

Satisfactory Valve On Off Gas Piping - Valve On Off Satisfactory Single Wall Flue Pipe - Single Wall Present, Other Service / Repair Cold Water Valve - Present, Other No bonding noted on water heater between hot and cold water lines. Because the electrical system is grounded to the copper water line, this bonding jumper is required to prevent stray electrical current from traveling through the system into a person. Recommend having a licensed plumber repair as needed prior to closing. Satisfactory Present Temp. Pressure Relief Valve and Pipe - Present Satisfactory Satisfactory Exterior Jacket - Satisfactory COOLING General Comment Monitor / Maintain COOLING SYSTEM - General Comment Remind yourself to obtain a utility or private company service plan prior to settlement ..... we recommend it. The local utility company may offer multiple appliance service plans. Your cooling system needs regular maintenance just like your automobile. Satisfactory Coleman System 1 Brand - Coleman Satisfactory 2.5 Ton Tonnage - 2.5 Ton Satisfactory 9 Approximate Age - 9 Air conditioning units have a life expectancy of approximately 15 years. Satisfactory Clean Coils and Fins - Clean Satisfactory Ext. Disconnect Electrical - Ext. Disconnect Satisfactory Insulation Cooling Lines - Insulation Satisfactory PVC Condensate Drain - PVC Satisfactory Details Differential Temp 1 - Details Supply 50 degrees, Return 65 degrees, Differential 15 degrees Satisfactory Record E091319A - Doe, John & Mary 1 Sample Court, Sample City, NJ 00000 Inspection Details: Page 10 of 15 Eastern Home Inspections of NJ Page 46 of 51 PLUMBING General Comment Concerns PLUMBING - General Comment Underground soil pipes can become clogged at any time. We run the water through all the fixtures to test for proper flow and drainage. A drain may become clogged due to tree roots and prevent the full flow of effluent. These conditions may not become visible until regular continuous usage. This inspection is limited by time constraints. It is very important that you inspect these areas during you pre- settlement walk-through inspection. Leakage and or blockage can occur between the time of our inspection your walk- through. If the house has been vacant it is not uncommon to have subsequent plumbing leaks due to dried up rubber or taped seals and joints. These kind of leaks can occur at any time. Recommend you contact a a licensed plumber for necessary repairs. Satisfactory Municipal Water Source - Municipal Galvanized Service / Repair Municipal Main Supply Type - Galvanized Main water supply is galvanized pipe which is very old. Galvanized pipe is known to corrode internally and restrict the water supply to the house. This older pipe can also begin leaking at any time. Recommend having a licensed plumber replace galvanized pipe prior to closing. Satisfactory Basement Main Water Shut Off - Basement Satisfactory Copper, PEX Visible Water Pipes - Copper, PEX Satisfactory Municipal Waste System - Municipal ABS, PVC, Cast Iron Service / Repair Waste/Vent Pipes - ABS, PVC, Cast Iron Cast iron waste pipes noted in basement. Cast iron waste pipes are very old and corrode and rusts from the inside. Recommend budgeting for repairs or replacement of cast iron waste pipes as needed. Satisfactory Unprotected Outside Spigots - Unprotected Unprotected hose connections should be shut off and drained before first freeze each year. Satisfactory Basement Main Gas Valve - Basement ELECTRIC Satisfactory Attached To House Main Electrical Service - Attached To House Satisfactory Aluminum Service Wire - Aluminum Satisfactory 110 / 220 Voltage Available - 110 / 220 Satisfactory Typical Panel Accessibility - Typical Satisfactory Basement Panel Location - Basement Record E091319A - Doe, John & Mary 1 Sample Court, Sample City, NJ 00000 Inspection Details: Page 11 of 15 Eastern Home Inspections of NJ Page 47 of 51 ELECTRIC Satisfactory Breaker Main Disconnect - Breaker Satisfactory 100 amp Main Panel - 100 amp Satisfactory Copper Interior

Wiring - Copper Satisfactory BX Cable, Cloth and Tar, Romex Type of Wire - BX Cable, Cloth and Tar, Romex Satisfactory Driven Rod, Water Pipe Grounding - Driven Rod, Water Pipe Other Service / Repair Fuses in Use - Other Exposed fuse noted in basement. It should be in an fuse box. Recommend having a licensed electrician repair as needed prior to closing. Other Service / Repair Electrical Defaults - Other Improperly spliced wire noted in front crawl space. Wire in rear crawl space going threw concrete block appears to not be in conduit. Recommend having a licensed electrician repair as needed prior to closing. 3 Slotted Safety Issues Receptacles - 3 Slotted Basement outlet is not GFCI protected. For safety we recommend installing GFCI outlets at all basement outlets. Recommend having a licensed electrician repair as needed prior to closing. LAUNDRY General Comment Concerns LAUNDRY - General Comment We inspect these appliances for power connection only. Satisfactory Window Dryer Vented - Window Satisfactory Gas Laundry Energy Source - Gas Satisfactory Plastic Laundry Sink - Plastic Satisfactory Tested Laundry Sink Faucets - Tested Satisfactory PVC Laundry Sink Drain Trap - PVC BASEMENT General Comment Concerns BASEMENT - General Comment There is a sub slab suction system manometer present in the basement that appears to be in use for the removal of radon gas. Please check with the owner for details as to its operation. Record E091319A - Doe, John & Mary 1 Sample Court, Sample City, NJ 00000 Inspection Details: Page 12 of 15 Eastern Home Inspections of NJ Page 48 of 51 BASEMENT Other Concerns Basement Type - Other Obtain owner disclosure information regarding water seepage conditions. Since the owners occupy the home they can witness seasonal changes and the effects of adverse weather. Some conditions can exist only known to the owners. You may also take advantage of information provided by the local engineering department regarding flood plain conditions. Satisfactory Interior Stairs Basement Access - Interior Stairs 2x10x16 Major Defect Basement Ceiling Joists - 2x10x16 One joist at left side near rear has been repaired in a workman like fashion. Split joist at right side near the rear. Recommend having a qualified contractor repair as needed prior to closing. Plank Decking Service / Repair Basement Ceiling Sub Floor - Plank Decking Previous moisture, rotted wood and what appears to be mold noted on sub floor and joists under bathroom. Tested with moisture meter. Dry at time of inspection. It should be understood that it is impossible to predict the severity or frequency of water and moisture penetration on a one time visit. Recommend having a qualified contractor evaluate and clean or repair as needed prior to closing. Termite Damage Service / Repair Basement Sill Plate - Termite Damage Termite damage noted on basement rear sill plate. The termite evidence noted does not include hidden damage that may exist. This inspection can not conclude any amount of damage exists inside an area that is not visible to the inspector. Recommend having a qualified contractor repair the damage and treatment for termites done prior to closing. Satisfactory Satisfactory Basement Box beam - Satisfactory Satisfactory Wood Basement Main Beams - Wood Satisfactory Steel Basement Structural Columns - Steel Concrete Block Service / Repair Basement Foundation Walls - Concrete Block The basement foundation walls show evidence of moisture penetration in the form of stains, efflorescence and what appears to be mold. Tested with moisture meter. Up to 100% moisture noted. It should be understood that it is impossible to predict the severity or frequency of water and moisture penetration on a one time visit. Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point and time. Basement leakage rarely affects the structural integrity of a home. Recommend having a qualified water proofing contractor evaluate and clean or repair

possible mold and make any further recommendations prior to closing. Record E091319A - Doe, John & Mary 1 Sample Court, Sample City, NJ 00000 Inspection Details: Page 13 of 15 Eastern Home Inspections of NJ Page 49 of 51 BASEMENT Concrete, Other Service / Repair Basement Floor - Concrete, Other The basement floor shows evidence of moisture penetration in the form of water and moisture. Tested with moisture meter. Up to 100% moisture noted. It should be understood that it is impossible to predict the severity or frequency of water and moisture penetration on a one time visit. Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point and time. Basement leakage rarely affects the structural integrity of a home. Recommend having a qualified water proofing contractor evaluate and make any further recommendations prior to closing. Spalling noted on basement floor in several areas. Recommend having a qualified contractor repair as needed prior to closing. Satisfactory None Basement Drainage - None Satisfactory Normal Operation Checked Basement Windows - Normal Operation Checked Unsatisfactory Safety Issues Basement Stairs - Unsatisfactory Improper support noted in basement for step landing. It appears it was cut and not properly resupported. This is a safety concern. Recommend having a qualified contractor repair as needed prior to closing. Other Service / Repair Miscellaneous 1 - Other We do not inspect for underground oil tanks. There is evidence to suggest the possibility of an underground storage tank on this property. Patched holes in concrete block near concrete on left side at floor. Leaking oil tanks can be very expensive to mitigate and require special licensing from the DEP. Recommend having a qualified contractor scan the property for a tank prior to closing. CRAWL SPACE Satisfactory Interior Hatch Crawl Space Access - Interior Hatch Satisfactory 2X8X16 Crawl Space Ceiling Joists - 2X8X16 Satisfactory Plank Decking Crawl Space Sub Floor - Plank Decking Satisfactory Concealed, Satisfactory Crawl Space Sill Plate - Concealed, Satisfactory Satisfactory Concealed, Satisfactory Crawl Space Box beam - Concealed, Satisfactory Record E091319A - Doe, John & Mary 1 Sample Court, Sample City, NJ 00000 Inspection Details: Page 14 of 15 Eastern Home Inspections of NJ Page 50 of 51 CRAWL SPACE Concrete Block Service / Repair Crawl Space Foundation Walls - Concrete Block The crawl space foundation walls show evidence of moisture penetration in the form of efflorescence. Appears to be dry at time of inspection. It should be understood that it is impossible to predict the severity or frequency of water and moisture penetration on a one time visit. Virtually all crawl spaces exhibit signs of moisture penetration and virtually all crawl spaces will indeed leak at some point and time. Crawl space leakage rarely affects the structural integrity of a home. Recommend having a qualified water proofing contractor evaluate and make any further recommendations prior to closing. Vertical crack noted on foundation wall in rear crawl space. No deflection. The crack appears to be static and does not threaten the integrity of the structure. Recommend having a qualified contractor repair as needed to prevent water intrusion prior to closing. Then monitor. Concrete Block Service / Repair Crawl Space Structural Columns - Concrete Block Temporary concrete block columns that appear to not have footings noted in rear crawl space. Recommend having a qualified contractor install permanent columns as needed prior to closing. Satisfactory None Crawl Space Ventilation - None Dirt Service / Repair Crawl Space Floor Type - Dirt The crawl space dirt floors show evidence of moisture penetration in the form of being damp. It should be understood that it is impossible to predict the severity or frequency of water and moisture penetration on a one time visit. Virtually all crawl spaces exhibit signs of moisture penetration and virtually all crawl spaces will indeed

leak at some point and time. Crawl space leakage rarely affects the structural integrity of a home. Recommend having a qualified water proofing contractor evaluate and make any further recommendations prior to closing. Not Present Service / Repair Crawl Space Vapor Barrier - Not Present No vapor barrier present in both crawl spaces. Recommend having a qualified contractor repair as needed prior to closing. Satisfactory None Crawl Space Drainage - None  
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