



Personal Home Inspection of  
1 Elm Court  
Anywhere, NJ 08888



Prepared for Jim Smith



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# Personal Home Inspection

Report # 16700

Prepared for: Jim Smith

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Premises Inspected: 1 Elm Court  
Anywhere, NJ 08888

Date of Inspection: Thursday March 27, 2008

Inspector: Jay Tauber  
N.J. Home Inspection License #24G10032800

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## **Smith**

Jersey Building Inspections, Inc. will provide the client with a detailed inspection report based on the inspector's judgment of conditions at the time of the inspection. Since neither the Company nor the inspector is an insurer of the property, including its present or future condition, they assume no responsibility for liability arising out of litigation alleging inspector error or negligence.

Jersey Building Inspections, Inc. will inspect only visible, accessible major elements of the building proper. The Company will not perform any destructive or dismantling tests. It is understood that this inspection does not cover code compliance, design or adequacy evaluation. In every building, there are wooden structural members that cannot be checked by our inspector. This includes, but is not confined to, studs, sills and joists that are concealed by finished walls and ceilings, behind plaster or sheet rock walls or under floor coverings, structural members, inaccessible crawl spaces and unexcavated areas incapable of being seen on the date of our inspection. This inspection expressly and specifically excludes any liability by the inspector or the corporation, which he is representing, for any and all wood or other structural pest damage, caused by or allegedly caused by wood destroying insects.

Jersey Building Inspections, Inc. is not responsible for the sizing and/or capacity of heating and/or air conditioning systems existing in the home. The inspector is not required to observe the uniformity or the adequacy of heat or air supply to the various rooms. Water source and waste disposal indicated in this report are based on client provided information only. Consult township records or property listing for confirmation. Claims for damages against inspectors and/or this company are specifically limited to the amount of the monetary charge of this inspection as paid by the client.

### **Description of Home:**

The wood frame residence was constructed approximately 50 years ago. It is a cape style without a garage. There are a total of three (3) bedrooms and one (1) full bathroom. The house is built over a full, partially finished basement and partial crawl spaces.

### **Summary:**

In general, the residence has received average maintenance and upkeep. This report reflects our professional opinion of the property as of the date of the inspection. It also contains some items, which require attention, some which require maintenance, and some areas of recommended improvement. The owner was not present at the time of the inspection to supply answers. We suggest that you discuss the history and service record with the owner of the property. A radon test was taken for health and/or environmental considerations as part of this inspection. In accordance with the N.J.A.C. 7:28-27, your radon report will be coming directly from the laboratory. The cooling system could not be fully evaluated at the time of inspection. See details in report. Jersey Building Inspections, Inc. does not determine if lead based paint is present in the property. Jersey Building Inspections, Inc. does not inspect or test for mold present in the property as part of this inspection. The Environmental Protection Agency has determined that some buildings and houses may be affected by unhealthy indoor air contamination. Jersey Building Inspections, Inc. does not test for this and cannot provide the client with an opinion about the indoor air quality of this property.

# Smith

## REPORT SUMMARY

As requested, Jersey Building Inspections, Inc. completed an inspection of the referenced property. The following is a summary of items that require repair, replacement and/or corrections. Maintenance recommendations are not included in this summary.

### **Roof:**

One shingle is missing at front. Plan to replace missing shingle in the near future to prevent water seepage and/or damage. Some shingle popping noted at rear. Resecure shingles to prevent water seepage and/or damage. See Attached Exhibits 1 & 2.

### **Windows/Doors/Screens:**

Some screens are damaged. Repair or replace screens as required. Seal is broken on double-glazed windows at rear. Seal is broken on one double-glazed door at rear. Fading and/or moisture noted between window panes. Broken seals result in the loss of transparency due to moisture and fading in window. Degradation of the thermal insulation qualities will be affected. Recommend that windows be repaired and/or replaced as required. Due to the design and noted defects, the possibility exists that additional seals may break in the future. See Attached Exhibits 3, 4 & 5.

### **Driveway/Walk:**

Walks have settled moderately in areas, especially at side. Walk slopes toward house slightly at side; expect accumulation and/or seepage. Seal along foundation or, if necessary, correct situation to prevent accumulation and/or seepage. Asphalt driveway has settled and cracked moderately in areas. Plan to repair and seal driveway in the near future to maintain level and firm surface, integrity and prolong service life. See Attached Exhibit 6.

### **Floors/Stairs:**

Stairway to second floor appears to be steep. Recommend adding additional railing at rear steps to sunroom for increased safety.

### **Bathroom:**

Check on design specifications for vent fan/light combination located at ceiling of tub. Recommend moving fan/light for increased safety. Check with local code requirements.

### **Basement:**

Wood destroying insect mud tubes noted in girder on right side. Recommend further investigating around affected areas, if possible, to determine if any damage exists. See Attached Exhibit 7.

## Smith

### REPORT SUMMARY (Continued)

#### **Crawl Space:**

Crawl spaces at rear and side were inaccessible due to no access. Crawl spaces are prone to moisture and wood destroying insects and should be checked periodically. No ventilation noted. Ventilation should be improved to prevent moisture build-up; add vents as required.

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**REPORT SUMMARY  
EXHIBITS**



**EXHIBIT 1  
(Roof – Missing Shingle)**



**EXHIBIT 2  
(Roof – Shingle Popping/Lifting Shingles)**

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REPORT SUMMARY  
EXHIBITS



EXHIBIT 3  
(Window – Broken Seal)

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REPORT SUMMARY  
EXHIBITS



EXHIBIT 4  
(Sliding Door – Broken Seal)

**Smith**

**REPORT SUMMARY  
EXHIBITS**



**EXHIBIT 5  
(Sliding Door – Broken Seal)**

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**REPORT SUMMARY  
EXHIBITS**



**EXHIBIT 6**  
(Sidewalk – Slope Toward House)

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REPORT SUMMARY  
EXHIBITS



EXHIBIT 7  
(Wood Destroying Insect Tubes – Girder)

## Smith

### **EXTERIOR:**

#### **1) Roof:**

Asphalt shingle roofing in satisfactory overall condition, except as noted. One shingle is missing at front. Some shingle popping and lifting noted at rear. Resecure lifting shingles to avoid water penetration and damage. Some roofing is losing granules and wearing as typical of this type and age roof. Asphalt shingle roofing of this quality and type has an expected economic lifespan of 18-25 years.

Plan to replace missing shingle in the near future to prevent water seepage and/or damage. Periodically check and reseal all flashing at vent pipes, chimney and all roof siding joints to reduce chance of leaking. Roof vent pipes in satisfactory condition.

#### **2) Gutters/Downspouts:**

Aluminum gutters are in functional overall condition. Downspouts are in functional overall condition. Pipe all downspouts away from the foundation. Clean out gutters and downspouts periodically.

#### **3) Chimney:**

One metal chimney and one masonry chimney in overall satisfactory condition. Due to design, the interior of chimney liner is unobservable. Check metal chimney periodically for rusting or loose anchors. Rain guard chimney cap noted to help reduce water seepage and downdraft at chimney flue.

#### **4) Siding:**

Vinyl siding is in overall satisfactory condition. Periodically clean siding to preserve and prevent fading as needed. Keep all joints caulked around window and doorframes to conserve energy and prevent seepage.

#### **5) Trim/Fascia/Soffits:**

Aluminum fascia and rake with aluminum window trim are in satisfactory overall condition. Unable to evaluate under-framing where covered with aluminum.

## Smith

### 6) Windows/Doors/Screens:

Double-glazed thermopane windows with screens throughout house. Some screens are damaged. Repair or replace screens as required. Double-glazed thermopane sliding doors at rear. Seal is broken on double-glazed windows at rear. Seal is broken on one double-glazed door at rear. Fading and/or moisture noted between window panes. Broken seals result in the loss of transparency due to moisture and fading in window. Degradation of the thermal insulation qualities will be affected. Recommend that windows be repaired and/or replaced as required. Due to the design and noted defects, the possibility exists that additional seals may break in the future. Screen and storm door at front entrance noted. Inventory screens during pre-closing inspection.

### 7) Foundation:

Block foundation noted with plaster coat. Settlement cracks noted in foundation. These are within normal tolerances. Sealing of cracks is recommended to maintain integrity. Plaster coat is in satisfactory condition.

### 8) Deck:

Raised wood frame deck at rear is in overall satisfactory condition. Exposed wood members are prone to continuing decay and wear and must be maintained. To prevent deterioration and preserve decking and railings, add preservative coating when needed.

### 9) Patio/Steps:

Paving stone patio at rear is in satisfactory condition. Patio has settled. Wood steps at front are in satisfactory condition. Masonry and limestone step at rear is in satisfactory condition. Steps have settled. Add preservative coating as required to avoid deterioration and to preserve wood steps, when needed.

### 10) Drainage/Grading:

Overall property grading is adequate. Overall grade at foundation is adequate, except as noted in #11, Driveway/Walk. Maintaining an adequate slope away from foundation will help drain water away.

## Smith

### 11) Driveway/Walk:

Concrete walks are in satisfactory overall condition, except as noted. Walks have settled moderately in areas, especially at side. Walk slopes toward house slightly at side; expect accumulation and/or seepage. Seal along foundation or, if necessary, correct situation to prevent accumulation and/or seepage. Asphalt driveway noted. Driveway has settled and cracked moderately in areas. Plan to repair and seal driveway in the near future to maintain level and firm surface, integrity and prolong service life. Periodically seal driveway to maintain integrity and extend service life.

### 12) Additional Comments:

The following auxiliary elements were not evaluated as part of our standard home inspection: site wiring and lighting. It is recommended that a contractor/service company specializing in the appropriate areas be contacted for an evaluation of the various elements of systems. Exterior outlets were operating at the time of inspection with GFI receptacle noted at side. Exterior faucet at front was operating at the time of inspection.

## INTERIOR:

### 13) Walls/Ceilings:

Walls and ceilings are in satisfactory overall condition. Interior wall framing is not visible for inspection. Settlement cracks noted on walls and on ceilings are within normal tolerances. Suspended ceilings in bathroom at first floor, bedrooms and hallway conceals original ceilings and framing. Some wall surfaces are unobservable due to wall covering.

### 14) Floors/Stairs:

Carpeting floor covering noted. Condition/type of floor surfaces cannot be determined in these areas. Floors are in satisfactory overall condition, where visible. Stairways are in satisfactory condition, where visible, except as noted. Stairway to second floor appears to be steep. Recommend adding additional railing at rear steps to sunroom for increased safety.

### 15) Doors/Windows:

Most windows and doors are in overall operational order, as indicated by a spot check. Check all windows and doors during pre-closing inspection.

## Smith

### 16) Fireplace:

Free standing wood stove was not fully evaluated; although, it appeared to be installed properly. Obtain installation instructions from manufacturer and check for local code requirements. These units must be cleaned regularly. Check with township if unit was previously inspected.

### 17) Attic:

No accessibility to overhead attic due to lack of access opening. Recommend adding access and checking prior to closing, if possible. Enter lower front and rear storage areas through door and scuttle. Attic rafters and sheathing are in satisfactory overall condition, where observable. Due to design, storage and low clearance in areas, roof framing and sheathing is unobservable in these areas. Roof framing and sheathing was unobservable at main attic, due to inaccessibility. Condition of framing was not determinable in these areas.

### 18) Insulation/Attic Ventilation:

Insulation was unobservable in many areas due to inaccessibility and flooring. An estimated 3 ½ inches (R-11) insulation noted on inside walls of storage areas. Wall insulation was un-observable, although, post 1950's homes were normally insulated at the time of construction.

No accessibility to overhead attic; ventilation adequacy undeterminable. However, vent provision noted on exterior. Keep louvers open all year long. Installation of additional vents and roof vents will increase circulation and reduce heat build-up in the summer months. Attic exhaust vent fan could not be tested due to inaccessibility.

### 19) Kitchen/Appliances:

Kitchen plumbing is in satisfactory overall condition. Water pressure is adequate. Drainage is adequate. The following appliance was inspected and estimated age noted. Range/Oven: 10-15 years old in operable condition. Interior venting range fan operated at the time of inspection. We recommend a pre-closing check of all appliances. Thermostatic controls, appliance accessories and/or all operating cycles are not evaluated.

## Smith

### 20) Bathroom:

One (1) full bathroom and a sink at basement inspected. Fixtures are in functional overall condition. Water pressure is adequate. Drainage is adequate. Maintain caulking/grouting to prevent water seepage. Vent fan in bathroom was operating at the time of inspection. Termination point was undeterminable. Check on design specifications for vent fan/light combination located at ceiling of tub. Recommend moving for increased safety.

### 21) Basement:

Most of basement is finished. Wall and floor conditions were not determinable in these areas. Block walls are in overall satisfactory condition, where observable. Framing was unobservable in most areas due to finished basement. Joists are in overall satisfactory condition, where visible. Girders are in overall satisfactory condition, where visible. Wood destroying insect mud tubes noted in girder on right side. Recommend further investigating around affected areas, if possible, to determine if any damage exists. Due to design of footings, if any, condition is undeterminable. Jersey Building Inspections, Inc. is not responsible for any damage due to wood destroying insects that is not visible by inspector. Recommend termite company determine damage, if any.

### 22) Crawl Space:

Crawl spaces at rear and side were inaccessible due to no access. Crawl spaces are prone to moisture and wood destroying insects and should be checked periodically. No ventilation noted. Ventilation should be improved to prevent moisture build-up; add vents as required.

### 23) Water Penetration:

Basement was dry at the time of inspection; although, future water penetration is undeterminable. Most walls and floors were unobservable due to finished basement. The ability to observe signs of water penetration is hampered.

No sump pump noted. Consider a dehumidifier for damp periods of the year. Floor drain noted; termination point undeterminable. Owner was not available at the time of inspection for any information on past water conditions. Maintaining a proper grading at foundation, keeping all downspouts and gutters clear and piping downspouts away from foundation will reduce chance of future water penetration.

## Smith

### 24) Garage:

No garage noted.

### 25) Additional Comments:

Obtain all instruction booklets and warranties for all appliances from present owner if possible. Have owner demonstrate use of household equipment and appliances.

## **SYSTEMS:**

### 26) Electrical:

Estimated 100-amp 120/240-volt main overhead service line to house meter. Circuit breaker main panel box rated at 100-amp located in basement. 100-amp disconnect for system noted. There are an estimated 17 circuits off main panel box.

GFI breakers at panel box and outlet at bathroom was operating at the time of inspection – check regularly. Ground fault interrupters are recommended for bathroom, exterior and other appropriate areas for safety. Recommend adding where needed.

Copper wiring noted in main panel box for all household circuits. Outlets are in overall operational order as indicated by a spot check. Due to the nature of the electrical system, many areas of internal and/or exposed electrical lines were unobservable due to design, storage and/or inaccessibility. System is in overall satisfactory condition.

### 27) Furnace:

Lennox gas fired forced hot air furnace with estimated 57,000 BTU/hour input for main of house. Ritetemp gas fired hot air wall mounted furnace with estimated 20,000 BTU/hour input for rear porch. Ritetemp furnace estimated to be 10-15 years old not evaluated at the time of inspection. Lennox furnace estimated to be 15-20 years old is in operable overall condition. Due to its age, future service life cannot be determined.

Ductwork, where visible, is in satisfactory condition. Gas burners estimated to be 15-20 years old are in satisfactory overall condition. The expected economic lifespan of this type unit is 20-30 years. Central return noted. Replace filter regularly. Heat input registers and returns were operating as indicated by a spot check.

## Smith

### 27) Furnace (Continued):

Unit could not be fully evaluated due to lack of access and/or visibility of heat exchanger. Obtain information from owner on operation and utility costs, if possible. Consider having utility or a service company clean and adjust furnace annually. Chimney flue liner for hot water heater and heating system was not visible due to location and inaccessibility. Have chimney flue liner checked by a service company as an added precaution. An automatic set back thermostat could save money – suggest adding.

### 28) Air Conditioning:

Lennox electric central air condition system with estimated 2 ton capacity, approximately 24,000 BTUs, for house. System estimated to be 8-14 years old was not evaluated at the time of inspection. The expected economic lifespan of the original compressor is 10-20 years. Future life may depend on the degree of maintenance provided to unit.

Ductwork, where visible, is in overall satisfactory condition. System cannot be tested due to temperatures below manufacturer's recommended safe range. Have system checked and serviced regularly by a service company to increase future life expectancy. Consider obtaining a service contract.

### 29) Hot Water Heater:

An estimated 40 gallon Kenmore gas fired hot water heater noted. Unit estimated to be 11-13 years old in satisfactory overall condition. The expected economic lifespan of this type of hot water heater is 10-15 years. Keep heater on warm setting and drain periodically for extended life and lower operating cost. Insulating hot water pipes and hot water tank may cut heat loss and conserve energy. Pressure relief valve function could not be evaluated at time of inspection. However, it is recommended that relief valve be checked periodically.

### 30) Plumbing:

Copper water pipes in satisfactory overall condition, where visible. Combination plastic, cast iron and galvanized drain, waste and vent pipes in satisfactory overall condition, where visible. Water pressure is adequate. Drainage is adequate. Main water shut-off valve located in basement. Main water line entering house from street is not visible for inspection due to design/location below grade. Interior plumbing system is in overall satisfactory condition, where visible.

### 31) Water/Waste

## Smith

Municipal water system. Municipal waste system.

### **32) Wood Destroying Insects:**

Jersey Building Inspections, Inc. assumes absolutely no responsibility regarding the outcome of the termite inspection performed at your prospective home. All matters regarding wood destroying insect infestation and/or damage should be and is the responsibility of the termite inspection company that performed your inspection. Any and all inquiries regarding infestation and/or damage should be directed to the termite company.

Jersey Building Inspections, Inc. is not a licensed termite inspection company; therefore, it cannot attest to the absence of wood destroying insect infestation and/or damage and makes absolutely no representations regarding the above-mentioned subject. House was recently inspected by an independent pest control company. Contact them for details and guarantees.

### **33) Additional Comments:**

All ages are estimates made by inspector. If verification is necessary, contact owner or manufacturer. If there are any questions regarding this report, please call our office at any time for advice. Have all exterior door locks changed by a reputable locksmith. Cable and phone systems are not part of our inspection. Check with owner and/or service companies. Gas lines and connections are not inspected as part of our inspection. Check with utility company, if necessary. Add fire/smoke alarms where needed. Add carbon monoxide alarms where needed. Check with local code requirements.

The following terms are used to describe the condition of the components in your inspection report:

**Satisfactory:** In working condition at the time of inspection, which fulfills required services.

**Operable:** Beyond average age and/or condition limits, but capable of being used or operated for an indeterminate period, unable to determine extent of future service life.

**Marginal:** Moderate probability of requiring substantial repair during the first year of ownership. Probability of needing repair in the near future.

**Poor:** High probability of requiring repair and/or replacement during the first year of ownership.

**Sound:** See Satisfactory

**Unsound:** Will or could require substantial structural repair during the first year of ownership.

**Functional:** Appears to be performing its intended function(s).

## Useful Building Terms

**Acceptable Cracks** - Minor normal settlement causing no problem.

**Amperage** - The rate of flow of electricity through wire-measured in terms of amperes.

**Anti-Oxidant Compound** - A compound applied to aluminum wiring at the connections to promote a firm connection.

**Apron** - A paved area such as a junction of a driveway with the street or with a garage entrance.

**Automatic Flue Damper** - A device in the flue of the heating unit, which closes the flue when the unit is not in operating order to prevent unnecessary heat loss up the chimney.

**Ballcock Assembly** - The mechanism inside the toilet tank, which governs the flushing of a toilet.

**Beam** - A supporting member either of wood or steel.

**Bleedout** - A condition which occurs when the effluent from a septic system rises to the surface instead of draining into the soil.

**Bridging** - Short structural members criss-crossed between beams to provide reinforcement and distribution of stress.

**BTU** - A measure of the capacity of a heating or cooling system. Abbreviation of British Thermal Unit.

**Built-up Roof** - A type of "flat" roof, which is composed of several layers of roof felt and bituminous coating, often topped with gravel.

**BX Cable** - Armored electrical cable wrapped in rubber with a galvanized steel outer covering.

**Casement Window** - a window that opens, usually outward on hinges at the vertical edge.

**Caulking** - Material used to seal exterior cracks and openings such as windows or foundations.

**Central Air Conditioner Insulation** - Material covering the tubing leading to the compressor.

**Central Air Conditioner Shut-off** - An exterior disconnect switch

**Chimney Cap** - Concrete capping around the top of the chimney brick to protect the masonry work from the elements.

**Circuit** - The path of electricity away from and back to its source.

**Circuit Breaker** - A protective device, which automatically opens an electrical circuit when it is overloaded.

**Circulator Pump** - The pump on a hot water boiler which moves the water through the heating pipe and radiators.

**Collar Beam** - A horizontal beam fastened between rafters, which are opposite each other to add rigidity to the roof framing.

**Compressor** - The main element in a central air conditioning system. It compresses the gaseous refrigerant.

**Condensate Line** - The line, which removes, dehumidified water from the air conditioning systems evaporator coil area.

**Condensation** - Water condensing on walls, ceiling and pipes. Normal in areas of high humidity usually controlled by ventilation or a dehumidifier.

**Creosote** - A black, gummy, combustible substance, which is formed when wood burns. Since it tends to cling to the inner lining of the chimney, it should be removed periodically as a precaution.

**Downspout** - The pipe that carries water down from the gutter or scupper. Also called a leader.

**Drain** - A pipe used to remove water, sometimes underground.

**Duct** - Metal conduits for distributing warm or cool air.

**Eave** - The part of the roof, which extends beyond the side wall.

**Economic Life** - The average expected useful life span, based upon company experience.

**Efflorescence** - A white powder on the surface of walls due to evaporation of water.

**Energy Efficiency Ratio** - An air conditioning efficiency rating system, which indicates the number of BTU's delivered per watt of power consumer.

**Fascia** - A flat, horizontal board enclosing the overhang under the eave.

**Fiberboard** - A flexible board-like material made from pressed fibers of wood.

**Flashing** - Material used around any angle in a roof or wall to prevent leakage.

**Flue** - A pipe used to exhaust smoke, gas or air.

**Flue Lining** - Fireproof material lining the chimney.

**Footing** - The underground support for a foundation or support post.

**Foundation** - The lowest part of a wall or series of piers which the structure is built.

**Galvanized Pipe** - Iron pipe with a zinc coating. Formerly used for water lines.

**GFI** - Abbreviation for Ground Fault Interrupter. A type of circuit breaker required in areas containing water lines.

**Girder** - A main supporting beam of the house.

**Grade or Grade line** - ground level.

**Ground Fault Interrupter (GFI)** - A sensitive safety device used on circuits where there is a high risk of electrical shock due to the presence of water.

**Grouting** - Material used around ceramic tile as filler and waterproofing.

**Gutter** - A trough used at the edge of a roof to collect rain water.

**Header** - Wood member above door or window opening.

**Hearth** - The bottom of a fireplace.

**Heat Exchanger** - The chamber in a furnace or boiler which separates the heated household air or water from the gases.

**Insulation** - Material used in the frame of a structure to contain inside temperature and keep out outside temperature. There are different types.

**Loose** - any of several types which are poured directly onto the floor.

**Batt** - large pillow containers of insulation laid in place.

**Roll** - frequently paper or vapor barrier backed and stapled into place

**Vapor Barrier** - Material used to control passage of water vapor and prevent harmful condensation.

**Internal Gutters** - Gutters that are built into the roof in older homes.

**Jamb** - The side of the doorframe facing the opening.

**Joists** - Parallel, horizontal beams laid edgewise from wall to wall to support the boards of a floor or ceiling.

**Junction Box** - A covered box in which electrical wires are connected to each other.

**Knob & Tube Wiring** - This is an old wiring technique in which the wiring is fastened to the framework of the building with a porcelain knob. Porcelain tubes act as brushings to insulate the holes where the wires pass through the framework.

**Lally Column** - A steel tube filled with concrete used to support girders or other floor beams.

**Open Splice** - An unboxed electrical connection. Also called a running splice.

**Parging** - A coat of cement over block foundation walls.

**Pilaster** - A projection of the foundation wall used to support a floor girder or stiffen the wall.

**Plot Plan** - A diagram showing the underground components of a septic system.

**Point-up (Repointing)** - To fill the joints between the bricks.

**Private Water System** - A water supply system other than a municipal system. It could be a well, cistern, pond or other water source system.

**Private Sewer System** - A sewer system other than a municipal system. It could be a septic, cesspool or other type system.

**Radiant Heat** - Coils of electricity, hot water or steam pipes embedded in floors, ceilings or walls to heat a room.

**Rafter** - a sloping rib member of a roof.

**Rake** - Trim which is inclined; that is, neither vertical nor horizontal.

**Receptacle** - An electrical outlet for a plug.

**Register** - An opening through which air travels from the ducts into a room.

**Reverse Polarity** - A condition within an electrical receptacle where the hot and neutral lines are reversed and the current flows in the opposite direction.

**Ridge Board** - The horizontal structure member at the top of a roof where the rafters meet.

**Riser** - The vertical part of a step.

**Romex Wiring** - Modern wiring which is encased in plastic.

**Screwjack Column** - An adjustable metal support post generally used under beams.

**Scuttle** - Opening to attic.

**Sheathing** - The covering on roofs or walls below the exterior wall.

**Sill Plate** - Framing lumber placed on and around the foundation to support the exterior wall studs.

**Soffit** - The underside of a cornice at the eaves.

**Stud** - A vertical, framing member in a wall or partition.

**Sump Pit** - a pit in the basement floor into which water drains to be pumped with a sump pump.

**Toilet Seal** - A seal, usually wax, which joins the toilet base to the drain pipe.

**Trap** - A bend in a water pipe to hold water and prevent gases from escaping into the house.

**Vent Pipe** - A pipe allowing gas to escape from plumbing.

**Voltage** - The pressure behind the flow of electricity.

**Wattage** - The amount of electricity flowing through a line, measured in terms of watts (Voltage times amperage equals watts).

**Weep Hole** - A small hole in a wall or storm window that permits water to drain off.

**Window Well** - A metal or masonry frame outside of a basement window which keeps the earth away from window yet allows light to enter.

**Wood Preservative** - A liquid compound (with or without a stain), which helps to preserve wood.