



# Inspection Report

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Don McBride

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**Property Address:**  
1708 Merriam Dr.  
Bridgewater NJ 08807







## Garden State Home Inspectors, LLC

David Haigh Home Inspector Lic.# 24GI00094700  
1005 Arnold Place  
Basking Ridge, New Jersey 07920  
1-888-775-1414



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General Summary

Invoice

Agreement

**Date:** 10/29/2015**Time:** 02:00 PM**Report ID:****Property:**  
1708 Merriam Dr.  
Bridgewater NJ 08807**Customer:**  
Don McBride**Real Estate Professional:**  
Alexander Petrone  
ERA Van Syckel, Weaver &  
Lyte

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Standards of Practice:**  
ASHI American Society of Home  
Inspectors

**In Attendance:**  
Customer

**Type of building:**  
Single Family (2 story)

**Approximate age of building:**  
Over 25 Years

**Temperature:**  
Below 65 (F) = 18 (C)

**Weather:**  
Clear

**Ground/Soil surface condition:**  
Wet

**Rain in last 3 days:**  
Yes

**Radon Test:**  
No

**Water Test:**  
No

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## 1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		IN	NI	NP	RR	<u>Styles &amp; Materials</u>
<b>1.0</b>	<b>Roof Coverings</b>	●			●	<b>Roof Covering:</b> Asphalt/Fiberglass
<b>1.1</b>	<b>Flashings</b>	●				<b>Viewed roof covering from:</b> Ground Binoculars
<b>1.2</b>	<b>Skylights, Chimneys and Roof Penetrations</b>	●				<b>Sky Light(s):</b> Two
<b>1.3</b>	<b>Roof Drainage Systems</b>	●			●	<b>Chimney (exterior):</b> Wood

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**1.0** The roof covering is failing and is nearing the end of its life cycle at the "entire roof". Roof covering will need replacing before 5 years. A qualified contractor should inspect and repair as needed.



1.0 Item 1(Picture) Aged roofing, repairs / replacement needed.

1.3 (1) The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such

conditions exist.



1.3 Item 1(Picture) Gutters need cleaning.

(2) The downspout needs reconnecting to existing drain line at most underground pipe connections. Erosion can continue or become worse if not corrected. A qualified person should repair or replace as needed.



1.3 Item 2(Picture) Downspout connection repairs needed.

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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## 2. Exterior

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The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; 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; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. 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.

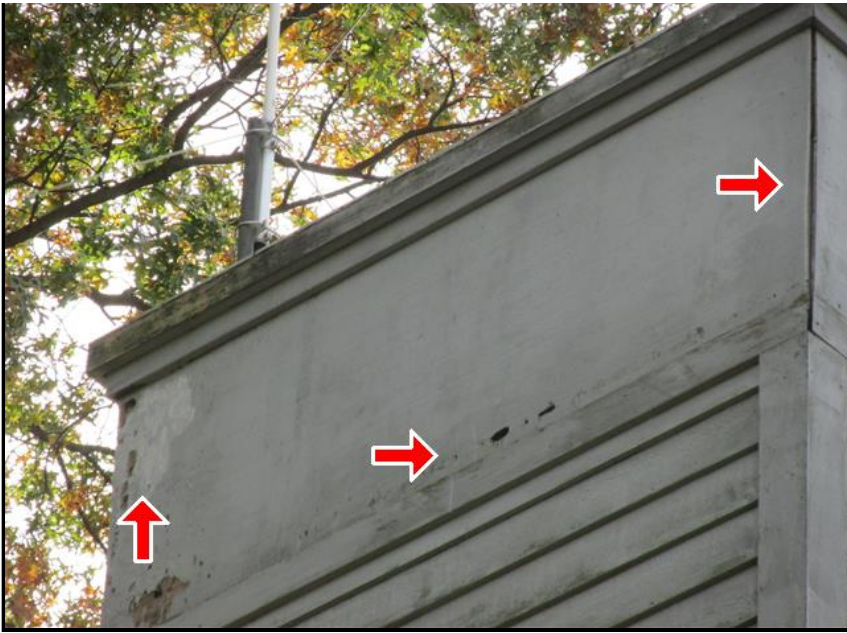
		IN	NI	NP	RR	<u>Styles &amp; Materials</u>
2.0	Wall Cladding Flashing and Trim	●			●	<b>Siding Style:</b> Lap
2.1	Doors (Exterior)	●				<b>Siding Material:</b> Wood
2.2	Windows	●			●	<b>Exterior Entry Doors:</b> Steel
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	●			●	<b>Appurtenance:</b> Covered porch Sidewalk
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	●			●	<b>Driveway:</b> Brick Gravel
2.5	Eaves, Soffits and Fascias	●			●	

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IN NI NP RR

2.0 (1) The Wood siding at the exterior in areas has peeling paint or failing. Deterioration can eventually occur if not corrected. I recommend prep and paint using a qualified contractor.





2.0 Item 1(Picture) Loose, damaged siding.

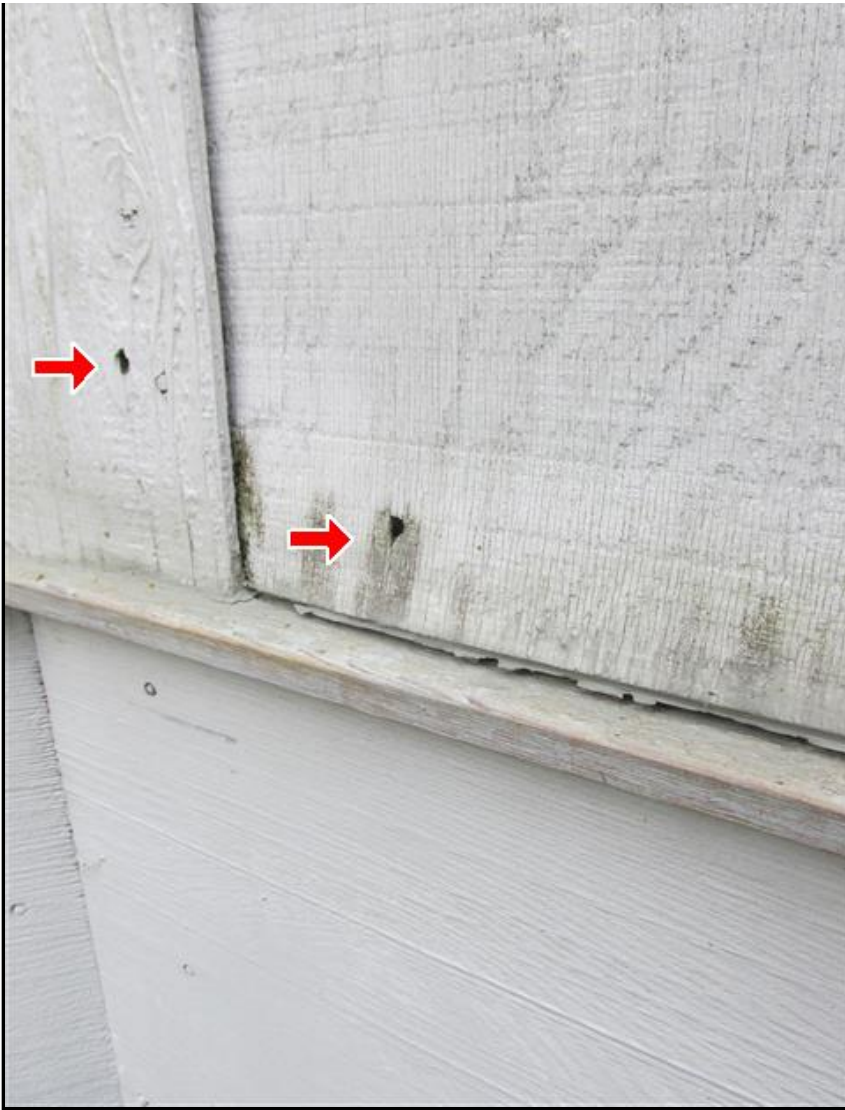
(2) The Wood trim at the exterior in areas is damaged and has peeling paint or failing. Further deterioration can occur if not corrected. A qualified contractor should inspect and repair as needed.



2.0 Item 2(Picture) Damaged trim work.

(3) The Wood siding at the exterior in areas has lifted nails and needs tightened. Further warping of siding can occur if loose nails are not tightened. A qualified contractor should inspect and repair as needed.





2.0 Item 3(Picture) Lifted siding, loose nail heads.

2.2 The basement window frame is insect and water damaged and deteriorated at right side (facing front). Further deterioration may occur if not repaired. A qualified contractor should inspect and repair as needed.



2.2 Item 1(Picture) Deteriorated basement window frame.

2.3 (1) The stone steps and porch at the front of home needs mortar where loose or missing. Further deterioration can occur if not repaired. A qualified contractor should repair or replace as needed.





2.3 Item 1(Picture) Porch mortar repairs needed.





2.3 Item 2(Picture) Porch mortar repairs needed.

(2) The guardrails on deck at the rear of home and balcony at side of home are spaced to far apart for safety. Spacing more than 4 inches apart could allow an adult, child or pet to fall through. A qualified contractor should repair or replace as needed.





2.3 Item 3(Picture) Deck spindles spaced to far apart.



2.3 Item 4(Picture) Balcony railing balusters spaced to far apart.

2.4 (1) The brick walkway at the front of home and left side (facing front) has dropped or settled causing a steep or uneven step and shows signs of erosion and problem needs to be addressed. Water can cause further deterioration if not repaired and sealed properly. A qualified contractor should inspect and repair as needed.





2.4 Item 1(Picture) Walkway erosion occurring.

(2) The wood timber wall at the exterior areas shows signs of insect damage, erosion and a possible drainage problem. Further deterioration may occur if not repaired. A qualified contractor should repair or replace as needed.







2.4 Item 2(Picture) Damaged timber walls at small areas.

2.5 (1) The wood fascia at eave on the exterior in areas are damaged and has peeling paint. Further deterioration may occur if not repaired. A qualified contractor should inspect and repair as needed.





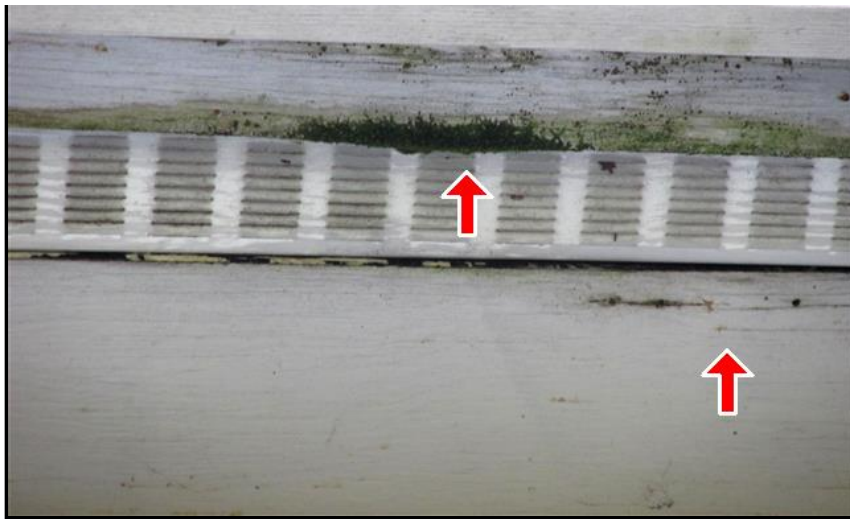
2.5 Item 1(Picture) Prep, prime and paint needed at exterior.



2.5 Item 2(Picture) Damaged fascia boards.

(2) The soffit panel at eave on the left side (facing front) is weathered and deteriorated. Further deterioration may occur if not repaired. A qualified contractor should inspect and repair as needed.





2.5 Item 3(Picture) Deteriorated soffit panel.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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### 3. Garage

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		IN	NI	NP	RR	<u>Styles &amp; Materials</u>
3.0	Garage Ceilings	•				Garage Door Type: Two manual

3.1	Garage Walls (including Firewall Separation)	•			
3.2	Garage Floor	•			
3.3	Garage Door (s)	•			
3.4	Occupant Door (from garage to inside of home)	•			•
3.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)			•	

**Garage Door Material:**  
Compressed board  
Wood  
**Auto-opener Manufacturer:**  
N/A

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**IN NI NP RR**

3.4 The knob and hardware is missing. I recommend install as needed.



3.4 Item 1(Picture) Missing garage door handle hardware.

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## 4. Interiors

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The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and 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: Paint, wallpaper, and other finish treatments on the

components. The home inspector is not required to observe: paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		IN	NI	NP	RR
4.0	Ceilings	●			●
4.1	Walls	●			
4.2	Floors	●			
4.3	Steps, Stairways, Balconies and Railings	●			●
4.4	Counters and Cabinets (representative number)	●			
4.5	Doors (representative number)	●			●
4.6	Windows (representative number)	●			

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IN NI NP RR

**Styles & Materials**

**Ceiling Materials:**

Gypsum Board

**Wall Material:**

Gypsum Board

Tile

**Floor Covering(s):**

Area rug

Hardwood T&G

Tile

**Interior Doors:**

Wood

**Window Types:**

Thermal/Insulated

Casement

**Window**

**Manufacturer:**

ANDERSEN

**Cabinetry:**

Wood

**Countertop:**

Laminate

4.0 The Sheetrock on the ceiling is damaged at the downstairs Half 1/2 Bath. While this damage is cosmetic, it needs to be repaired. A qualified person should repair or replace as needed.



4.0 Item 1(Picture) Ceiling sheetrock repair needed.

4.3 The balusters on the guard rail at the second story stairs are spaced to far apart for safety. Spacing more than 4 inches apart could allow an adult, child or pet to fall through. A qualified contractor should inspect and repair as needed.





4.3 Item 1(Picture) Spindles spaced to far apart.

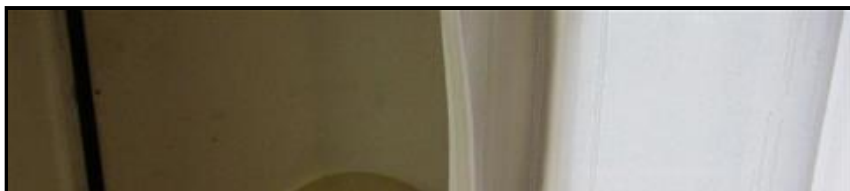
4.5 (1) The Entry door rubs floor when opened. Door needs to be trimmed at bottom by a skilled craftsman and does not lock at the Guest Bedroom Private Bath. A repair or replacement is needed. A qualified person should repair or replace as needed.





4.5 Item 1(Picture) Bath door repair needed.

(2) Your home has keyed dead bolt door hardware. This style of hardware is considered a safety issue. I recommend installing knob style dead bolt lock hardware.





#### 4.5 Item 2(Picture) Knob style lock hardware recommended.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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## 5. Structural Components

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The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and 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: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		IN	NI	NP	RR
5.0	<b>Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)</b>	●			
5.1	<b>Walls (Structural)</b>	●			
5.2	<b>Columns or Piers</b>	●			
5.3	<b>Floors (Structural)</b>	●			
5.4	<b>Ceilings (Structural)</b>	●			
5.5	<b>Roof Structure and Attic</b>	●			●

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IN NI NP RR

**Styles & Materials**

- Foundation:**  
Masonry block
- Method used to observe Crawlspace:**  
No crawlspace
- Floor Structure:**  
Wood joists  
6" or better
- Wall Structure:**  
Wood
- Columns or Piers:**  
Steel lally columns  
Supporting walls
- Ceiling Structure:**  
6" or better
- Roof Structure:**  
2 X 10 Rafters  
Lateral bracing  
Plywood  
Sheathing
- Roof-Type:**  
Gable
- Method used to observe attic:**  
From entry
- Attic info:**  
Pull Down stairs  
Light in attic  
No Storage

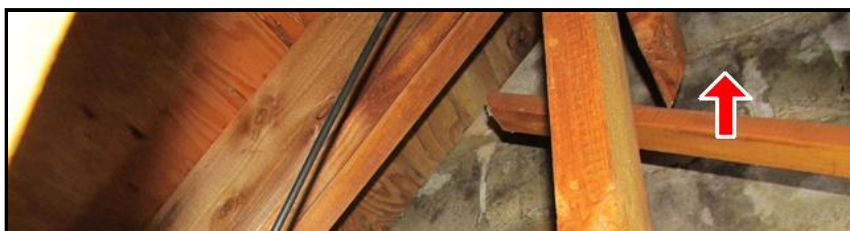
5.5 (1) The attic stairs is weak and not stable at or near bottom of stairs. Injury could result if not repaired. A qualified contractor should inspect and repair as needed.





5.5 Item 1(Picture) Attic staircase repairs needed.

(2) The roof sheathing is somewhat deteriorated or soft at the chimney. Water intrusion signs are visible. Repairs are needed. I recommend qualified contractor inspect further and advise for repairs as needed.





### 5.5 Item 2(Picture) Water intrusion at sheathing around chimney.

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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## 6. Plumbing System

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The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating

equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		IN	NI	NP	RR	<u>Styles &amp; Materials</u>
6.0	Plumbing Drain, Waste and Vent Systems	●				<b>Water Source:</b> Public
6.1	Plumbing Water Supply, Distribution System and Fixtures	●			●	<b>Water Filters:</b> None
6.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	●				<b>Plumbing Water Supply (into home):</b> Copper
6.3	Main Water Shut-off Device (Describe location)	●				<b>Plumbing Water Distribution (inside home):</b> Copper Not visible
6.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	●				<b>Washer Drain Size:</b> 2" Diameter
6.5	Main Fuel Shut-off (Describe Location)	●				<b>Plumbing Waste:</b> PVC
6.6	Sump Pump			●		<b>Water Heater Power Source:</b> Gas (quick recovery)
6.7	Irrigation System			●		<b>Water Heater Capacity:</b> 50 Gallon (2-3 people) <b>Manufacturer:</b> RHEEM <b>Water Heater Location:</b> Utility Room

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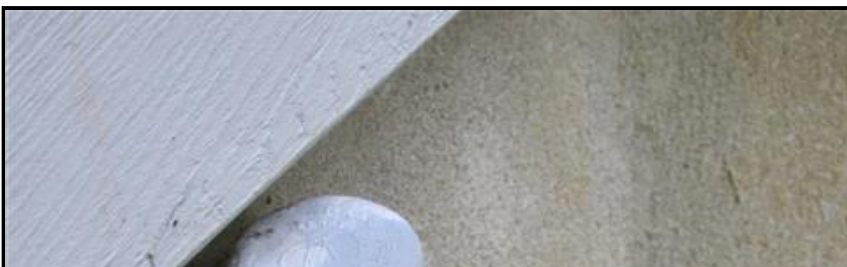
6.1 (1) The hose bib drips at knob when turned on at the front of home. Repairs are needed. A qualified licensed plumber should repair or correct as needed.





6.1 Item 1(Picture) Hose bib handle leaks.

(2) The hose bib did not work at the rear of home. Repairs are needed. A qualified licensed plumber should repair or correct as needed.





6.1 Item 2(Picture) Hose bib handle damaged.

(3) The tub spout leaks at the hall bath. Repairs are needed. A qualified licensed plumber should repair or correct as needed.





6.1 Item 3(Picture) Spout diverter repairs needed.

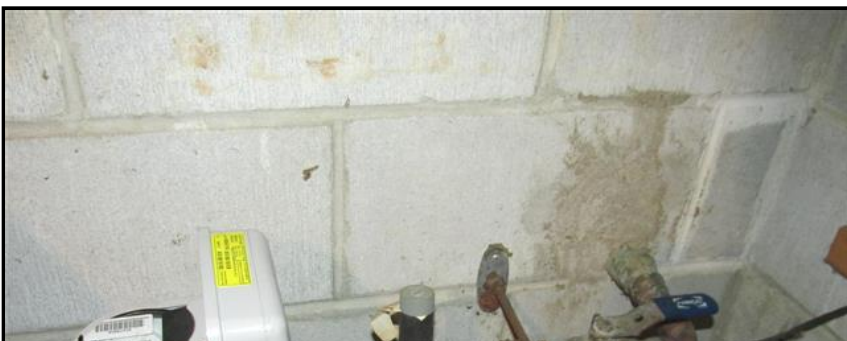
(4) The jet powered bath tub did not work properly at time of inspection. I recommend qualified contractor repair as needed.





6.1 Item 4(Picture) Jet tub did not function when tested.

6.3 The main shut off is the blue lever located in the basement. This is for your information.

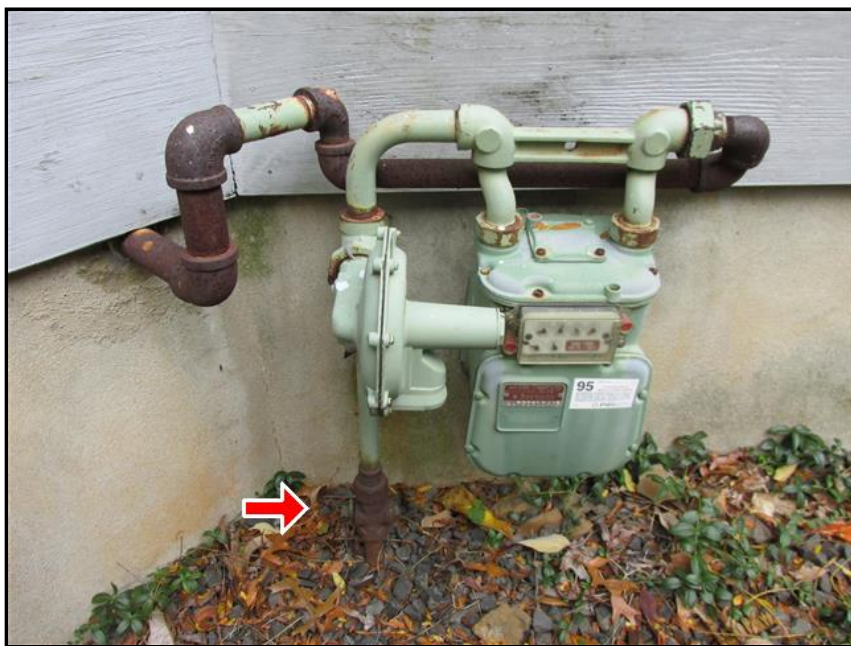






6.3 Item 1(Picture) Main water shut off valve.

6.5 The main fuel shut off is at gas meter outside



6.5 Item 1(Picture) Main gas shut off valve.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and

aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

		IN	NI	NP	RR
7.0	<b>Service Entrance Conductors</b>	●			
7.1	<b>Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels</b>	●			●
7.2	<b>Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage</b>	●			
7.3	<b>Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)</b>	●			●
7.4	<b>Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure</b>	●			
7.5	<b>Operation of GFCI (Ground Fault Circuit Interrupters)</b>	●			
7.6	<b>Location of Main and Distribution Panels</b>	●			
7.7	<b>Smoke Detectors</b>		●		
7.8	<b>Carbon Monoxide Detectors</b>		●		
7.9	<b>Back Up Generator System</b>			●	

**Styles & Materials**

**Electrical Service Conductors:**

Below ground  
**Panel capacity:**  
 200 AMP

**Panel Type:**  
 Circuit breakers

**Electric Panel Manufacturer:**  
 CROUSE-HINDS  
 SQUARE D

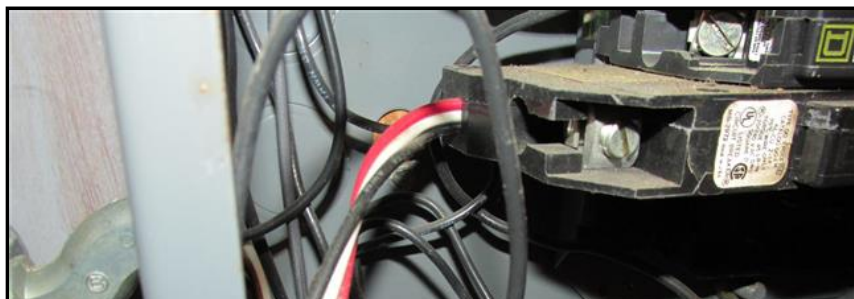
**Branch wire 15 and 20 AMP:**

Copper  
**Wiring Methods:**  
 Romex  
 Not Visible

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IN NI NP RR

7.1 The problem(s) discovered in the panel such as amateur wiring installation, knock-outs missing on panel and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed.





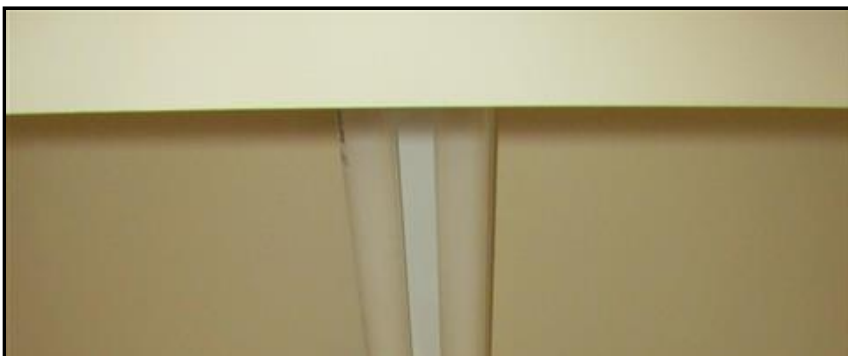
7.1 Item 1(Picture) Open wiring inside electrical panel.





7.1 Item 2(Picture) Missing panel knock out covers.

7.3 (1) The light fixture does work, but ballast is noisy at the Master Bedroom closet. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should correct as needed.





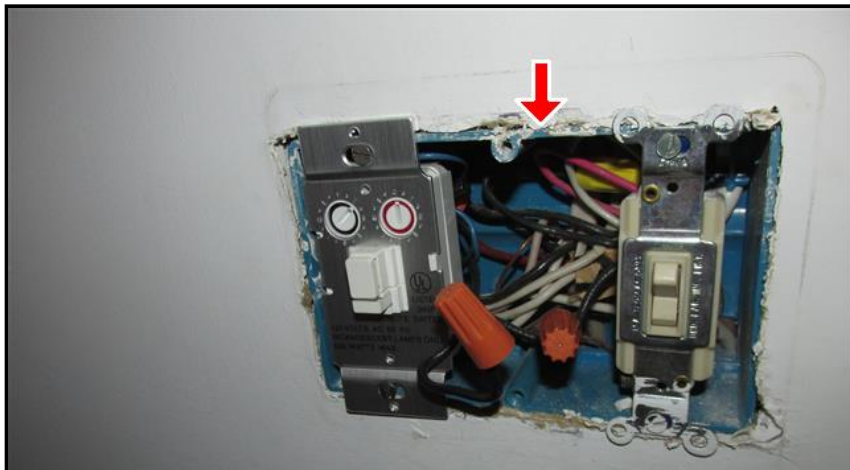
7.3 Item 1(Picture) Noisy light fixture ballast.

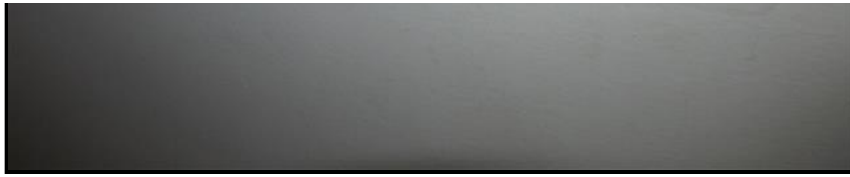
(2) The wall switch is missing at the Dining Room. Several other outlets and switch plates are missing. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should correct as needed.





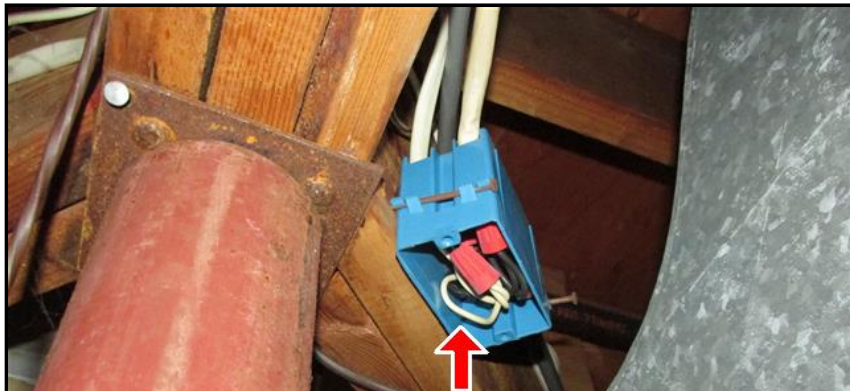
7.3 Item 2(Picture) Missing wall switch.





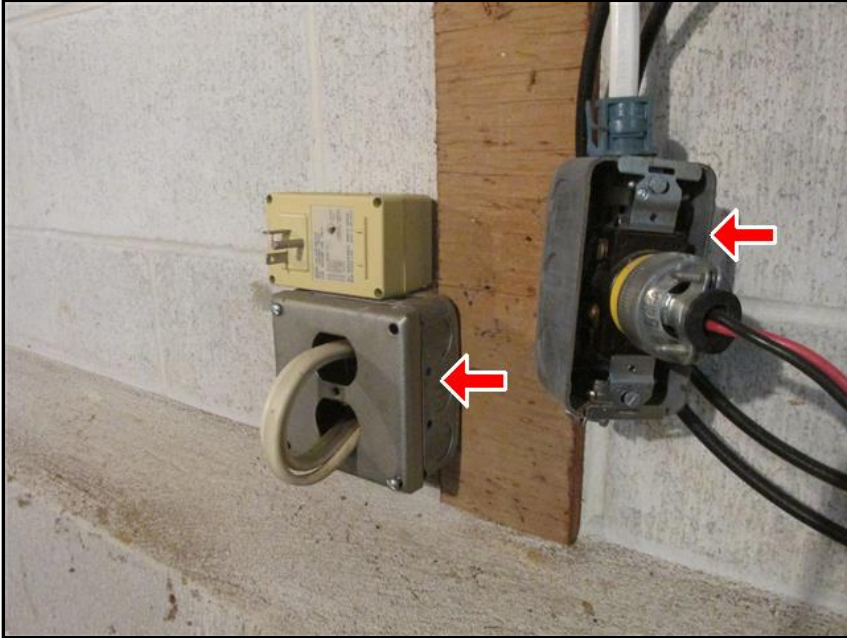
7.3 Item 3(Picture) Missing cover plates.

(3) Several junction boxes and open splices needs placing inside a box with a cover-plate in the basement. A qualified licensed electrical contractor should correct as needed.

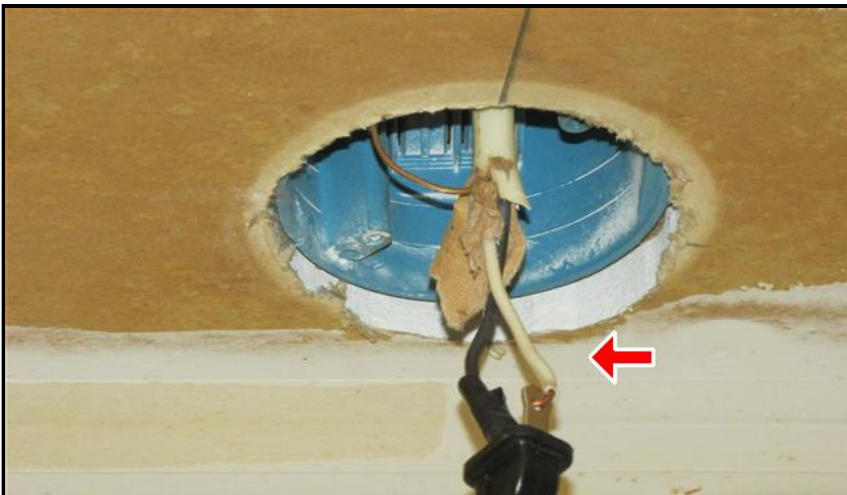




7.3 Item 4(Picture) Missing cover plates.



7.3 Item 5(Picture) Amateur basement wiring.

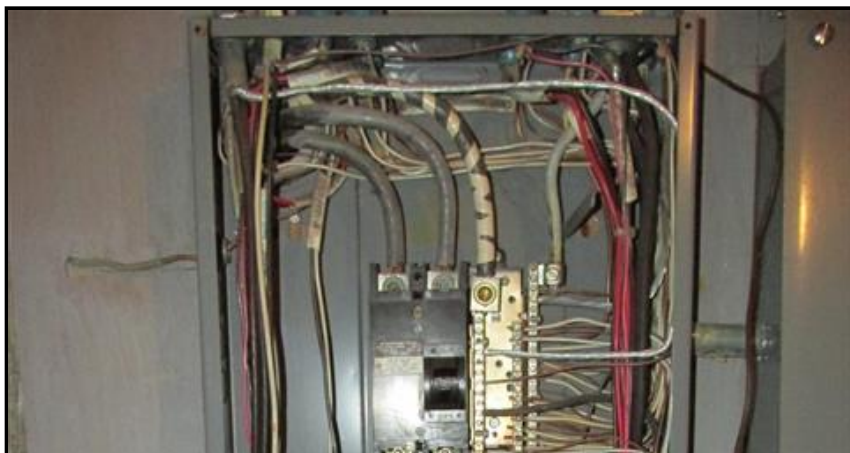


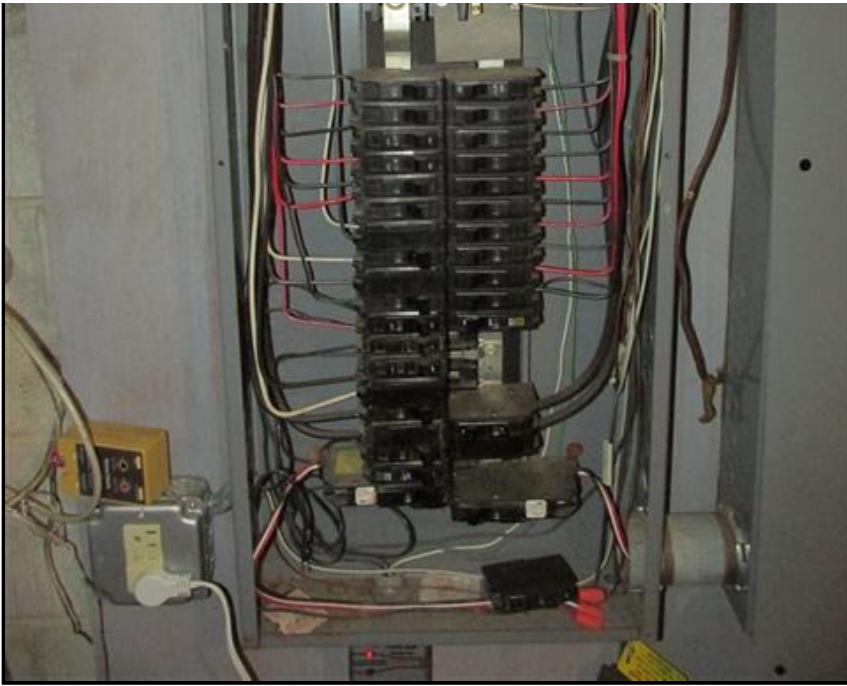




7.3 Item 6(Picture) Amateur light fixture wiring.

7.6 The main panel box is located at the basement. The sub panel is located at upstairs bedroom closet.





7.6 Item 1(Picture) Main electrical panel.





7.6 Item 2(Picture) Sub electrical panel.

**7.7 The smoke detectors should be tested at common hallway to bedrooms upon moving in to home.**

**7.8 The carbon monoxide detectors should be tested at common hallway to bedrooms upon moving in to home.**

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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## 8. Heating / Central Air Conditioning

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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.

IN	NI	NP	RR	<u>Styles &amp; Materials</u>
				Heat Type:

<b>8.0</b>	<b>Heating Equipment</b>	●			
<b>8.1</b>	<b>Normal Operating Controls</b>	●			
<b>8.2</b>	<b>Automatic Safety Controls</b>	●			
<b>8.3</b>	<b>Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)</b>	●			●
<b>8.4</b>	<b>Presence of Installed Heat Source in Each Room</b>	●			
<b>8.5</b>	<b>Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)</b>	●			●
<b>8.6</b>	<b>Solid Fuel Heating Devices (Fireplaces, Woodstove)</b>	●			
<b>8.7</b>	<b>Gas/LP Firelogs and Fireplaces</b>	●			
<b>8.8</b>	<b>Cooling and Air Handler Equipment</b>		●		
<b>8.9</b>	<b>Normal Operating Controls</b>		●		
<b>8.10</b>	<b>Presence of Installed Cooling Source in Each Room</b>	●			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Forced Air  
**Energy Source:**  
 Gas  
**Number of Heat Systems (excluding wood):**  
 Two  
**Heat System Brand:**  
 AGED  
 RUUD  
**Ductwork:**  
 Insulated  
**Filter Type:**  
 Missing  
**Filter Size:**  
 Filter is missing  
**Types of Fireplaces:**  
 Conventional  
**Operable Fireplaces:**  
 One  
**Number of Woodstoves:**  
 None  
**Cooling Equipment Type:**  
 Air conditioner unit  
**Cooling Equipment Energy Source:**  
 Electricity  
**Central Air Manufacturer:**  
 AGED  
 RUUD  
**Number of AC Only Units:**  
 Two

8.0 The furnaces aged and at the end of their life expectancy but did work at time of inspection. I am unable to determine life remaining.

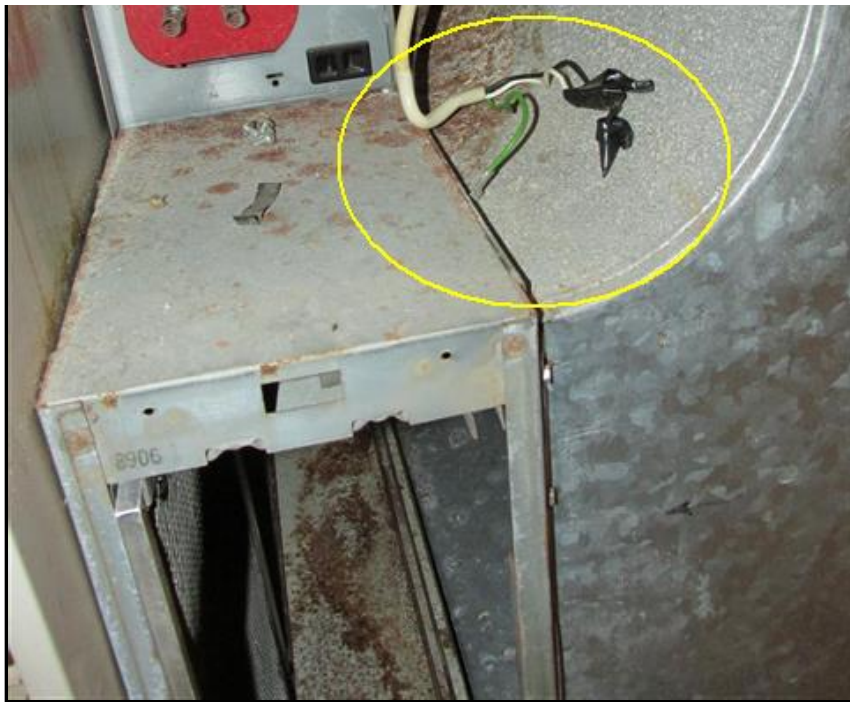




8.0 Item 1(Picture) Aged furnaces.

8.3 The one electronic air cleaner did operate properly at time of inspection. The other electric air cleaner is disconnected and wires are exposed. Repairs are needed. Electronic air cleaners are expensive and further inspection by a licensed HVAC person is recommended.





8.3 Item 1(Picture) Open wiring at removed electric air cleaner.





8.3 Item 2(Picture) Missing air filters.

8.5 The liner was mainly visible and appears good except for creosote dust that may conceal a hairline crack until cleaned and inspected by a licensed chimney sweep. For a detailed inspection of liner, I recommend a qualified chimney sweep inspect for safety.





8.5 Item 1(Picture) Chimney sweep needed.

8.8 (1) The condenser outside (AC units) are aged and at the end of their life expectancy. I cannot determine how long your AC will last before a replacement is necessary. There is heavy vegetation growth that needs removal so A/C units get proper air flow.



8.8 Item 1(Picture) Aged A/C units. Not tested.

(2) The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit(s).

(3) The foam sleeve on suction line is missing foam sleeve in area(s) at outside unit. Missing foam on suction line can cause energy loss and condensation. I recommend service or repair as needed.







**8.8 Item 2(Picture) A/C suction line needs insulation sleeve.**

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		IN	NI	NP	RR	<u>Styles &amp; Materials</u>
<b>9.0</b>	<b>Insulation in Attic</b>	●				<b>Attic Insulation:</b> Fiberglass
<b>9.1</b>	<b>Insulation Under Floor System</b>			●		<b>Ventilation:</b> Gable vents
<b>9.2</b>	<b>Vapor Retarders (in Crawlspace or basement)</b>			●		Ridge vents

<b>9.3</b>	<b>Ventilation of Attic and Foundation Areas</b>	•			
<b>9.4</b>	<b>Venting Systems (Kitchens, Baths and Laundry)</b>	•			
<b>9.5</b>	<b>Ventilation Fans and Thermostatic Controls in Attic</b>			•	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**IN NI NP RR**

Some Vents  
**Exhaust Fans:**  
 Fan only  
 Fan/Heat/Light  
**Dryer Power Source:**  
 220 Electric  
 Gas Connection  
 Both (your choice)  
**Dryer Vent:**  
 Flexible Vinyl  
**Floor System Insulation:**  
 NONE

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		IN	NI	NP	RR	<u>Styles &amp; Materials</u>
<b>10.0</b>	<b>Dishwasher</b>	•				<b>Dishwasher Brand:</b> MAYTAG
<b>10.1</b>	<b>Ranges/Ovens/Cooktops</b>	•			•	<b>Disposer Brand:</b> NONE
<b>10.2</b>	<b>Range Hood (s)</b>	•				<b>Exhaust/Range hood:</b> VENTED
<b>10.3</b>	<b>Trash Compactor</b>			•		<b>Range/Oven:</b>
<b>10.4</b>	<b>Food Waste Disposer</b>			•		

10.5	Microwave Cooking Equipment	•			
10.6	Refrigerator	•			
10.7	Clothes Dryer		•		
10.8	Clothes Washer Machine		•		

Range/Oven:  
 JENN AIR  
 Serial # : Gaggenua  
 Built in  
 Microwave:  
 JENN AIR  
 Trash  
 Compactors:  
 NONE

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

10.1 (1) The bay element for oven did not work when tested. I recommend repair as needed.





10.1 Item 1(Picture) Oven did not work properly at time of inspection.

(2) The right rear burner (on cook top) did not work when tested. I recommend repair as needed.





### 10.1 Item 2(Picture) Rear burner not working.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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## General Summary

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**Customer**  
Don McBride

**Address**  
1708 Merriam Dr.  
Bridgewater NJ 08807

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

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## 1. Roofing

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### 1.0 Roof Coverings

#### Inspected, Repair or Replace

The roof covering is failing and is nearing the end of its life cycle at the "entire roof". Roof covering will need replacing before 5 years. A qualified contractor should inspect and repair as needed.





1.0 Item 1(Picture) Aged roofing, repairs / replacement needed.

### 1.3 Roof Drainage Systems

#### Inspected, Repair or Replace

(1) The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.



1.3 Item 1(Picture) Gutters need cleaning.

(2) The downspout needs reconnecting to existing drain line at most underground pipe connections. Erosion can continue or become worse if not corrected. A qualified person should repair or replace as needed.



1.3 Item 2(Picture) Downspout connection repairs needed.

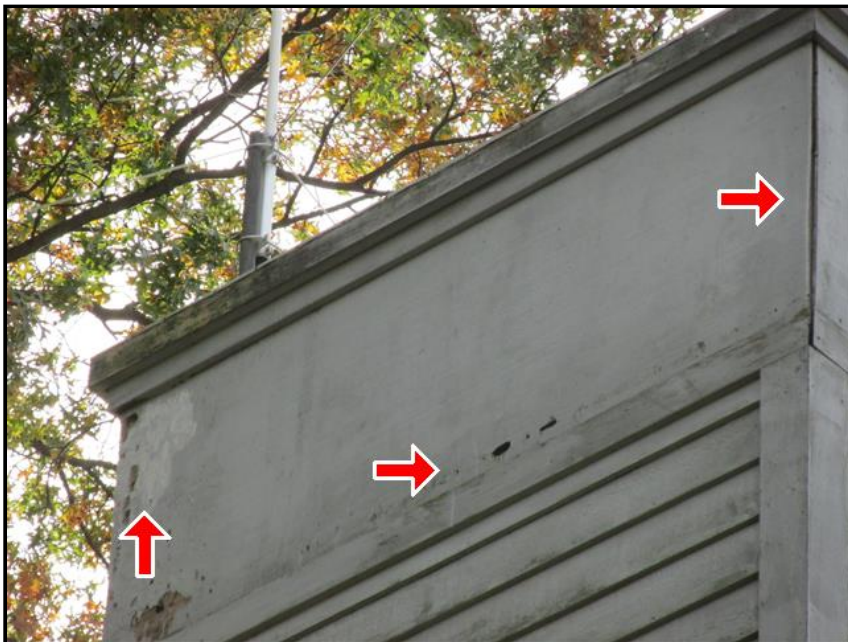
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## 2. Exterior

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### 2.0 Wall Cladding Flashing and Trim Inspected, Repair or Replace

(1) The Wood siding at the exterior in areas has peeling paint or failing. Deterioration can eventually occur if not corrected. I recommend prep and paint using a qualified contractor.



2.0 Item 1(Picture) Loose, damaged siding.

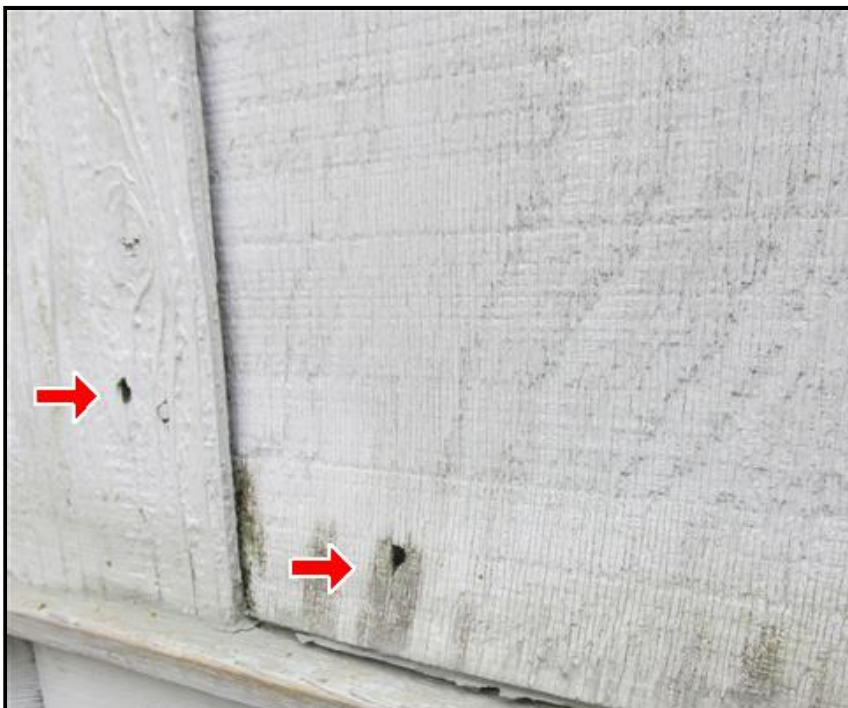


(2) The Wood trim at the exterior in areas is damaged and has peeling paint or failing. Further deterioration can occur if not corrected. A qualified contractor should inspect and repair as needed.



2.0 Item 2(Picture) Damaged trim work.

(3) The Wood siding at the exterior in areas has lifted nails and needs tightened. Further warping of siding can occur if loose nails are not tightened. A qualified contractor should inspect and repair as needed.





2.0 Item 3(Picture) Lifted siding, loose nail heads.

## 2.2 Windows

### Inspected, Repair or Replace

The basement window frame is insect and water damaged and deteriorated at right side (facing front). Further deterioration may occur if not repaired. A qualified contractor should inspect and repair as needed.



2.2 Item 1(Picture) Deteriorated basement window frame.

## 2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

**Inspected, Repair or Replace**

(1) The stone steps and porch at the front of home needs mortar where loose or missing. Further deterioration can occur if not repaired. A qualified contractor should repair or replace as needed.



2.3 Item 1(Picture) Porch mortar repairs needed.





2.3 Item 2(Picture) Porch mortar repairs needed.

(2) The guardrails on deck at the rear of home and balcony at side of home are spaced to far apart for safety. Spacing more than 4 inches apart could allow an adult, child or pet to fall through. A qualified contractor should repair or replace as needed.



2.3 Item 3(Picture) Deck spindles spaced to far apart.





2.3 Item 4(Picture) Balcony railing balusters spaced to far apart.

**2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)  
Inspected, Repair or Replace**

(1) The brick walkway at the front of home and left side (facing front) has dropped or settled causing a step or uneven step and shows signs of erosion and problem needs to be addressed. Water can cause further deterioration if not repaired and sealed properly. A qualified contractor should inspect and repair as needed.





2.4 Item 1(Picture) Walkway erosion occurring.

(2) The wood timber wall at the exterior areas shows signs of insect damage, erosion and a possible drainage problem. Further deterioration may occur if not repaired. A qualified contractor should repair or replace as needed.



2.4 Item 2(Picture) Damaged timber walls at small areas.

## 2.5 Eaves, Soffits and Fascias

Inspected, Repair or Replace

**inspected, repair or replace**

(1) The wood fascia at eave on the exterior in areas are damaged and has peeling paint. Further deterioration may occur if not repaired. A qualified contractor should inspect and repair as needed.



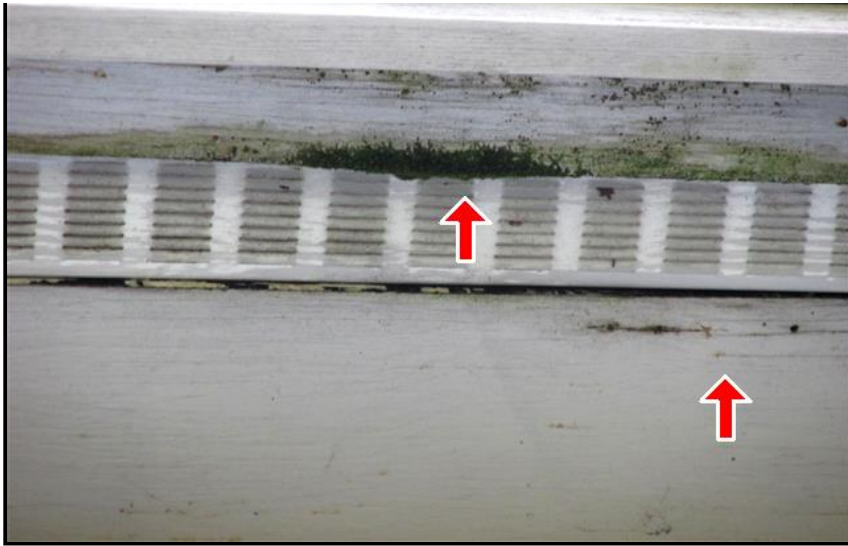
2.5 Item 1(Picture) Prep, prime and paint needed at exterior.



2.5 Item 2(Picture) Damaged fascia boards.

(2) The soffit panel at eave on the left side (facing front) is weathered and deteriorated. Further deterioration may occur if not repaired. A qualified contractor should inspect and repair as needed.





2.5 Item 3(Picture) Deteriorated soffit panel.

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### 3. Garage

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#### 3.4 Occupant Door (from garage to inside of home)

Inspected, Repair or Replace

The knob and hardware is missing. I recommend install as needed.







3.4 Item 1(Picture) Missing garage door handle hardware.

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## 4. Interiors

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### 4.0 Ceilings

#### Inspected, Repair or Replace

The Sheetrock on the ceiling is damaged at the downstairs Half 1/2 Bath. While this damage is cosmetic, it needs to be repaired. A qualified person should repair or replace as needed.



4.0 Item 1(Picture) Ceiling sheetrock repair needed.

### 4.3 Steps, Stairways, Balconies and Railings

#### Inspected, Repair or Replace

The balusters on the guard rail at the second story stairs are spaced too far apart for safety.

The balusters on the guard rail at the second story stairs are spaced to far apart for safety. Spacing more than 4 inches apart could allow an adult, child or pet to fall through. A qualified contractor should inspect and repair as needed.



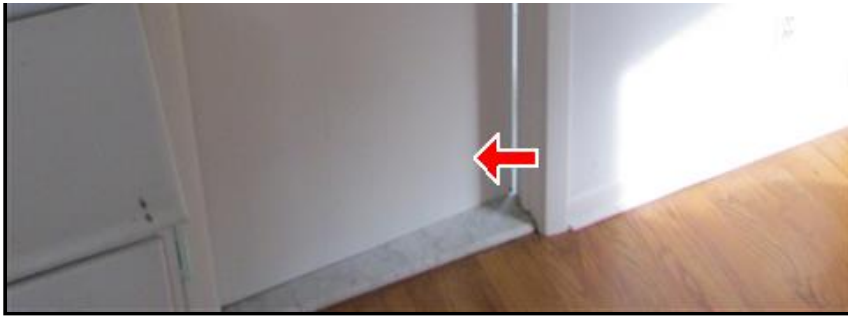
4.3 Item 1(Picture) Spindles spaced to far apart.

#### 4.5 Doors (representative number)

##### Inspected, Repair or Replace

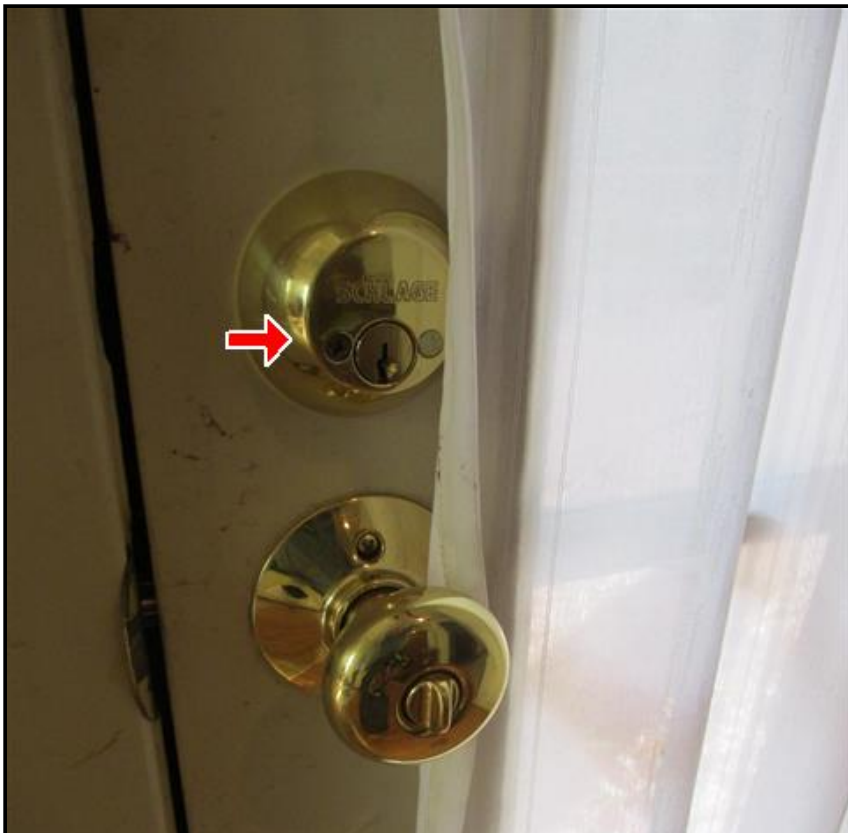
(1) The Entry door rubs floor when opened. Door needs to be trimmed at bottom by a skilled craftsman and does not lock at the Guest Bedroom Private Bath. A repair or replacement is needed. A qualified person should repair or replace as needed.





4.5 Item 1(Picture) Bath door repair needed.

(2) Your home has keyed dead bolt door hardware. This style of hardware is considered a safety issue. I recommend installing knob style dead bolt lock hardware.





4.5 Item 2(Picture) Knob style lock hardware recommended.

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## 5. Structural Components

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### 5.5 Roof Structure and Attic

#### Inspected, Repair or Replace

(1) The attic stairs is weak and not stable at or near bottom of stairs. Injury could result if not repaired. A qualified contractor should inspect and repair as needed.





5.5 Item 1(Picture) Attic staircase repairs needed.

(2) The roof sheathing is somewhat deteriorated or soft at the chimney. Water intrusion signs are visible. Repairs are needed. I recommend qualified contractor inspect further and advise for repairs as needed.



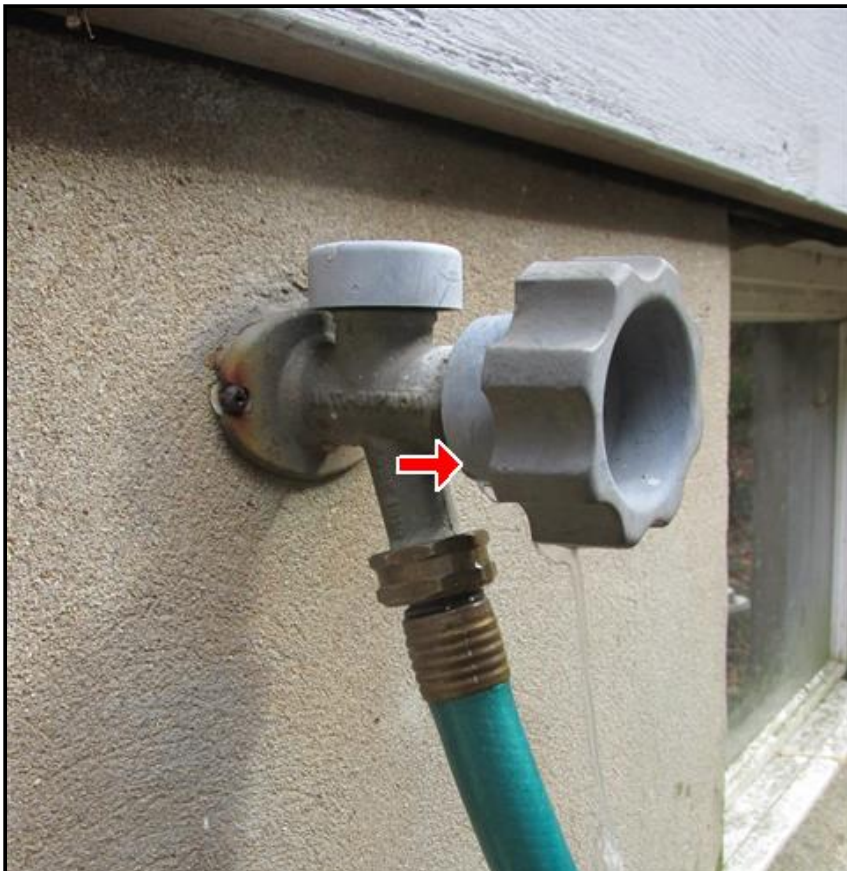
5.5 Item 2(Picture) Water intrusion at sheathing around chimney.

## 6. Plumbing System

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### 6.1 Plumbing Water Supply, Distribution System and Fixtures Inspected, Repair or Replace

(1) The hose bib drips at knob when turned on at the front of home. Repairs are needed. A qualified licensed plumber should repair or correct as needed.





6.1 Item 1(Picture) Hose bib handle leaks.

(2) The hose bib did not work at the rear of home. Repairs are needed. A qualified licensed plumber should repair or correct as needed.





6.1 Item 2(Picture) Hose bib handle damaged.

(3) The tub spout leaks at the hall bath. Repairs are needed. A qualified licensed plumber should repair or correct as needed.



6.1 Item 3(Picture) Spout diverter repairs needed.

(4) The jet powered bath tub did not work properly at time of inspection. I recommend qualified contractor repair as needed.







6.1 Item 4(Picture) Jet tub did not function when tested.

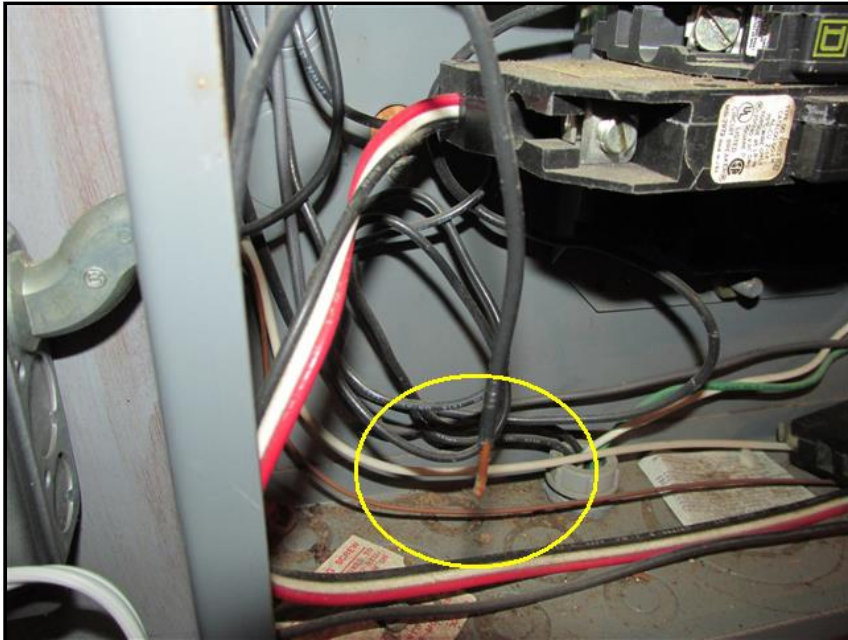
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## 7. Electrical System

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### 7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels Inspected, Repair or Replace

The problem(s) discovered in the panel such as amateur wiring installation, knock-outs missing on panel and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed.



7.1 Item 1(Picture) Open wiring inside electrical panel.



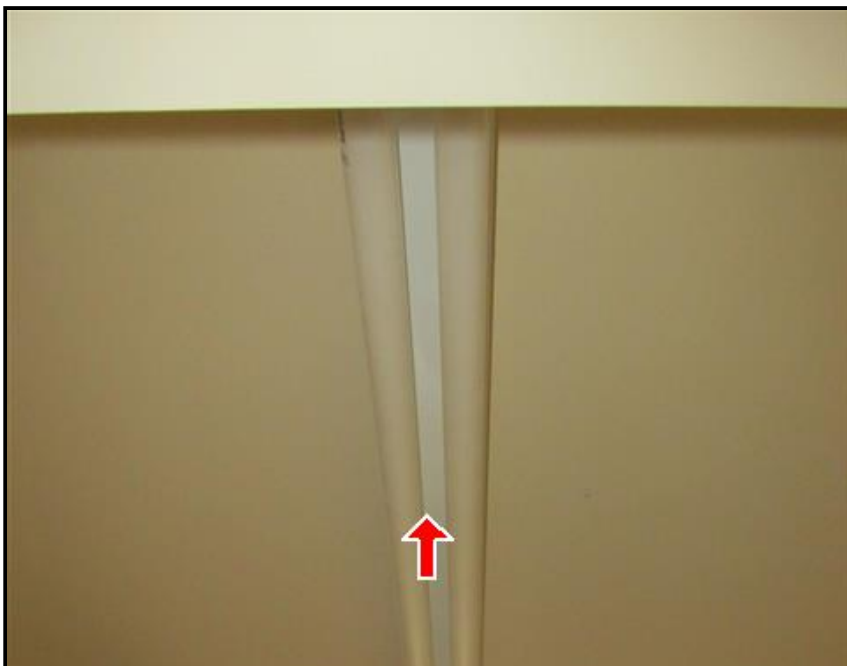


7.1 Item 2(Picture) Missing panel knock out covers.

**7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

**Inspected, Repair or Replace**

(1) The light fixture does work, but ballast is noisy at the Master Bedroom closet. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should correct as needed.





7.3 Item 1(Picture) Noisy light fixture ballast.

(2) The wall switch is missing at the Dining Room. Several other outlets and switch plates are missing. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should correct as needed.





7.3 Item 2(Picture) Missing wall switch.



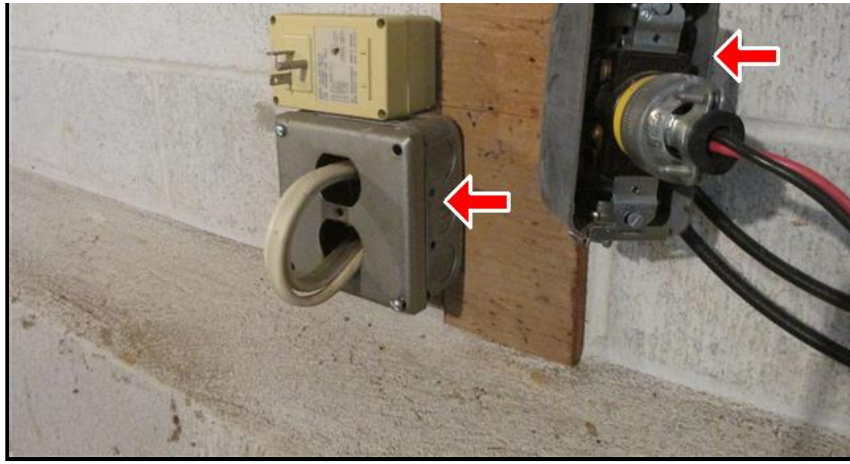
7.3 Item 3(Picture) Missing cover plates.

(3) Several junction boxes and open splices needs placing inside a box with a cover-plate in the basement. A qualified licensed electrical contractor should correct as needed.

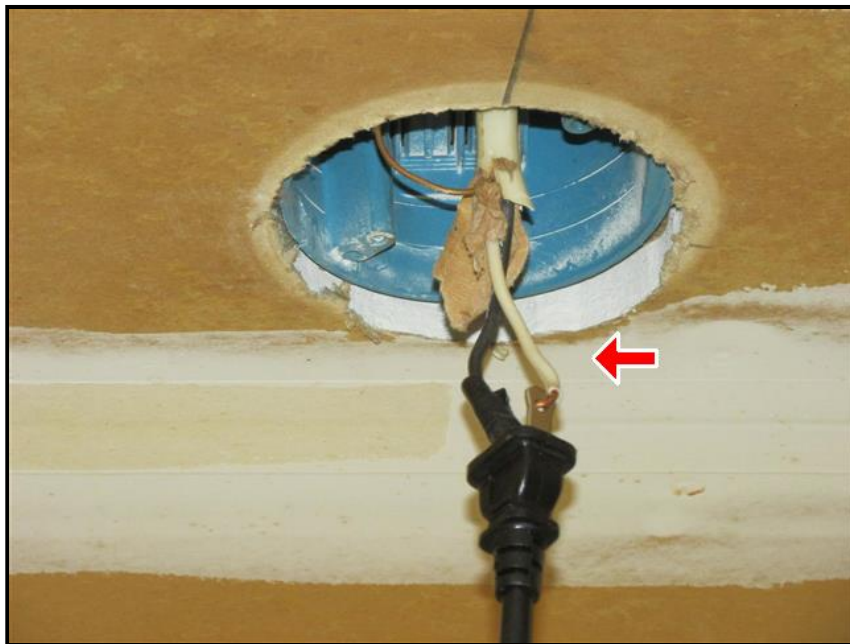


7.3 Item 4(Picture) Missing cover plates.





7.3 Item 5(Picture) Amateur basement wiring.



7.3 Item 6(Picture) Amateur light fixture wiring.

7.7 Smoke Detectors

Not Inspected

**The smoke detectors should be tested at common hallway to bedrooms upon moving in to home.**

7.8 Carbon Monoxide Detectors

Not Inspected

**The carbon monoxide detectors should be tested at common hallway to bedrooms upon moving in to home.**

---

## 8. Heating / Central Air Conditioning

---

### 8.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

**Inspected, Repair or Replace**

The one electronic air cleaner did operate properly at time of inspection. The other electric air cleaner is disconnected and wires are exposed. Repairs are needed. Electronic air cleaners are expensive and further inspection by a licensed HVAC person is recommended.





8.3 Item 1(Picture) Open wiring at removed electric air cleaner.







8.3 Item 2(Picture) Missing air filters.

### 8.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems) Inspected, Repair or Replace

The liner was mainly visible and appears good except for creosote dust that may conceal a hairline crack until cleaned and inspected by a licensed chimney sweep. For a detailed inspection of liner, I recommend a qualified chimney sweep inspect for safety.



8.5 Item 1(Picture) Chimney sweep needed.

### 8.8 Cooling and Air Handler Equipment Not Inspected

(1) The condenser outside (AC units) are aged and at the end of their life expectancy. I cannot determine how long your AC will last before a replacement is necessary. There is heavy vegetation growth that needs removal so A/C units get proper air flow.





8.8 Item 1(Picture) Aged A/C units. Not tested.

(2) The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit(s).

(3) The foam sleeve on suction line is missing foam sleeve in area(s) at outside unit. Missing foam on suction line can cause energy loss and condensation. I recommend service or repair as needed.



8.8 Item 2(Picture) A/C suction line needs insulation sleeve.

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## 10. Built-In Kitchen Appliances

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### 10.1 Ranges/Ovens/Cooktops

#### Inspected, Repair or Replace

(1) The bay element for oven did not work when tested. I recommend repair as needed.





10.1 Item 1(Picture) Oven did not work properly at time of inspection.

(2) The right rear burner (on cook top) did not work when tested. I recommend repair as needed.



10.1 Item 2(Picture) Rear burner not working.

---

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, or other items; or report on the condition of any item that is not the responsibility of the inspector.

equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To David Haigh



## INVOICE

**Garden State Home Inspectors, LLC**  
**1005 Arnold Place**  
**Basking Ridge, New Jersey 07920**  
**1-888-775-1414**  
**Inspected By: David Haigh**

**Inspection Date: 10/29/2015**  
**Report ID:**

Customer Info:	Inspection Property:
<p>Don McBride</p> <p><b>Customer's Real Estate Professional:</b>  Alexander Petrone  ERA Van Syckel, Weaver &amp; Lyte</p>	<p>1708 Merriam Dr.  Bridgewater NJ 08807</p>

**Inspection Fee:**

**Service****Price****Amount****Sub-Total****Tax \$0.00****Total Price \$0.00****Payment Method:****Payment Status:****Note:**

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## Inspection Agreement

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This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the home inspection company web site.