:

- Check the service switch to make sure it's on. This is typically a light switch that's either mounted to the furnace or located on a wall very close to the furnace. If this switch is off, the furnace won't run.
- Check the circuit breaker or fuse at the main electric panel.
- Test or replace the batteries in the thermostat.
- Make sure the blower fan cover is in place. If the cover is removed, a safety switch on the blower compartment *should* prevent the furnace from turning on.

If you have a steam boiler:

- A) Open the blow-off valve to drain the sediment until boiler water is clear.
(Do this once a week during the heating season)



Have a qualified professional give the AC and Heating system an annual tune-up. Due to soot buildup, oil-burning furnaces need more maintenance than gas furnaces, and should be cleaned and checked at least twice during the heating season.

(Several companies offer a service contract at a reasonable fee.)



Annually inspect driveway for cracks and pot holes. Have cracks and holes filled before winter. Have asphalt driveway sealed every 3-5 years to prevent water penetration and premature decay.



Periodically check the grading adjacent to the home's foundation. Be sure the ground maintains a gradual slope away from foundation for at least 6 to 8 ft. This will help protect the foundation from water infiltration.



If your home has a deck, protect exposed wood annually with exterior paint or stain, to prolong the life of the deck.



Periodically check the deck ledger board, post, decking and guardrails for evidence of water infiltration, loosening or accelerated decay. Consult a structural contractor for repair if necessary.



When removing ice on masonry steps and walkways, rock salt is not recommended. Rock salt could cause masonry spalling which causes deterioration of concrete and stone. (there are other ice melting products that are not as harsh on masonry)



Inspect treads, risers and railings on all steps periodically, to be sure they are all secure and safe to walk on. (Consult a structural contractor if repair is needed.)



If an outdoor sprinkling system has been installed, be sure the sprinkler heads are adjusted properly so they are not directed towards exterior walls of the home or close to the house foundation which cause leakage problems into the basement and crawl spaces. In addition, be sure to have the system winterized before the cold season to avoid frost damage to exterior underground piping.



If a whole house or a portable generator exist in this home be sure it is periodically tested and safely installed. If you are unsure contact a licensed electrician to examine the system.



If your home is older than 50 yrs. I recommend purchasing an insurance contract on the water main. If the water main to your home ruptures under your property it is your responsibility as the home owner to repair it and this could be very costly. Most water companies have an insurance plan that you can purchase which will cover the repair cost if necessary.

