



SUMMARY REPORT

Thursday, March 26, 2020

Abc Sample
123 Abc St
Abcd, NJ 07XXX

RE: 123 Abc St, Abcd, NJ 07XXX

Dear Abc Sample,

At your request, a visual inspection of the above referenced property was conducted on Sunday, March 1, 2020. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It **MUST** be recommended that the client **read the complete report**. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

Here is a list of major defects that need further evaluation or repair by appropriately Licensed Contractors.

SUGGESTIONS

EXTERIOR

SITE

GROUND

SITE DRAINAGE:

1. **This house was built near the end of steep hill and above the fill area. A portion of the building on the fill area easily settled by differential settlement leads to settlement cracks on the structure(Refer to exterior siding section on Exterior chapter). Consult with a qualified geological engineer highly recommended.**

RETAINING WALLS

CONDITION:

2. Settlement leads to make separation of the stacked precast concrete - Repair.



ROOF & ATTIC

ROOF

MEANS OF ROOF INSPECTION:

3. By binoculars from the ground level. The surface of the roof was not walked on. The roof was either wet or snow covered, making walking on it hazardous. Full access of the roof was restricted due to too high and/or too steep to walk on. The inspector could not inspect whole roof area. It is recommended to evaluate by a qualified roofing contractor further.

ROOF COVERING STATUS:

4. Many area has been repaired or replaced in the past. Roof appears to be at or near the end of its useful life - Replacement is recommended at this time. **Sign of poor drying roof** - stains on the surface of roof are good indication of deteriorating roof covering due to debris and moisture retention. Keep up with maintenance by cleaning. Recommend remove unused dish antenna to prevent further damage.



ROOF GUTTER & DOWNSPOUT SYSTEM:

5. Aluminum type gutter & Downspout system used. Downspout is disconnected from underground drainage adaptor lead to leaking - Repair. Upper roof downspout discharged at lower roof - Extend downspout from upper roof to lower roof gutter to avoid excessive granular decay on lower roof.



EXPOSED FLASHING:

6. Silicone caulking on the skylight glass pane and stack vent neoprene was observed. Have a qualified roof contractor evaluate no leaking.



EXTERIOR

MAIN ENTRANCE

CONDITION:

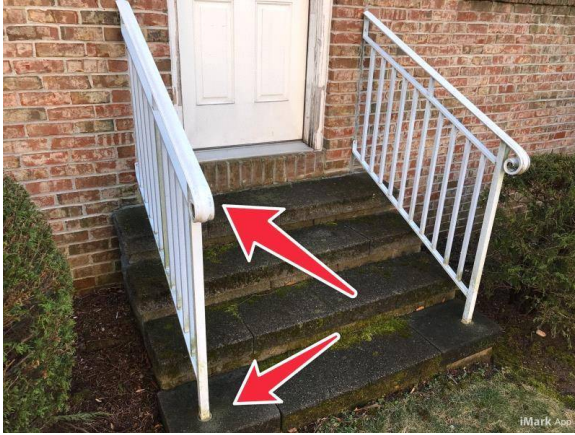
7. Cracked steps were noted - Repair and/or seal the crack to prevent further damages. Minor landing settlement observed and leads brick wall cracks - Have a qualified masonry contractor evaluate further.



2ND ENTRANCE

CONDITION:

8. The railing is loose - Repairs are necessary for safety.



EXTERIOR STAIRS/STOOPS

CONDITION:

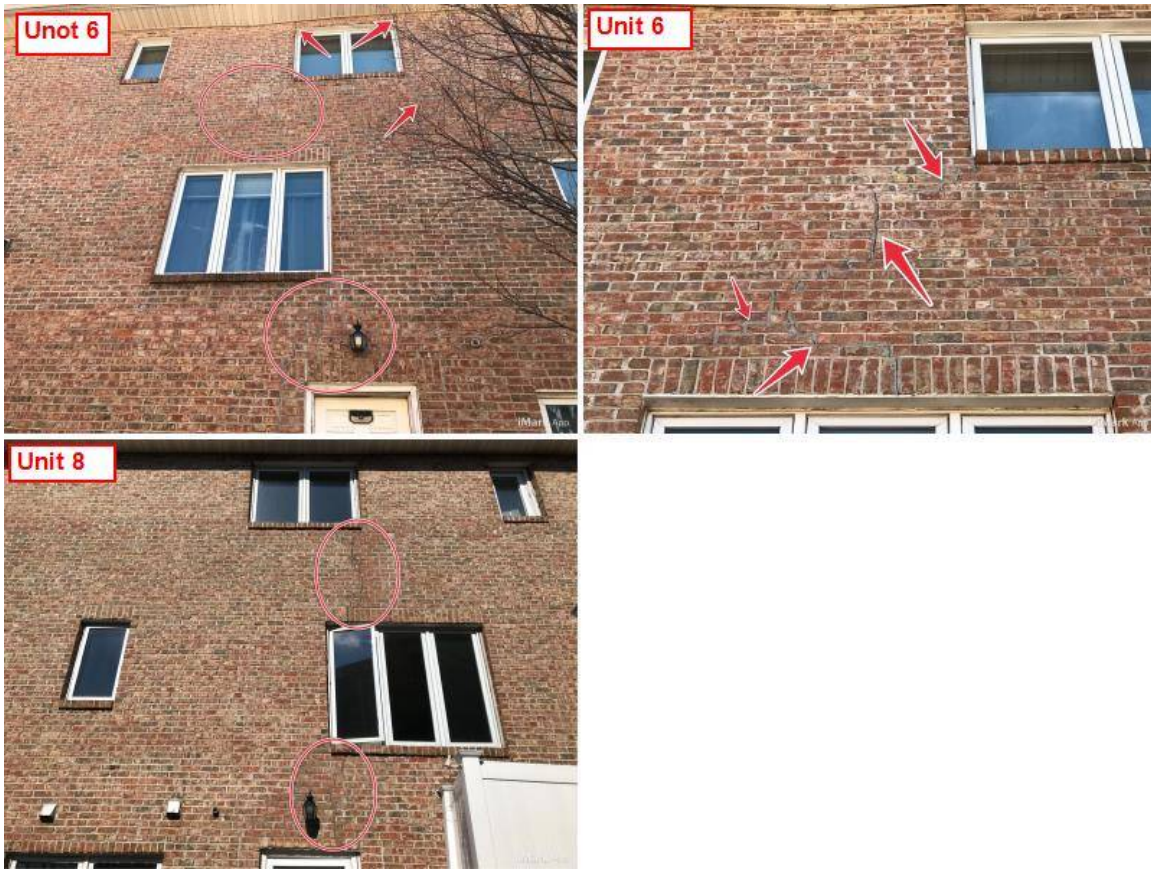
9. Loosen handrail should be repaired for safety.



EXTERIOR SIDING

CONDITION:

10. **Settlement cracks noted at left and right of this building. The cracks were repaired in the past. However, some cracks are developed after repairing(Refer to the site section on Site chapter). The inspector could not determine settlement is finished or not at this time. Have a qualified structure engineer evaluate further **HIGHLY** recommended at this time.**



EXTERIOR TRIM

CONDITION:

11. Loose soffit noted - Repair. Fascia should be checked for damage/rot/repairs.



ENTRANCE DOOR(S)

OTHER EXTERIOR DOOR(S):

12. Peeling paints noted on the door frames. Scraping and painting is needed.



GARAGE

GARAGE DOOR(S)

CONDITION:

13. Automatic reverse feature: Not operational at this time. Note: All overhead doors should have fully operational auto-reverse function.



INTERIOR

BATHROOMS

BATHTUBS:

1. **Constant dripping was observed at the tub spout in the master bathroom and hallway bathroom** - Replace washer or faucet if necessary.



BATHROOM VENTILATION:

2. Switch operated electric ceiling fan is noted. Exhaust fan makes unusual noises in the basement bathroom - Anticipate replacement. Recommend install an exhaust fan to improve ventilation performance in the bathroom in the first floor bathroom.

INTERIOR

FIREPLACES

FIREPLACE/WOOD BURNING #1:

3. Location: Living Room, Gas fired burner and gas logs are not evaluated - They should be installed according to manufacturing specifications. Investigate further.



KITCHEN

MAIN KITCHEN

DISHWASHERS:

4. Dishwasher not evaluated at this time due to stored items. Test before closing.



LAUNDRY

LAUNDRY

CLOTHES DRYER:

5. Based on the condition of the dryer hood at rear exterior wall, it is highly likely that the dryer vent is dirty and clogged with lint. Recommend cleaning at this time.



SYSTEMS

PLUMBING SYSTEM

WATER SUPPLY

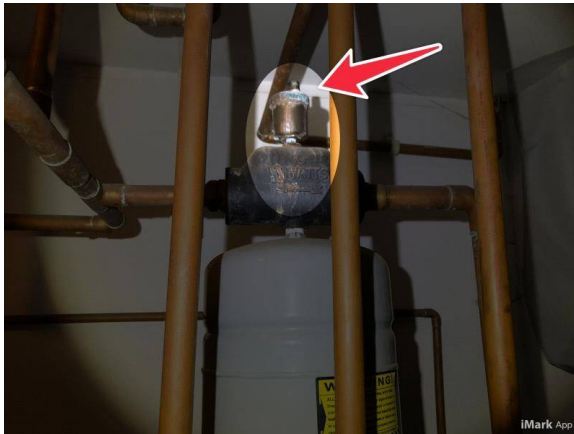
1. Inspector could not locate the water meter during the inspection. Check the location once the house is emptied. The water main shut-off valve was not tested. All shut-off valves under bathroom sink, toilet and kitchen sink should be checked and repaired if necessary. When these valves are not used for a long period of time, they tend to leak when operated.

HEATING

PRIMARY HEATING SYSTEM DESCRIPTION

HOT WATER BOILER SYSTEM: COMPONENTS

2. Heavy rust or leaking air-vent observed - Replace.

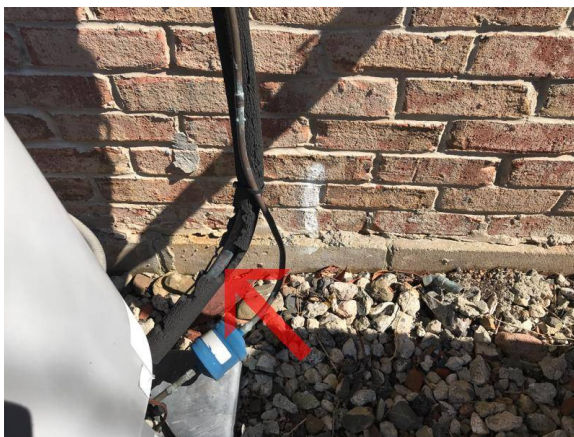


AIR CONDITIONING

FIRST AIR CONDITIONING UNIT

INSTALLATION OVERVIEW:

3. Electrical disconnect present. Insulation on the refrigeration line is worn/missing - Replacement is recommended. Mounting is satisfactory.



EVAPORATOR UNIT:

4. Condensate drain line and overflow drain line are connected together. Each one of these lines should be separately run to an exterior location. These lines provide a path for condensate to be deposited safely outside the home. If condensate drain line becomes clogged the evaporator pan will fill up and condensate will overflow onto the ceiling. Separation of this lines must be continuous or overflow protection can not be assured. Evaporator unit has leaked in the past as evidenced by rust stains in its auxiliary drain pan. Recommend to have the system serviced by

AC professional before cooling season.



CONTROLS AND PERFORMANCE:

5. Outdoor temperature was below 65 degrees and has not been above for at least 12 hours. **Unable to test the system at this time to protect compressor and cooling system.** The inspector recommend the cooling system be maintained by a qualified cooling professional before turning on at next cooling season.

DUCT/AIR SUPPLY:

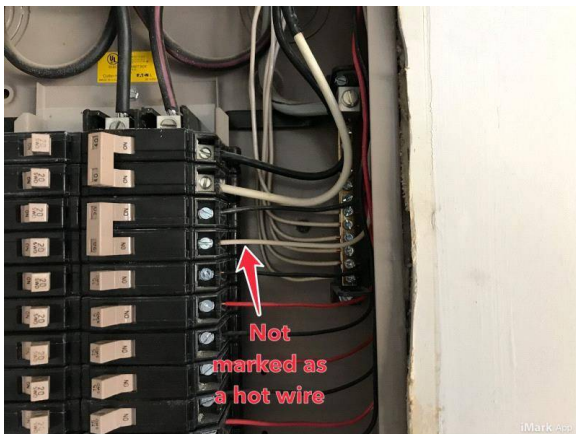
6. Flexible Round Ducts noted, The filter is dirty - Replacement of the filter is recommended at this time.

ELECTRIC SYSTEMS

ELECTRIC PANELS

PANEL OBSERVATIONS:

7. White wire used for hot wire but not marked as hot wire, black color. **Safety Hazard.** Consult with a licensed electrician.



ELECTRICAL RECEPTACLES

GROUND FAULT PROTECTED RECEPTACLES:

8. At least one of the GFCI protected receptacles tested did not break the current flow or reset as required. **Unsafe.** Have a licensed electrician repair or replace. In the KITCHEN.



ARC FAULT PROTECTED RECEPTACLES:

9. Considering the age of the structure, there should be AFCI(Arc Fault Circuit Interrupter) protected receptacles installed in the kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, and similar rooms and areas.

WOOD DESTROYING INSECTS

This summary is provided for quick reference; it is important to read the entire report thoroughly. Any references made to further investigate, further evaluate, or to consult a professional in that specific field should be done prior to closing and taking possession of the property.

It is impossible to foresee the longevity of any given system. Be sure to perform a final walk through inspection prior to the closing. I also urge you to obtain any instructions, warranties or other information about this house and the appliances within it.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,



190 Sylvan Ave Suite D4, Englewood Cliffs, NJ 07632 iHome0777@gmail.com (201) 359-0777 www.BestHomeInspectionsNJ.com

A handwritten signature in black ink, appearing to read "Wan Soo" or "Paul Jeong".

WAN SOO (PAUL) JEONG, Inspector
NJ Home Inspector Lic.# 24GI00150600



MAJOR DEFINITIONS (N.J.A.C. 13:40-15.2)

"Accessible" means available for visual inspection without requiring the moving of personal property, dismantling, destructive measures, or any action which will likely involve risk to persons or property.

"Additional inspection services" does not encompass repairs or improvements. "Additional inspection services" means: 1) Tests performed by a home inspector which are not part of a home inspection but which, in the opinion of the home inspector, are warranted or which the client requests. Such tests include, but are not limited to, radon, asbestos, lead paint, carbon monoxide or urea-formaldehyde testing. Such testing may be performed providing the home inspector has the relevant experience, education, training and/or licensing and/or certification to perform such additional tests as set forth in N.J.A.C. 13:40-15.22; 2) Inspecting systems and components which the home inspector is not required to, but is not prohibited from, inspecting pursuant to the standards of practice, N.J.A.C. 13:40-15.16; 3) Inspecting systems and components which are not part of the home inspection but which the home inspector may inspect if experienced, educated, trained, certified, registered or licensed as set forth in N.J.A.C. 13:40-15.22; and 4) Engineering and architectural services which are necessitated as a result of a home inspection.

"Component" means a part which, together with other parts, make up a system.

"Decorative" means ornamental and not required for the operation of the systems and components of a residential building.

"Describe" means to report in writing a system or component by its type or other observed significant characteristics to distinguish it from other systems or components.

"Functional drainage" means the drainage of a plumbing fixture sufficient to prevent fixture overflow during normal usage.

"Functional water flow" means the delivery of a quantity of water at flow and pressure sufficient to use a fixture for its intended purpose.

"Home inspection" means a visual, functional, non-invasive inspection conducted for a fee or any other consideration and performed without moving personal property, furniture, equipment, plants, soil, snow, ice, or debris, using the mandatory equipment and including the preparation of a home inspection report of the readily-accessible elements of the following components of a residential building: structural components, exterior components, roofing system, plumbing system, electrical system, heating system, cooling system, interior components, insulation components and ventilation system, fireplaces and solid fuel burning appliances, or any other related residential housing component as determined by the Board, in consultation with the Committee, by rule, but excluding recreational facilities and outbuildings other than garages or carports.

"Home inspection report" means a written report prepared for a fee or any other consideration by a home inspector which: 1) Discloses those systems and components which are designated for

inspection pursuant to this subchapter and are present at the time of the inspection, as well as those which are present at the time of the home inspection but are not inspected and the reason(s) they are not inspected; 2) Describes systems and components as specified in this subchapter; 3) States what material defects are found in systems or components; 4) States the significance of findings; and 5) Provides recommendations regarding the need to repair, replace or monitor a system or component, or to obtain examination and analysis by a qualified professional, tradesman or service technician.

"Home inspector" means any person licensed as a home inspector pursuant to N.J.S.A. 45:8-62 et seq. and this subchapter who practices as a home inspector and inspects the condition of a residential building on behalf of a client for which the client is charged a fee.

"Inspect" means to visually examine any readily accessible system or component of a building, including viewing the interior of readily openable access panels, and operating building systems using normal operating controls in accordance with this subchapter.

"Installed" means affixed apparatus or component of a system that is permanently integrated in a residential building.

"Material defect" means a condition, or functional aspect, of a structural component or system that is readily ascertainable during a home inspection that substantially affects the value, habitability or safety of the dwelling, but does not include decorative, stylistic, cosmetic, or aesthetic aspects of the system, structure or component.

"Normal operating controls" means devices such as thermostats, switches or valves intended to be operated by the homeowner in the ordinary use of a system component or appliance.

"Other related residential housing component" means an attached or detached garage or carport unless that garage or carport contains a residence separate from the primary residential building.

"Readily openable access panel" means a panel provided for inspection and maintenance that is within normal reach, can be removed by one person, and is not sealed in place.

"Recreational facilities" means spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground or other similar equipment and associated accessories.

"Significance of findings" means an explanation of the reason the home inspector reported that a system or component designated for inspection pursuant to this subchapter contained a material defect, for the purpose of advising the client of the need for appropriate action.

"Structural component" means an integral part of a residential building, including the masonry structure and foundation that supports non-variable forces or weights, that is, dead loads, and variable forces or weights, that is, live loads.

"Unsafe" means a condition of a readily accessible, installed component or system caused by obsolescence, damage, deterioration, improper installation or inherent defects which presents a significant risk of injury or property damage under normal, day-to-day operation.

"Under-floor crawl space" means the area within the confines of the foundation and between the ground and the underside of the floor.

GENERAL INFORMATION

CLIENT & SITE INFORMATION:

INSPECTION DATE:

3/1/2020 1:00 PM.

CLIENT:Abc Sample
123 Abc St
Abcd, NJ 07XXX.**INSPECTION SITE:**123 Abc St
Abcd, NJ 07XXX.**PEOPLE PRESENT:**

Purchaser.

BUILDING CHARACTERISTICS:

ESTIMATED AGE:

Built In 2002.

BUILDING STYLE & TYPE:

Duplex - Common area of exterior and ground of the building is NOT included in this inspection.

CONSTRUCTION TYPE:

Multi Unit Apartment.

STORIES:

2

SPACE BELOW GRADE:

Basement.

WATER SOURCE:

Public.

SEWAGE DISPOSAL:

Public.

UTILITIES STATUS:

All utilities on.

MAIN ENTRY FACES:

East.

CLIMATIC CONDITIONS:

WEATHER:

Rain and then cloudy.

PAST RAINFALL:

Before 4 hours.

SOIL CONDITION:

Wet.

**OUTDOOR
TEMPERATURE (F):**

60-70.

REPORT LIMITATIONS

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

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

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

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

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

SITE

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

GROUND

SITE DRAINAGE:

This inspection does not include determining if the property is above the 100 year flood plain. For further information regarding elevation of the lot, check with your survey and appraiser. Property slopes: Left to right.

This house was built near the end of steep hill and above the fill area. A portion of the building on the fill area easily settled by differential settlement leads to settlement cracks on the structure(Refer to exterior siding section on Exterior chapter). Consult with a qualified geological engineer highly recommended.

LANDSCAPING CONDITION:

Appear satisfactory.

SIDEWALKS

TYPE:

There is no public sidewalk in this property.

DRIVEWAYS

TYPE:

Concrete Paver.

DRIVEWAYS CONDITION:

The driveway is in functional condition with only normal deterioration noted. Trench drain presented on the driveway. It prone to clogging by foliages. Recommend keep cleaning and regular maintenance.



WALKWAYS

TYPE:

Concrete Paver.

WALKWAYS CONDITION:

The walkway is in functional condition with only normal deterioration noted.

RETAINING WALLS

LOCATION:

Rear of house.

MATERIAL USED:

The retaining wall is made of stacked precast concrete.

CONDITION:

Settlement leads to make separation of the stacked precast concrete - Repair.



ROOF & ATTIC

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The roof inspection is limited to visible and accessible areas as defined by the method it was inspected. Sub-surfaces cannot be evaluated and may contain deficiencies. Concealed areas are excluded from a home inspection by the New Jersey Standards of Practice ("SOP"). The NJ SOP excludes determining the actual age and future conditions including the failure of roof systems from a home inspection. As per the NJ SOP, installed accessories such as antennae, solar heating systems, lighting arresters, satellite dishes, etc. are excluded from a home inspection.

ROOF

ROOF STYLE:

Hip.

MEANS OF ROOF INSPECTION:

By binoculars from the ground level. The surface of the roof was not walked on. The roof was either wet or snow covered, making walking on it hazardous. Full access of the roof was restricted due to too high and/or too steep to walk on. The inspector could not inspect whole roof area. It is recommended to evaluate by a qualified roofing contractor further.

ROOF COVERING MATERIALS:

3-tab asphalt composition shingles. It is known as 15 to 20 years typical life span in general conditions.

ROOF COVERING STATUS:

The roof covering material estimated at the approximate age of 19~21 years, The life expectancy given is the best estimate of the inspector, assuming proper maintenance. The actual life of the roofing materials used can be influenced by external sources like weather extremes, conditions caused by trees and vegetation, and mechanical damage. The roof has 1 layer. The roof covering material is in a condition that is consistent with its age and method of installation, showing no deficiency. General condition appears serviceable with sign of weathering, aging. Regular maintenance and observation are advised.

Many area has been repaired or replaced in the past. Roof appears to be at or near the end of its useful life - Replacement is recommended at this time. Sign of poor drying roof - stains on the surface of roof are good indication of deteriorating roof covering due to debris and moisture retention. Keep up with maintenance by cleaning. Recommend remove unused dish antenna to prevent further damage.

**ROOF GUTTER & DOWNSPOUT SYSTEM:**

Aluminum type gutter & Downspout system used. Downspout is disconnected from underground drainage adaptor lead to leaking - Repair. Upper roof downspout discharged at lower roof - Extend downspout from upper roof to lower roof gutter to avoid excessive granular decay on lower roof.

**EXPOSED FLASHING:**

Silicone caulking on the skylight glass pane and stack vent neoprene was observed. Have a qualified roof contractor evaluate no leaking.

**RIDGES:**

The ridge covering material appears to be in functional condition.

ATTIC & VENTILATION**ATTIC ACCESS:**

Hallway ceiling. There is a pull down ladder installed. The attic cavity was inspected by entering the area. Crawl Through - The attic cavity is not useable for any storage due to size, framing, or insulation.

ROOF FRAMING:

A rafter system is installed in the attic cavity to support the roof decking. The rafters or truss system appears to be in functional condition. The roof framing appears to be in functional condition. The roof bracing as installed seems adequate. The roof decking material is oriented strand board sheeting.

ATTIC CONDITIONS:

Full access of the attic area was restricted by low headroom or stored items. The inspector could not inspect whole attic area. There is no evidence of current water leaks into the accessible attic spaces at the time of inspection. Ridge vents presented. Soffit vents presented.

**INSULATION TYPE & CONDITION:**

Batts fiberglass insulation presented. The attic insulation appears to be adequate and properly installed.

EXTERIOR

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

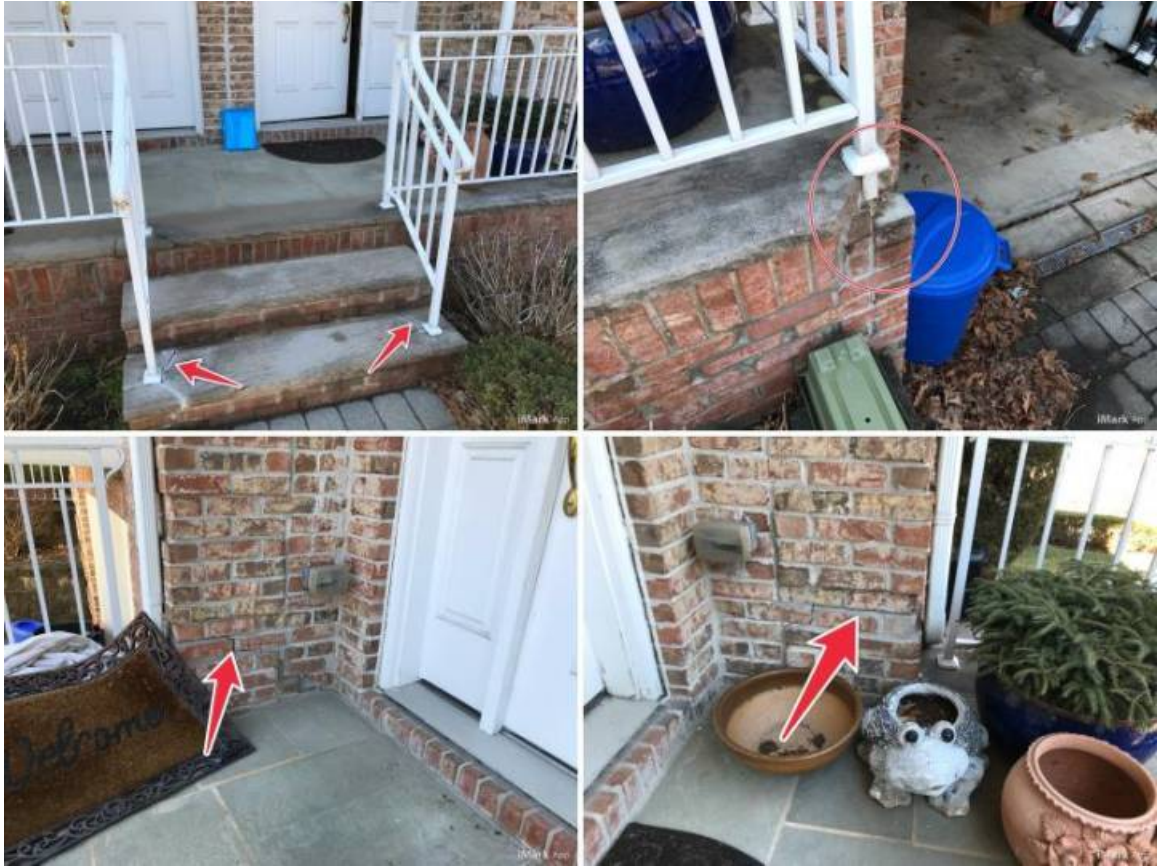
MAIN ENTRANCE**TYPE:**

Open porch. The porch is constructed of brick.

CONDITION:

The handrails are usable as is.

Cracked steps were noted - Repair and/or seal the crack to prevent further damages. Minor landing settlement observed and leads brick wall cracks - Have a qualified masonry contractor evaluate further.



2ND ENTRANCE

TYPE:

The porch is constructed of concrete.

CONDITION:

The steps are serviceable as is.

The railing is loose - Repairs are necessary for safety.



EXTERIOR STAIRS/STOOPS

TYPE:

The exterior stair(s)/stoop(s) type is concrete steps.

CONDITION:

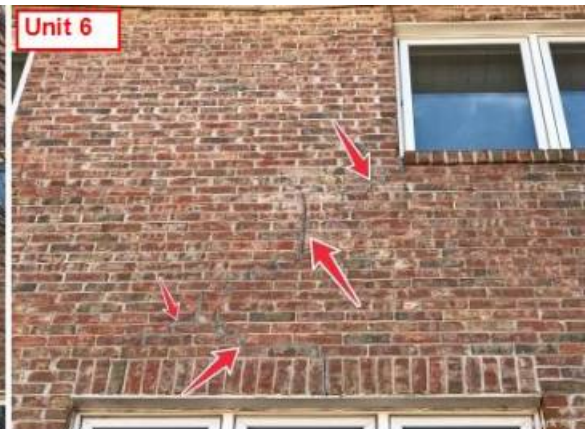
Loosen handrail should be repaired for safety.

**EXTERIOR SIDING****MATERIAL:**

Brick veneer.

CONDITION:

Settlement cracks noted at left and right of this building. The cracks were repaired in the past. However, some cracks are developed after repairing (Refer to the site section on Site chapter). The inspector could not determine settlement is finished or not at this time. Have a qualified structure engineer evaluate further **HIGHLY recommended at this time.**

**EXTERIOR TRIM****MATERIAL:**

Aluminum.

CONDITION:

Loose soffit noted - Repair. Fascia should be checked for damage/rot/repairs.



ENTRANCE DOOR(S)

MAIN ENTRY DOOR:

The operation of the entrance door is satisfactory.

OTHER EXTERIOR DOOR(S):

Peeling paints noted on the door frames. Scraping and painting is needed.



MISCELLANEOUS

EXCLUSIONS:

These items are presented but not inspected:
Irrigation sprinkler system.



GARAGE

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

GARAGE TYPE*TYPE:*

Attached, One car garage.

ROOF*TYPE:*

Same as house/See house roof report.

FLOOR*CONDITION:*

The garage floor appears in satisfactory condition.
Floor is not fully visible due to stored items.

**WALL & CEILING***CONDITION:*

The walls and ceiling are in satisfactory condition as is.

GARAGE DOOR(S)*TYPE:*

Steel.

CONDITION:

The garage door does not appear to have any damages or missing parts. Automatic door opener is operational. Garage door sensor is aligned and working at this time. Misaligned sensor can cause malfunction of door opener.

Automatic reverse feature: Not operational at this time. Note: All overhead doors should have fully operational auto-reverse function.

**MAN DOOR(S)**

Fire rated metal door is in working condition without visible damages.

FOUNDATION & STRUCTURE

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

FOUNDATION**FOUNDATION TYPE:**

Walkout Basement Foundation - Refers to a basement with foundation walls tall enough to have living space and at least one exposed wall with access to the exterior at ground level.

FOUNDATION MATERIALS:

Concrete Masonry Unit (CMU) laid in horizontal, interlocking rows. CMUs are generally 8" x 16" and 8 inches wide.

VISIBLE PORTIONS OF FOUNDATION WALLS:

The exterior view of the foundation is limited to the portions visible above grade. Only less 5% of the foundation was visible. The exposed portions of the perimeter foundation walls appear to be adequate. Most of the foundation is concealed.

VISIBLE FOUNDATION WALL CRACKS:

No visible cracking in the vertical foundation walls was noted during the exterior examination.

SLAB ON GRADE**CONDITION:**

Slab is not visible due to carpet and/or floor covering. We recommend further evaluation by removal of floor covering due to uneven area in flooring and sign of unusual cracking.

STRUCTURE

WALL FRAMING:

Could not be determined due to concealed framing.

BEAMS:

Beams are not fully visible. Most of the beams are concealed - Unable to perform a thorough inspection.

FLOOR JOISTS:

Joists are not fully visible. Most of joists are concealed - Unable to perform a thorough inspection.

COLUMNS / SUPPORTS:

Temporary jack post installed next to the center column. It appears the temporary post is installed to stabilize downward movement of column and the beam above. Monitor further movement.

BASEMENT

ACCESSIBILITY:

Basement is finished.

BASEMENT CONDITION:

Foundation wall type: Concrete block/Cinder block. Appears normal where visible - most of the foundation wall is concealed.

BASEMENT FLOOR AND DRAINAGE:

See attached basement notice. The floor is in satisfactory condition as is. There is no basement draining system such as sump pit with sump pump or french drain. Adequacy of basement drainage or footing drain systems are not determined, due to the underground nature of the system.

BEDROOMS

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. We may not comment on cracks that appear around windows and doors, along lines of framing members or along seams of drywall and plasterboard. These are typically caused by minor movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Floor covering damage or stains may be hidden by furniture, and the condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Testing, identifying, or identifying the source of environmental pollutants or odors (including but not limited to lead, mold, allergens, odors from household pets and cigarette smoke) is beyond the scope of our service, but can become equally contentious or difficult to eradicate. We recommend you carefully determine and schedule whatever remedial services may be deemed advisable or necessary before the close of escrow.

PICTURES:



**FLOORS:**

Wood, floor appears normal condition. Stored items or furnishings limit full inspection of floor. Removing the stored items and/or furnishings to allow for an inspection is the only means to determine if hidden defects are present.

WALLS:

General condition is satisfactory.

CEILINGS:

The ceiling appears normal condition.

WINDOWS:

Casement window. Representative window was tested. The normal operation was satisfactory and there was no visible damage at the time of inspection. Recommend to test all windows when the house is empty. Stored items or furnishings limit the inspection of some windows. The operation of window was not inspected. Recommend to have all windows checked prior to closing.

DOORS:

Door frames was not square due to settlement. Some binding was noted - Shave and adjust the door for smooth operation.

ELECTRICAL RECEPTACLES:

A representative sampling of receptacles was tested and appears wired properly. Recommend to test all receptacles before closing.

LIGHTING FIXTURE:

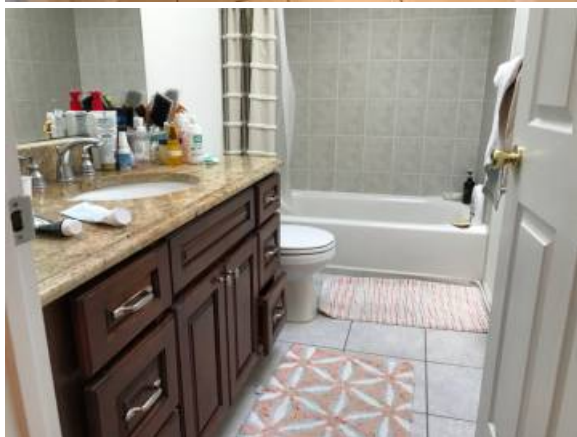
The installed light fixture appears serviceable.

BATHROOMS

In accordance with industry standards of practice, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

PICTURES:



FLOORS:

Tile, floor appears normal condition.

WALLS:

General condition is satisfactory.

CEILINGS:

The ceiling appears normal condition.

DOORS:

The door was operating normal without rub or stick. There was no damages to the door and all hardware were working normal.

ELECTRICAL RECEPTACLES:

All bathroom receptacles are GFCI(Ground Fault Circuit Interrupter) protected and working properly.

LIGHTING FIXTURE:

The installed light fixture appears serviceable.

SINKS:

Cabinet-mount sink. There is no visible sign of cracks or damages at this time. The faucet operation is normal. Drain appear serviceable. Counters/cabinets are in satisfactory condition.

**BATHTUBS:**

There is no visible damage on the tub at the time of inspection. The faucet operation is normal. Drainage is normal. Shower head operation is normal. Tub and shower walls are in serviceable condition.

Constant dripping was observed at the tub spout in the master bathroom and hallway bathroom - Replace washer or faucet if necessary.

**TOILET:**

Appears serviceable.

BATHROOM VENTILATION:

Switch operated electric ceiling fan is noted. Exhaust fan makes unusual noises in the basement bathroom - Anticipate replacement. Recommend install an exhaust fan to improve ventilation performance in the bathroom in the first floor bathroom.

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be inspected due to concealed. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

INTERIORS

PICTURES:*FLOORS:*

Wood, floor appears normal condition. Stored items or furnishings limit full inspection of floor. Removing the stored items and/or furnishings to allow for an inspection is the only means to determine if hidden defects are present.

WALLS:

General condition is satisfactory.

CEILINGS:

The ceiling appears normal condition.

WINDOWS:

Casement window. Representative window was tested. The normal operation was satisfactory and there was no visible damage at the time of inspection. Recommend to test all windows when the house is empty.

DOORS:

The door was operating normal without rub or stick. There was no damages to the door and all hardware were working normal.

LIGHTING FIXTURE:

The installed light fixture appears serviceable.

ELECTRICAL RECEPTACLES:

A representative sampling of receptacles was tested and appears wired properly. Recommend to test all receptacles before closing. Stored items/furnishings prevent access and inspecting at some receptacles. Test all receptacles when the house is emptied.

STAIRS:

Interior stairs serviceable, Stair handrail is serviceable.

FIREPLACES

FIREPLACE/WOOD BURNING #1:

Location: Living Room, Gas fired burner and gas logs are not evaluated - They should be installed according to manufacturing specifications. Investigate further.



KITCHEN

Appliances except built-in are not evaluated during this inspection. Built-in Appliances are checked for operation only. Temperature efficiency, controls, quality, etc. are not evaluated. Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. Appliances are not moved during the inspection. I Home Inspections, LLC. strongly recommends that the buyer test the appliances with proper manufacturer's operation manual prior to closing.

MAIN KITCHEN*PICTURES:***FLOORS:**

Tile, floor appears normal condition.

WALLS:

General condition is satisfactory.

CEILINGS:

The ceiling appears normal condition.

WINDOWS:

Casement window. The normal operation of the window was satisfactory and there was no visible damage at the time of inspection.

ELECTRICAL RECEPTACLES:

Inoperative GFCI (Ground Fault Circuit Interrupter) receptacle was noted - Replacement needed at this time for safety.



LIGHTING FIXTURE:

The installed light fixture appears serviceable.

SINKS:

Stainless Steel sink, The sink is in satisfactory condition. The faucet operation is normal. Drain appear serviceable, Counters/cabinets are in satisfactory condition.



COUNTERS/CABINETS:

Countertop: Granite, The countertop appears in satisfactory condition at this time. Cabinet:

RANGE/OVEN/COOKTOPS:

Gas. The stove burners are operating normally at this time. The oven is operational and all controls appear working at this time - Temperatures are not verified during this inspection.

VENTILATION:

External ventilation is provided. Fan/Hood is operational. Minor hardware repair or replacement is needed at the control knob. Noise bearing worn.

DISHWASHERS:

Dishwasher not evaluated at this time due to stored items. Test before closing.

**REFRIGERATORS:**

The refrigerator appears to be operating normally at this time. Temperatures are not evaluated during this inspection.

LAUNDRY

Laundry appliances are not always tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. Washer hoses are not evaluated during this inspection.

LAUNDRY**CLOTHES DRYER:**

Based on the condition of the dryer hood at rear exterior wall, it is highly likely that the dryer vent is dirty and clogged with lint. Recommend cleaning at this time.



PLUMBING SYSTEM

WATER SUPPLY

Inspector could not locate the water meter during the inspection. Check the location once the house is emptied. The water main shut-off valve was not tested. All shut-off valves under bathroom sink, toilet and kitchen sink should be checked and repaired if necessary. When these valves are not used for a long period of time, they tend to leak when operated.

GAS SERVICE

Gas meter and main shut-off valve are at exterior wall.



INTERIOR WATER DISTRIBUTION

Material(s) of Interior water distribution system is Copper. The overall condition of the visible interior piping appears satisfactory, however most of the interior piping are concealed. There are no visible leaks at the present time, but the condition of the pipes should be monitored.

DRAIN/WASTE/VENT SYSTEMS

Material of drain/waste/vent is Plastic/PVC/ABS. Drain/Waste/Vent(DWV) systems appear serviceable, however most of the systems are concealed. The inspector could NOT determine the adequacy of the DWV systems during this inspection. Plumbing vents appear serviceable - The venting system is not fully visible and it is impossible to verify venting of all fixtures. Most DWV pipes are concealed. Viewing limitation of DWV pipes prevents full inspection. Identifying concealed damage and latent defect are excluded from a home inspection by the NJ SOP.

WATER HEATER

LOCATION:

The water heater is located in basement.

INFORMATION:

Gas-fired water heater. The water heater is Rheem brand. A 50 gallon. Age: 5 years, manufactured in 2015. Average lifespan of general gas-fired water heater is 10 - 13 years.

**CONDITION:**

The water heater appears serviceable. Pressure relief valve presented - NOT tested during this inspection. Have a plumber test for safety. The flue vent appears to be installed according to generally accepted practice. A water shutoff valve is installed - NOT tested during this inspection.

HEATING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector. NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

The heating unit may not be tested at this time if temperature conditions do not allow the system to be operated normally (i.e. during warm weather months we will not operate the heating system.)

PRIMARY HEATING SYSTEM DESCRIPTION

LOCATION OF UNIT:

The heating system is in basement.

FUEL AND SYSTEM TYPE:

Gas. Forced hot water boiler.

UNIT INFORMATION:

The unit is Utica Boilers brand. Capacity of the unit is 100000 BTU. Approximate age of the unit is 18 years, manufactured in 2002. Cast iron boiler has 35 ~ 50 years of average life span.

**HEAT OUTLETS:**

Baseboard are installed.

UNIT NOTES:

The heating system started normally during this inspection. The flu vent pipe appears free of damages and installed according to generally accepted practice. The thermostats were operating normally during this inspection.

**HOT WATER BOILER SYSTEM: BURNERS**

A gas shut off is present, but NOT tested during this inspection. A visual inspection of the visible areas of the burner tubes and the heat chamber appear satisfactory.

**HOT WATER BOILER SYSTEM: COMPONENTS**

Water lubricated circulator pump is satisfactory at this time. Average life span is 6 to 8 years. PSI gauge appears functional and system pressure is within normal operating range of 16 to 22 PSI during the inspection. Expansion tank appears satisfactory. A relief valve is present, but was NOT tested during this inspection. Recommend replacing every 10 years. Zone valves are present, but were NOT tested during this inspection. The average life span of a zone valve is 8-10 years.

Heavy rust or leaking air-vent observed - Replace.



AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

FIRST AIR CONDITIONING UNIT

UNIT LOCATION:

Condenser unit(outdoor unit) is located at rear of the building.

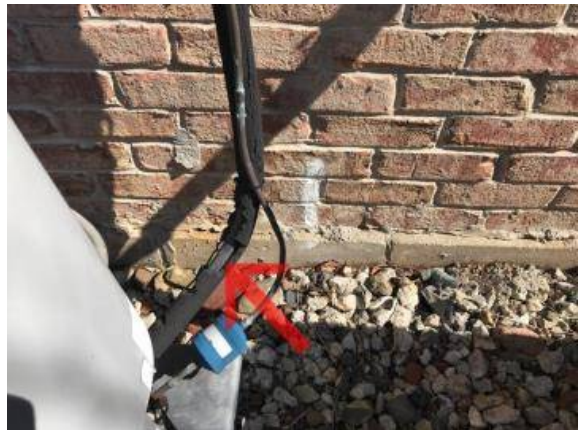
UNIT INFORMATION:

Central system - The average life of a condensing unit (compressor) is 17-20 years. The system is Amana brand. Approximate Compressor age is 18 years, manufactured in 2002. Capacity of the unit is approximately 3.5 ton. EPA stated that 1 ton(12000 BTU) of capacity covers approximately 400 to 500 square feet for old building and 800 to 1000 for well sealed, insulated building.



INSTALLATION OVERVIEW:

Electrical disconnect present. Insulation on the refrigeration line is worn/missing - Replacement is recommended. Mounting is satisfactory.

**EVAPORATOR UNIT:**

The condensate drain lines are installed without visible damage at this time. Auxiliary drain pan noted, but was not evaluated.

Condensate drain line and overflow drain line are connected together. Each one of these lines should be separately run to an exterior location. These lines provide a path for condensate to be deposited safely outside the home. If condensate drain line becomes clogged the evaporator pan will fill up and condensate will overflow onto the ceiling. Separation of this lines must be continuous or overflow protection can not be assured. Evaporator unit has leaked in the past as evidenced by rust stains in its auxiliary drain pan. Recommend to have the system serviced by AC professional before cooling season.

**CONTROLS AND PERFORMANCE:**

Outdoor temperature was below 65 degrees and has not been above for at least 12 hours. Unable to test the system at this time to protect compressor and cooling system. The inspector recommend the cooling system be maintained by a qualified cooling professional before turning on at next cooling season.

DUCT/AIR SUPPLY:

Flexible Round Ducts noted, The filter is dirty - Replacement of the filter is recommended at this time.

ELECTRIC SYSTEMS

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

ELECTRIC SERVICE

TYPE & CONDITION:

Underground Electric Service, 120/240 Volt One meter presented. Electric service appears serviceable, Meter is located on the exterior wall in Unit 8.

**ELECTRIC PANELS****PANEL LOCATION & NOTES:**

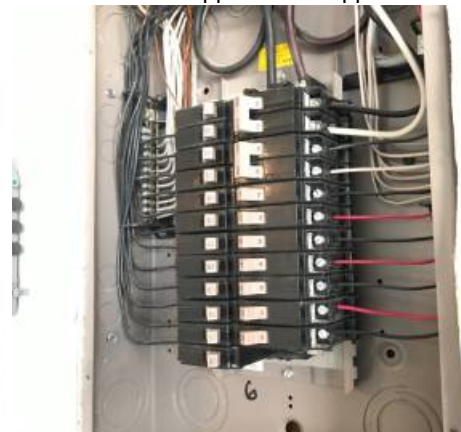
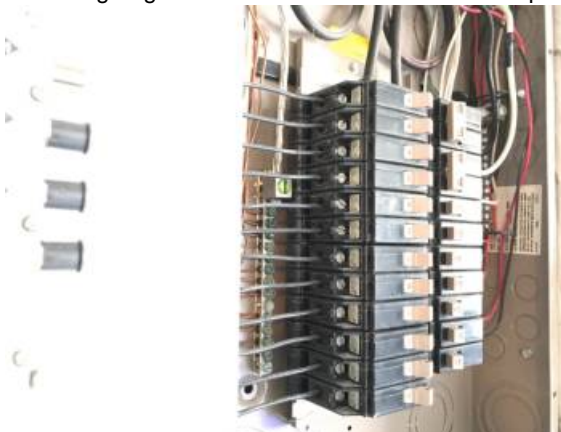
The Panel is located in the garage. The main disconnect is in the service box. Breaker type main power panel is being used. Total Service Size is 100 amps..

**ENTRANCE CONDUCTORS:**

Aluminum conductors are present. Anti-oxidant paste has been applied.

BRANCH WIRING:

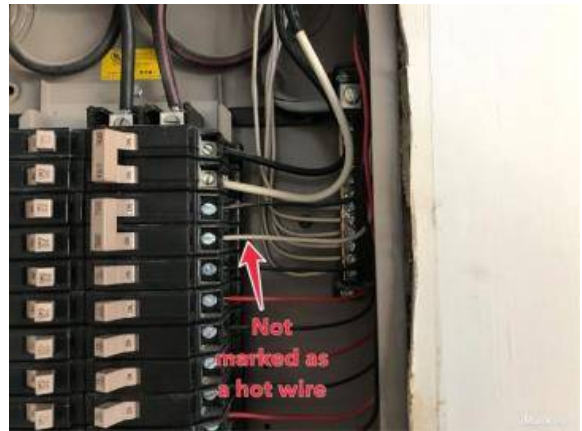
Non-metallic sheathed type wires being used. Copper wire being used, The visible branch wirings appear serviceable, Feeder Wire(s): Aluminum multi-strand feeder circuit wiring is an acceptable method of delivering large blocks of current to downstream panels and dedicated appliances. Appears serviceable.



PANEL OBSERVATIONS:

Circuit and wire sizing correct so far as visible. The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock. Grounding system is present.

White wire used for hot wire but not marked as hot wire, black color. **Safety Hazard**. Consult with a licensed electrician.

**SWITCHES & FIXTURES****CONDITION:**

A representative sampling of switches was tested. As a whole, switches/fixtures throughout the building are in serviceable condition. Stored items prevent access and testing at some outlets and switches.

ELECTRICAL RECEPTACLES**ELECTRICAL RECEPTACLES:**

A representative sampling of receptacles was tested and appears wired properly. Recommend to test all receptacles before closing. Stored items/furnishings prevent access and inspecting at some receptacles. Test all receptacles when the house is emptied.

GROUND FAULT PROTECTED RECEPTACLES:

At least one of the GFCI protected receptacles tested did not break the current flow or reset as required. **Unsafe**. Have a licensed electrician repair or replace. In the KITCHEN.

**ARC FAULT PROTECTED RECEPTACLES:**

Considering the age of the structure, there should be AFCI(Arc Fault Circuit Interrupter) protected receptacles installed in the kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, and similar rooms and areas.

OTHER ELECTRIC CIRCUITRY**DETECTORS:**

Smoke detector(s) noted. Disclaimer - The existing smoke and/or Carbon Monoxide detector(s) was not tested, but they are only noted as to presence. It is important for you to test them on a regular basis.

DOORBELL:

At least one exterior door has a working doorbell.

CENTRAL VACUUM INSTALLED:

There is a central vacuum system installed. This inspection does not evaluate its performance, nor does it verify the availability of hoses or attachments.





BASEMENT NOTICE

It is difficult to determine if a basement will allow water to seep in. Most of the time there is some moisture inside the foundation walls. These walls are in the ground and are under constant pressure from water trying to get in. ***Be aware that a basement that is normally dry can allow water in under extreme weather conditions.***

All surrounding soil against the foundation must be pitched away from the house. All downspouts must be extended away from the house. All underground drains must be properly connected and clean at all times. The gutters must be kept clean. An enormous amount of water is shed from the roof, it should be caught (collected) and diverted away from the house.

Only so much rain can be absorbed into the ground and the water level will raise. ***Several days of rain can cause water to enter the basement.***

Finished basements cannot be assessed without visual access to the foundation walls. Window Wells must be properly maintained and kept covered in extreme weather conditions. Basement window must be properly caulked and sealed. Stairwells must be properly maintained and kept covered in extreme weather conditions. Open stairwells should have a drain at the bottom to collect water and carry it away from the basement.

Every effort is made by the inspector to determine if water has entered the basement in the past. Sometimes there are no signs of moisture, but a normally dry basement can begin to let water in at any time. Consider installing a drainage system and a pump as a preventative means of preventing any water from accumulating inside the block and seeping into the basement. **I Home Inspections and its inspector cannot be responsible if water should enter the basement during extreme weather conditions.**