



SUMMARY REPORT

Tuesday, June 16, 2020

Abc Sample
123 Abc St
Abcd, NJ 07XXX

RE: 123 Abc St, Abcd, NJ 07000

Dear Abc Sample,

At your request, a visual inspection of the above referenced property was conducted on . 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.

EXTERIOR

SITE

GROUND

SITE DRAINAGE:

1. There are some areas of the lot that may allow water to interfere with the foundation. The soil along the foundation should be pitched away from the building at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation. Improper pitch may lead to moisture intrusion to the basement or foundation(Refer to the Basement Walls Condition Section on the Foundation and Structure Chapter). Recommend re-grading the lot. Property slopes: Front to rear.



LANDSCAPING CONDITION:

2. Bushes and shrubs need to be trimmed away from the structure at least 2 inches. This space is needed to prevent direct access to the structure by insects and to keep the bushes from damaging the siding.

ROOF & ATTIC

ROOF

ROOF COVERING STATUS:

3. **Heavy buckling noted on the roof.** A licensed roofing contractor should be called to make further evaluation and repairs/replacement as needed.



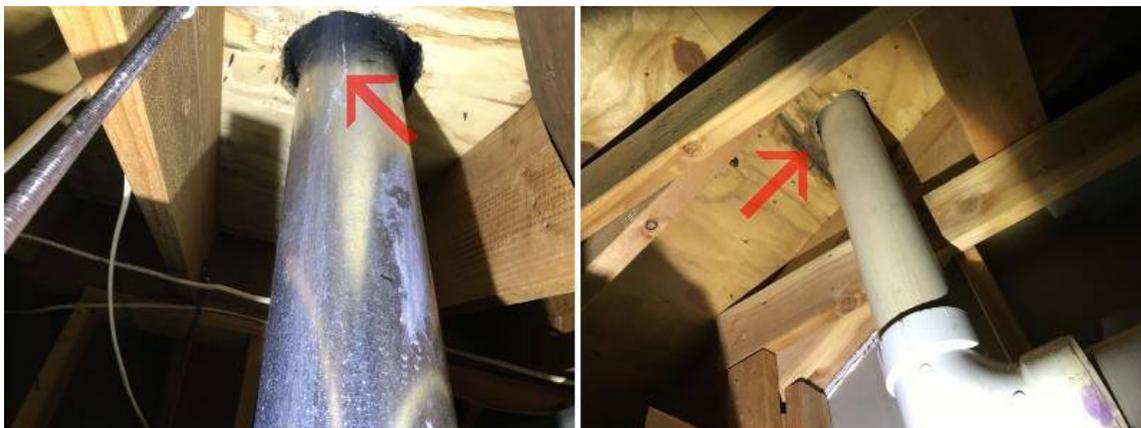
ROOF GUTTER & DOWNSPOUT SYSTEM:

4. Aluminum type gutter & Downspout system used. Debris noted in gutter - Keep gutters clean and no blocking. Loose gutter or downspout noted - Secure as needed. **Clogged and leaked downspout noted** - Repair. Downspout discharging location too close to the foundation wall - Installation of downspout extensions at least 6 feet would help carry the water further away from the foundation. Gutter has seams. It is prone to water leaking - Recommend install seamless one piece gutter system.



EXPOSED FLASHING:

5. Installed neoprene seal was worn, or deteriorated - Replacement as needed. **Sign of leak under plumbing stack, sign of the leakage on furnace flue vent surface noted** - Have a qualified roof contractor evaluate all roof penetration further.



ATTIC & VENTILATION

ATTIC ACCESS:

6. There is a pull down ladder installed. Ladder to the attic is weak and presents a safety hazard. Make improvements as needed.



ATTIC CONDITIONS:

7. There is at least one bathroom, kitchen ventilation fan which discharging moisture laden air to the attic. It is preferable to direct all vent openings to the outside so that additional moisture is not introduced into the attic space and insulation.



EXTERIOR

EXTERIOR SIDING

CONDITION:

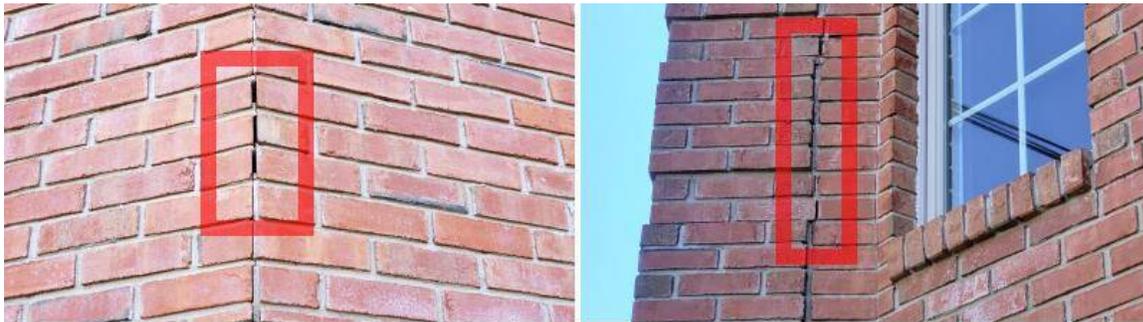
8. (1) Recommendations: Seal all gaps to prevent moisture intrusion and further damage between Stucco and wood/brick wall. Monitor all gaps.

(2) **Missing Weep holes.** Modern masonry veneer walls are provided with weep holes to allow water which reaches the back of masonry units to drain out of wall system. When rain accompanies high winds, air enters the weep holes and pressurizes the space behind the masonry wall, and less water moving into and through the masonry. Install weep holes at the bottom section of the wall.

- (3) Damaged dryer vent or exhaust vent hood should be replaced.
- (4) Loose or missing mortar observed on the front left exterior walls - Repair.



9.



BALCONY

CONDITION:

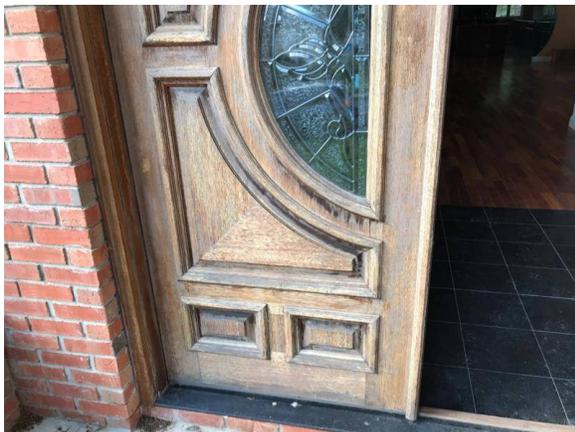
10. Railing: **Loose railing viewed**, **safety hazard** - Repairs are necessary at this time. **Painting be advised on handrail/guardrail to prevent water/insect damage.** Cracked tiles noted - Replace.



ENTRANCE DOOR(S)

MAIN ENTRY DOOR:

11. Wood door. Re-staining of the door to protect from weather be advised.



GARAGE

WALL & CEILING

CONDITION:

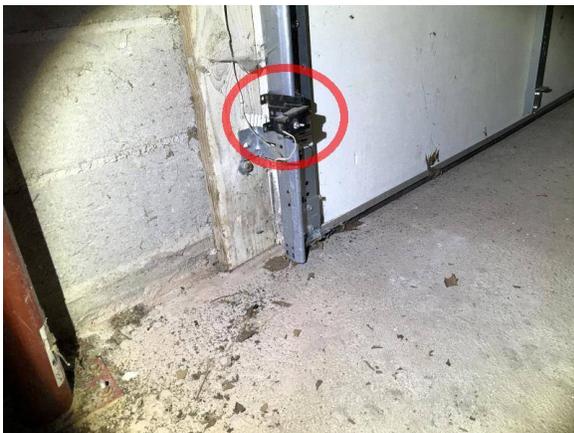
12. **Water stain and damaged section noted. Observable mold viewed on the drywall ceiling.** It appears that there was water leaking from the PEX water lines in the past. Have a licensed plumber evaluate further after removing damaged drywall section.



GARAGE DOOR(S)

CONDITION:

13. Eye sensor are installed too high from the floor. It should be installed 4-6" - Adjustment needed.



STRUCTURE & FRAMING

CONDITION:

14. Temporary steel J-post being used permanent post - Evaluate by a qualified structural contractor recommended.



FOUNDATION & STRUCTURE

BASEMENT

WALL TYPE & CONDITION:

15. (1) Moisture meter readings were taken at the drywalls that indicated high moisture inside the drywalls at the time of the inspection. It appears that moisture issue on the right walls are related with site drainage(Refer to Site Drainage section) - Remove damaged walls and evaluate further.



16. (2) Moisture issue on the left walls appears relating with gutter overflowing or leaking at the gutter seams. Dropped water was splashed and was absorbed by the exterior bricks or intruded through the cracked mortar. Tree shadows prevented reducing or blocking dry of the wall and accelerated moisture issue. Mortar re-pointing job was done recently by a contractor. **Trim the trees to increase dry potential and remove damaged drywalls and evaluate further.** Also **clean or remove all mold infested drywall by a licensed mold remediation contractor.**



BASEMENT FLOOR AND DRAINAGE:

17. The inspector recommend that consulting basement floor drainage system with a qualified waterproofing contractor.

INTERIOR

BEDROOMS

WALLS:

1. **Water stains and water damaged drywall noted** but does not appear current. Recommend to have the stain painted so that future incident would be easily identified. It appears that the water stain was made by rain water intrusion or water penetration from above roof (Refer to ceiling section)



CEILINGS:

2. **Water stains noted** under condensate drain lines of the air handler in the attic. but does not appear current. Recommend to have the stain painted so that future incident would be easily identified.



DOORS:

3. Some doors are removed and stored in other place - Replace.

BATHROOMS

BATHTUBS:

4. Whirlpool tub presented but not be evaluated during this inspection. Have a qualified service contractor test before closing. Water leak noted at faucet handles/body in the master bathroom and the basement bathroom - Replace washers or gaskets. Some type of faucet may require to replace entire faucet. Drainage is slower than normal preventing functional drainage in the first floor bathroom and 2nd bedroom bathroom. This should be evaluated by a licensed plumber.



TOILET:

5. Minor plumbing repairs will be needed to restore proper operation in the hallway bathroom. Need repair. Cracked bowl noted in the master bathroom - Replace.



SHOWER STALL:

6. **Minor leakage is noted at faucet in the master bathroom - Repair.**



INTERIOR

INTERIORS

CEILINGS:

7. **Water stains noted** but does not appear current. It appears balcony water penetrated through cracked tiles, door sill or corner of the wall. It is very important that flashing and counter flashing at every corner should be properly installed at the balcony. Have a qualified balcony contractor evaluate further.



WINDOWS:

8. Casement window. Missing hardware(handles, trims) was noted in the basement. Replacement as needed.

FIREPLACES

FIREPLACE/WOOD BURNING #1:

9. Location: Living Room, Gas fired burner and gas logs are not evaluated - They should be installed according to manufacturing specifications. Investigate further. Die to pilot light off. Test prior to closing.



KITCHEN

MAIN KITCHEN

SINKS:

10. **Leakage is noted at the drain line** - Repairs are necessary.



RANGE/OVEN/COOKTOPS:

11. Gas. The stove burners are not all working properly - Clean or repair the defective burners.



VENTILATION:

12. External ventilation is provided. No fan/hood presented - Installation of fan/hood is recommended.



DISHWASHERS:

13. The dishwasher is not operational - Repair or replacement is recommended.



MICROWAVE:

14. Not working - Further evaluation recommended.



REFRIGERATORS:

15. Refrigerator not evaluated at this time. Test before closing.

LAUNDRY

LAUNDRY

CLOTHES WASHER:

16. The cloth washer(s) was not operable. Replace.

CLOTHES DRYER:

17. Gas. Inoperative at the time of the inspection die to door lock switch defect - Repair.



SYSTEMS

PLUMBING SYSTEM

DRAIN/WASTE/VENT SYSTEMS

1. **Leaks noted on the utility room wall.** Moisture meter reading indicates high level of moisture around plumbing plug. **Mold growing also indicates moisture issue.** Remove damaged drywall and have a licensed plumber evaluate further.



HOSE FAUCETS

OPERATION:

2. All exterior faucets are winterized and can not be tested at this time.

WATER HEATER

CONDITION:

3. **The unit is end of the life due to tank leaking - Replace.**



HEATING

PRIMARY HEATING SYSTEM DESCRIPTION

UNIT NOTES:

4. Condensate drain line missing. It should be discharged proper location. Have a licensed plumber install a drain line.



FORCED HOT AIR SYSTEM: AIR SUPPLY

5. Filter installed is loose. Secure in place. **Mold suspicious observed** - Have a licensed mold examiner evaluate further recommended.



SECONDARY HEATING SYSTEM DESCRIPTION

UNIT NOTES:

6. **Rusted vent flue and sign of water leaking from the roof were observed.** Have a qualified roof contractor inspect roof flashing (Refer to roof exposed flashing section)



FORCED HOT AIR SYSTEM: AIR SUPPLY

7. Dirty filters reduce airflow and increase cost of operation for heating. Replacement recommended at this time.



AIR CONDITIONING

SECOND AIR CONDITIONING UNIT

INSTALLATION OVERVIEW:

8. **Recommend clearing foliage from unit; Not enough clearance.**



EVAPORATOR UNIT:

9. 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.



ELECTRIC SYSTEMS

ELECTRIC PANEL

PANEL OBSERVATIONS:

10. **When close the dead front cover, the screw(left middle) damaged a wire insulation due to tight and less clearance.** Sign of electric arc was remained on the panel. Also the breaker which the insulation damaged be tripped manually for safety. **Have a licensed electrician repair IMMEDIATELY FOR SAFETY.**



SUBPANELS

SUB PANEL NOTES:

11. **Missing knock-out filler observed. SAFETY HAZARD** - Install knock-out filler for safety.



ELECTRICAL RECEPTACLES

ELECTRICAL RECEPTACLES:

12. **Missing or Damaged receptacle cover noted** at the master bathroom - Replace.



ARC FAULT PROTECTED RECEPTACLES:

13. 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:

14. **Missing smoke detector noted at some rooms such as bedrooms, living rooms, kitchen, family room.** 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. **There is no heat and/or smoke detector near furnace, boiler, or fuel burning system.** Highly recommend to install smoke and/or heat detector for safety.

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,

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

Confidential Property Condition Report

Prepared for the exclusive use of:

Abc Sample
123 Abc St,
Abcd, NJ 07XXX



5/30/2020 5:00 PM.

123 Abc St
Abcd, NJ 07000

Inspected by: Wan Soo Jeong
I Home Inspections, LLC
190 Sylvan Ave. Suite D4, Englewood Cliffs, NJ 07632
201-359-0777

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

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GENERAL INFORMATION

CLIENT & SITE INFORMATION:

INSPECTION DATE: 5/30/2020 5:00 PM.	CLIENT: Abc Sample 123 Abc St Abcd, NJ 07XXX.	INSPECTION SITE: 123 Abc St Abcd, NJ 07000.	PEOPLE PRESENT: Purchaser, Purchasers spouse, Purchasers children, Selling agent.
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BUILDING CHARACTERISTICS:

ESTIMATED AGE: Built In 2008.	BUILDING STYLE & TYPE: 1 Family.	CONSTRUCTION TYPE: Contemporary.	STORIES: 3
SPACE BELOW GRADE: Basement.	WATER SOURCE: Public.	SEWAGE DISPOSAL: Public.	UTILITIES STATUS: All utilities on.

MAIN ENTRY FACES:
South.

CLIMATIC CONDITIONS:

WEATHER: Clear.	PAST RAINFALL: 1 day ago.	SOIL CONDITION: Damp.	OUTDOOR TEMPERATURE (F): 80-90.
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PAYMENT INFORMATION:

PAID BY:
Check.

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:

There are some areas of the lot that may allow water to interfere with the foundation. The soil along the foundation should be pitched away from the building at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation. Improper pitch may lead to moisture intrusion to the basement or foundation(Refer to the Basement Walls Condition Section on the Foundation and Structure Chapter). Recommend re-grading the lot. Property slopes: Front to rear.



LANDSCAPING CONDITION:

Bushes and shrubs need to be trimmed away from the structure at least 2 inches. This space is needed to prevent direct access to the structure by insects and to keep the bushes from damaging the siding.

SIDEWALKS

TYPE:

Concrete.

SIDEWALKS CONDITION:

The sidewalk is in functional condition with normal deterioration.

DRIVEWAYS

TYPE:

Concrete. Concrete Paver.

DRIVEWAYS CONDITION:

The driveway is in serviceable condition with normal deterioration.

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 exclude 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. Full access to the roof was restricted due to the roof was too high and/or too steep to walk on.

ROOF COVERING MATERIALS:

Architectural asphalt composition shingles - It is known as 25 to 30 years typical life span in general conditions. The roofing materials appear to be installed in an acceptable manner.

ROOF COVERING STATUS:

The roof covering material estimated at the approximate age of 13-15 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.

Heavy buckling noted on the roof. A licensed roofing contractor should be called to make further evaluation and repairs/replacement as needed.

**ROOF GUTTER & DOWNSPOUT SYSTEM:**

Aluminum type gutter & Downspout system used. Debris noted in gutter - Keep gutters clean and no blocking. Loose gutter or downspout noted - Secure as needed. **Clogged and leaked downspout noted** - Repair. Downspout discharging location too close to the foundation wall - Installation of downspout extensions at least 6 feet would help carry the water further away from the foundation. Gutter has seams. It is prone to water leaking - Recommend install seamless one piece gutter system.



EXPOSED FLASHING:

Installed neoprene seal was worn, or deteriorated - Replacement as needed. **Sign of leak under plumbing stack, sign of the leakage on furnace flue vent surface noted** - Have a qualified roof contractor evaluate all roof penetration further.



RIDGES:

The ridge covering material appears to be in functional condition.

ATTIC & VENTILATION

ATTIC ACCESS:

There is a pull down ladder installed. Ladder to the attic is weak and presents a safety hazard. Make improvements as needed.



The attic cavity was inspected by entering the area. Room for Storage - The attic cavity has capacity for storage of light boxes or items.

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. On a high pitch roof, collar ties are used to help distribute the load factor on the exterior walls and used to stiffen the rafters. The collar ties appear functional. The roof decking material is 1/2" plywood sheeting.

ATTIC CONDITIONS:

There is no evidence of current water leaks into the accessible attic spaces at the time of inspection. Ridge vents presented. Soffit vents presented. There is thermostatically activated attic power vent installed.

There is at least one bathroom, kitchen ventilation fan which discharging moisture laden air to the attic. It is preferable to direct all vent openings to the outside so that additional moisture is not introduced into the attic space and insulation.



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:

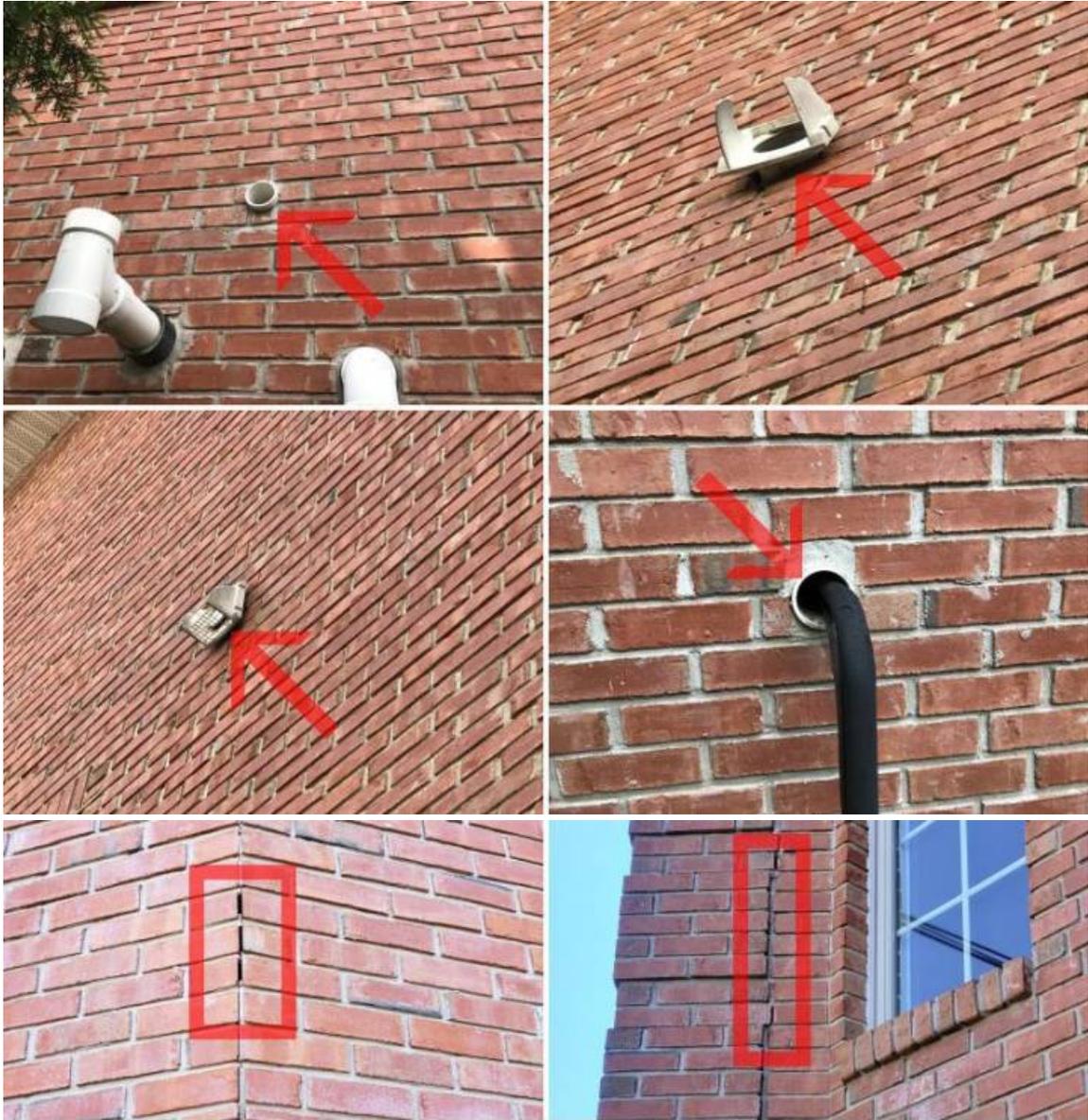
The porch is in satisfactory condition. Recommend regular maintenance. The steps are serviceable as is. The handrails are usable as is.

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

Brick veneer.

CONDITION:

- (1) Recommendations: Seal all gaps to prevent moisture intrusion and further damage between Stucco and wood/brick wall. Monitor all gaps.
- (2) **Missing Weep holes.** Modern masonry veneer walls are provided with weep holes to allow water which reaches the back of masonry units to drain out of wall system. When rain accompanies high winds, air enters the weep holes and pressurizes the space behind the masonry wall, and less water moving into and through the masonry. Install weep holes at the bottom section of the wall.
- (3) Damaged dryer vent or exhaust vent hood should be replaced.
- (4) Loose or missing mortar observed on the front left exterior walls - Repair.



EXTERIOR TRIM

MATERIAL:
Aluminum.

CONDITION:
The exterior trim is in satisfactory condition. The soffit is in satisfactory condition as is. Soffit is vented. Fascia is not visible due to gutters. Fascia should be checked for damage/rot/repairs by a qualified roof contractor before closing. Columns are in satisfactory condition.

BALCONY

TYPE:
Pressure Treated Wood.

CONDITION:
Railing: **Loose railing viewed, safety hazard** - Repairs are necessary at this time. Painting be advised on handrail/guardrail to prevent water/insect damage. Cracked tiles noted - Replace.



BALCONY SUPPORT

CONDITION:

Cantilevered joists noted. Floor Joist: The floor joists are in satisfactory condition.



ENTRANCE DOOR(S)

MAIN ENTRY DOOR:

Wood door. Re-staining of the door to protect from weather be advised.



OTHER EXTERIOR DOORS:

The operation of the entrance door is satisfactory.

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, Two car garage.

ROOF

TYPE:

Same as house/See house roof report.

FLOOR

CONDITION:

The garage floor appears in satisfactory condition. Typical cracks noted - Monitor for further settlement.

WALL & CEILING

CONDITION:

Water stain and damaged section noted. Observable mold viewed on the drywall ceiling. It appears that there was water leaking from the PEX water lines in the past. Have a licensed plumber evaluate further after removing damaged drywall section.



GARAGE DOOR(S)

TYPE:

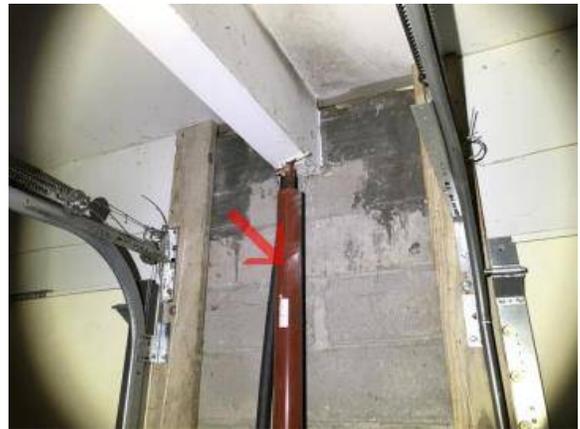
Steel.

CONDITION:

Eye sensor are installed too high from the floor. It should be installed 4-6" - Adjustment needed.

**STRUCTURE & FRAMING****CONDITION:**

Temporary steel J-post being used permanent post - Evaluate by a qualified structural contractor recommended.

**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. 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. It is impossible thorough evaluation.

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:

Area is not fully visible. Most of columns are concealed - Unable to perform a thorough evaluation.

BASEMENT**ACCESSIBILITY:**

Basement is finished.

**WALL TYPE & CONDITION:**

(1) Moisture meter readings were taken at the drywalls that indicated high moisture inside the drywalls at the time of the inspection. It appears that moisture issue on the right walls are related with site drainage(Refer to Site Drainage section) - Remove damaged walls and evaluate further.

(2) Moisture issue on the left walls appears relating with gutter overflowing or leaking at the gutter seams. Dropped water was splashed and was absorbed by the exterior bricks or intruded through the cracked mortar. Tree shadows prevented reducing or blocking dry of the wall and accelerated moisture issue. Mortar re-pointing job was done recently by a contractor. **Trim the trees to increase dry potential and remove damaged drywalls and evaluate further.** Also **clean or remove all mold infested drywall by a licensed mold remediation contractor.**



BASEMENT FLOOR AND DRAINAGE:

See attached basement notice. 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.

The inspector recommend that consulting basement floor drainage system with a qualified waterproofing contractor.

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. The floor appears normal condition.

WALLS:

General condition is satisfactory.

CEILINGS:

The ceiling appears normal condition.

WINDOWS:

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.

ELECTRICAL RECEPTACLES:

Missing or Damaged receptacle cover noted - Replace.



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:

Whirlpool tub presented but not be evaluated during this inspection. Have a qualified service contractor test before closing. **Water leak noted at faucet handles/body in the master bathroom and the basement bathroom** - Replace washers or gaskets. Some type of faucet may require to replace entire faucet. Drainage is slower than normal preventing functional drainage in the first floor bathroom and 2nd bedroom bathroom. This should be evaluated by a licensed plumber.



TOILET:

Minor plumbing repairs will be needed to restore proper operation in the hallway bathroom. Need repair. Cracked bowl noted in the master bathroom - Replace.



SHOWER STALL:

Minor leakage is noted at faucet in the master bathroom - Repair.



BATHROOM VENTILATION:

Switch operated electric ceiling fan is noted. Appears satisfactory.

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. The floor appears normal condition.

WALLS:

Water stains noted but does not appear current. Recommend to have the stain painted so that future incident would be easily identified.



CEILINGS:

Water stains noted but does not appear current. It appears balcony water penetrated through cracked tiles, door sill or corner of the wall. It is very important that flashing and counter flashing at every corner should be properly installed at the balcony. Have a qualified balcony contractor evaluate further.

**WINDOWS:**

Casement window. Missing hardware(handles, trims) was noted in the basement. Replacement as needed.

DOORS:

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

EXTERIOR DOOR:

exterior door operation is 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.

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. Die to pilot light off. Test prior to closing.



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:

Wood floor. The floor appears normal condition.

WALLS:

General condition is satisfactory.

CEILINGS:

Sign of repair work noted on the ceiling may have been the past leak damages. It appears that there are no current leak at this time.

WINDOWS:

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.

EXTERIOR DOOR:

exterior door operation is normal.

ELECTRICAL RECEPTACLES:

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

LIGHTING FIXTURE:

The installed light fixture appears serviceable.

SINKS:

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

Leakage is noted at the drain line - Repairs are necessary.

**COUNTERS/CABINETS:**

The countertop appears in satisfactory condition at this time. The cabinets are in satisfactory condition at this time.

RANGE/OVEN/COOKTOPS:

Gas. The stove burners are not all working properly - Clean or repair the defective burners.

**VENTILATION:**

External ventilation is provided. No fan/hood presented - Installation of fan/hood is recommended.



DISHWASHERS:

The dishwasher is not operational - Repair or replacement is recommended.



MICROWAVE:

Not working - Further evaluation recommended.



REFRIGERATORS:

Refrigerator not evaluated at this time. Test before closing.

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

LOCATION:
2nd Floor.



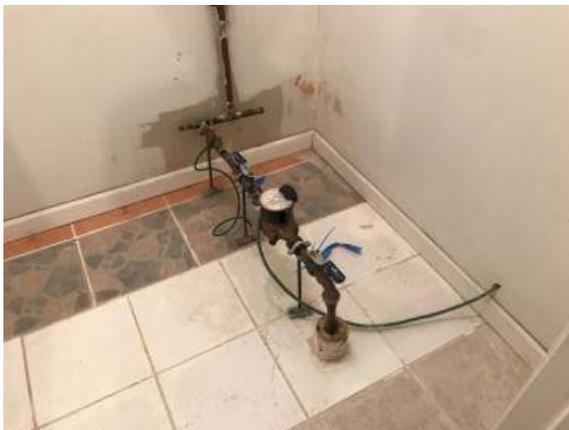
CLOTHES WASHER:
The cloth washer(s) was not operable. Replace.

CLOTHES DRYER:
Gas. Inoperative at the time of the inspection die to door lock switch defect - Repair.



PLUMBING SYSTEM

WATER SUPPLY



Water source is Public. The main water supply line material is Copper. Water meter and main shut-off valve are in the basement. Water supply appears serviceable, however most of the plumbing is concealed. The water main shut-off valve is operational and no leak or visible damages were noted at the time of inspection - Check all valves before closing. 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 and PEX Tubing (or cross-linked polyethylene) is part of a water supply piping system that is flexible, resistant to scale and chlorine, doesn't corrode or develop pinholes, is faster to install than metal or rigid plastic, and has fewer connections and fittings. 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

Waste is Public system. 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 Standards of Practice.

DRAIN/WASTE/VENT SYSTEMS

Leaks noted on the utility room wall. Moisture meter reading indicates high level of moisture around plumbing plug. **Mold growing also indicates moisture issue.** Remove damaged drywall and have a licensed plumber evaluate further.



HOSE FAUCETS

OPERATION:

All exterior faucets are winterized and can not be tested at this time.

WATER HEATER

LOCATION:

The water heater is located in basement.

INFORMATION:

Gas-fired water heater. The water heater is Rheem brand. A 75 gallon. Age: 12 years, manufactured in 2008.

CONDITION:

The unit is end of the life due to tank leaking - Replace.



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 Air System with return and supply ducts.

UNIT INFORMATION:

The unit is Goodman brand. Capacity of the unit is 110001~120000 BTU. Approximate age of the unit is 13 years, manufactured in 2007. Conventional gas furnace has 20 ~ 25 years of average life span.

**HEAT OUTLETS:**

Wall Registers 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.

Condensate drain line missing. It should be discharged proper location. Have a licensed plumber install a drain line.



FORCED HOT AIR 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.



FORCED HOT AIR SYSTEM: HEAT EXCHANGER

Visible areas of the heat exchanger are in good condition. Periodic evaluation of heat exchanger is recommended. The heat exchanger portion of a gas or oil fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. We recommend a service contract be placed on the unit and a heating contractor called to verify the condition of the heat exchanger prior to settlement date.

FORCED HOT AIR SYSTEM: AIR PLENUM/DUCTS

The plenum appears to be in satisfactory condition. Air volume is not evaluated during this inspection. Control of damper(s) and length of duck work could reduce effectiveness of heating. Zone control was not evaluated during this inspection.

FORCED HOT AIR SYSTEM: AIR SUPPLY

Filter installed is loose. Secure in place. **Mold suspicious observed** - Have a licensed mold examiner evaluate further recommended.

**SECONDARY HEATING SYSTEM DESCRIPTION****LOCATION OF UNIT:**

The heating system is in attic.

FUEL AND SYSTEM TYPE:

Gas. Forced Air System with return and supply ducts.

UNIT INFORMATION:

The unit is Goodman brand. Capacity of the unit is 130001~140000 BTU. Approximate age of the unit is 13 years, manufactured in 2007. Conventional gas furnace has 20 ~ 25 years of average life span.

**HEAT OUTLETS:**

Ceiling Registers 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.

Rusted vent flue and sign of water leaking from the roof were observed. Have a qualified roof contractor inspect roof flashing (Refer to roof exposed flashing section)



FORCED HOT AIR 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.



FORCED HOT AIR SYSTEM: HEAT EXCHANGER

Visible areas of the heat exchanger are in good condition. Periodic evaluation of heat exchanger is recommended. The heat exchanger portion of a gas or oil fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. We recommend a service contract be placed on the unit and a heating contractor called to verify the condition of the heat exchanger prior to settlement date.

FORCED HOT AIR SYSTEM: AIR PLENUM/DUCTS

The plenum appears to be in satisfactory condition. Air volume is not evaluated during this inspection. Control of damper(s) and length of duck work could reduce effectiveness of heating. Zone control was not evaluated during this inspection.

FORCED HOT AIR SYSTEM: AIR SUPPLY

Blower motor appears satisfactory at this time.

Dirty filters reduce airflow and increase cost of operation for heating. Replacement recommended at this time.



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 right side of the building.

UNIT INFORMATION:

Central system - The average life of a condensing unit (compressor) is 17-20 years. The system is Goodman brand. Approximate Compressor age is 10~12 years, manufactured in 2008. Capacity of the unit is approximately 5.0 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 in good condition. Mounting is satisfactory.

EVAPORATOR UNIT:

The condensate drain lines are installed without visible damage at this time.

**CONTROLS AND PERFORMANCE:**

Thermostat is responding to normal control. The blower fan in the unit is operating satisfactory at the time of inspection. Air Temperature Drop: 18~20 degrees F. Superior cooling.

DUCT/AIR SUPPLY:

Sheet metal. A filter is present and in satisfactory condition. The filter is replaced every 3~ 4 months depend on the air conditioner usage.

It appears all registers are connected and providing cooling at this time. Duct system is same as heating. Same filter used as heating system. Same blower as heating system.

SECOND AIR CONDITIONING UNIT**UNIT LOCATION:**

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

UNIT INFORMATION:

Central system - The average life of a condensing unit (compressor) is 17-20 years. The system is Goodman brand. Approximate Compressor age is 10~12 years, manufactured in 2008. Capacity of the unit is approximately 5.0 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:**

Recommend clearing foliage from unit; Not enough clearance.



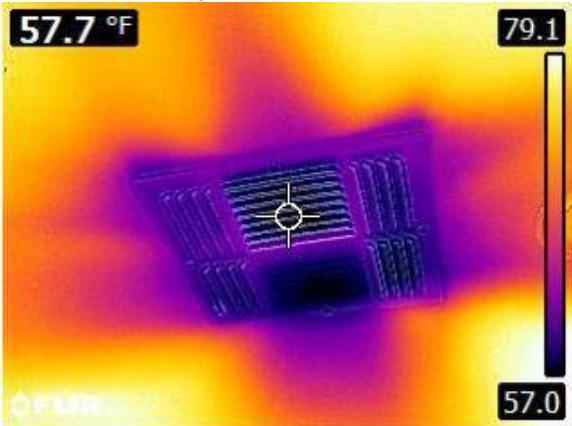
EVAPORATOR UNIT:

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:

Thermostat is responding to normal control. The blower fan in the unit is operating satisfactory at the time of inspection. Air Temperature Drop: 18~20 degrees F. Superior cooling.



DUCT/AIR SUPPLY:

Flexible Round Ducts noted, It appears all registers are connected and providing cooling at this time. Duct system is same as heating. Same filter used as heating system. Same blower as heating system.

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:

Overhead Electric Service, 120/240 Volt One meter presented. Electric service appears serviceable.



SERVICE ENTRANCE CONDUCTORS:

Copper conductors are present. Appears serviceable at the time of the inspection.

ELECTRIC PANEL

PANEL LOCATION & NOTES:

The electric panel is located in the basement. The main disconnect is in the main panel. Circuit breaker type main panel is being used. Service Size is 200 amps.



PANEL OBSERVATIONS:

Circuit breaker and wire size are correct so far as visible. The electric 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.

When close the dead front cover, the screw(left middle) damaged a wire insulation due to tight and less clearance. Sign of electric arc was remained on the panel. Also the breaker which the insulation damaged be tripped manually for safety. Have a licensed electrician repair **IMMEDIATELY FOR SAFETY**.



SUBPANELS

SUBPANEL LOCATION:
Basement.

SUB PANEL NOTES:
Missing knock-out filler observed. SAFETY HAZARD - Install knock-out filler for safety.



BRANCH WIRING

TYPE & CONDITION:
Non-metallic sheathed type wires being used. Copper wire being used, The visible branch wirings appear serviceable.





SWITCHES & FIXTURES

CONDITION:

A representative sampling of switches was tested. As a whole, switches/fixtures throughout the building are in serviceable condition.

ELECTRICAL RECEPTACLES

ELECTRICAL RECEPTACLES:

Missing or Damaged receptacle cover noted at the master bathroom - Replace.



GROUND FAULT PROTECTED RECEPTACLES:

GFCI receptacles are found at all locations needed - This structure is adequately protected by using GFCI (Ground Fault Circuit Interrupt) receptacles at all locations within 6' of a water source and any of these locations: all outdoor receptacles, in the garage, and in an unfinished basement. Ground fault protection is provided by use of interrupt resets at the outlets rather than the main panel.

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:

Missing smoke detector noted at some rooms such as bedrooms, living rooms, kitchen, family room. 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. **There is no heat and/or smoke detector near furnace, boiler, or fuel burning system.** Highly recommend to install smoke and/or heat detector for safety.

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.**

[Home Inspection Advisory Committee - New Jersey]

13:40-15.16 STANDARDS OF PRACTICE

a) All home inspectors shall comply with the standards of practice contained in this section when conducting home inspections. The scope of home inspection services performed in compliance with the requirements set forth in this section shall provide the client with objective information regarding the condition of the systems and components of the home as determined at the time of the home inspection.

b) Nothing in this section shall be construed to require a home inspector to:

- 1) Enter any area or perform any procedure which is, in the opinion of the home inspector, unsafe and likely to be dangerous to the inspector or other persons;
- 2) Enter any area or perform any procedure which will, in the opinion of the home inspector, likely damage the property or its systems or components;
- 3) Enter any area which does not have at least 24 inches of unobstructed vertical clearance and at least 30 inches of unobstructed horizontal clearance;
- 4) Identify concealed conditions and latent defects;
- 5) Determine life expectancy of any system or component;
- 6) Determine the cause of any condition or deficiency;
- 7) Determine future conditions that may occur including the failure of systems and components including consequential damage;
- 8) Determine the operating costs of systems or components;
- 9) Determine the suitability of the property for any specialized use;
- 10) Determine compliance with codes, regulations and/ or ordinances;
- 11) Determine market value of the property or its marketability;
- 12) Determine advisability of purchase of the property;
- 13) Determine the presence of any potentially hazardous plants, animals or diseases or the presence of any suspected hazardous substances or adverse conditions such as mold, fungus, toxins, carcinogens, noise, and contaminants in soil, water, and air;
- 14) Determine the effectiveness of any system installed or method utilized to control or remove suspected hazardous substances;
- 15) Operate any system or component which is shut down or otherwise inoperable;
- 16) Operate any system or component which does not respond to normal operating controls;
- 17) Operate shut-off valves;
- 18) Determine whether water supply and waste disposal systems are public or private;
- 19) Insert any tool, probe or testing device inside electrical panels;
- 20) Dismantle any electrical device or control other than to remove the covers of main and sub panels;
- 21) Walk on unfloored sections of attics; and
- 22) Light pilot flames or ignite or extinguish fires.

c) Home inspectors shall:

- 1) Inspect the following systems and components in residential buildings and other related residential housing components:
 - i) Structural components as required by (e) below;
 - ii) Exterior components as required by (f) below;
 - iii) Roofing system components as required by (g) below;
 - iv) Plumbing system components as required by (h) below;
 - v) Electrical system components as required by (i) below;
 - vi) Heating system components as required by (j) below;
 - vii) Cooling system components as required by (k) below;
 - viii) Interior components as required by (l) below;
 - ix) Insulation components and ventilation system as required by (m) below;
 - x) Fireplaces and solid fuel burning appliances as required by (n) below;
- 2) Prepare a home inspection report which shall:
 - i) Disclose those systems and components as set forth in (c)1 above which were present at the time of inspection;
 - ii) Disclose systems and components as set forth in (c)1 above which were present at the time of the home inspection but were not inspected, and the reason(s) they were not inspected;
 - iii) Describe the systems and components specified in these standards of practice;
 - iv) State material defects found in systems or components;
 - v) State the significance of findings where any material defects in the systems and components of (c)1 above were found; and
 - vi) Provide recommendations where material defects were found to repair, replace or monitor a system or component or to obtain examination and analysis by a qualified professional, tradesman, or service technician without determining the methods, materials or cost of corrections; and
- 3) Retain copies of all home inspection reports prepared pursuant to (c)2 above, for a period of five years upon completion of the report;

d) Subsection (c) above is not intended to limit home inspectors from: 1) Inspecting or reporting observations and conditions observed in systems and components in addition to those required in (c)1 above and inspecting systems and components other than those mandated for inspection in (c)1 above as long as the inspection and reporting is based on the licensee's professional opinion, prior work experience, education and training, unless these standards of practice prohibit the home inspector from inspecting such system or component; 2) Contracting with the client to provide, for an additional fee additional inspection services provided the home inspector is educated, trained, certified, registered or licensed, pursuant to the provisions of N.J.A.C. 13:40-15.22 and other applicable statutes and rules; and 3) Excluding systems and components from the inspection if requested in writing by the client.

e) When conducting the inspection of the structural components, the home inspector shall: 1) Inspect: i) Foundation; ii) Floors; iii) Walls; iv) Ceilings; and v) Roof; 2) Describe: i) Foundation construction type and material; ii) Floor construction type and material; iii) Wall construction type and material; iv) Ceiling construction type and material; and v) Roof construction type and material; 3) Probe structural components where deterioration is suspected unless such probing would damage any finished surface; and 4) Describe in the home inspection report the methods used to inspect under-floor crawl spaces and attics.

f) When conducting the inspection of the exterior components, a home inspector shall: 1) Inspect: i) Exterior surfaces, excluding shutters, and screening, awnings, and other similar seasonal accessories; ii) Exterior doors excluding storm doors or safety glazing; iii) Windows excluding storm windows and safety glazing; iv) Attached or adjacent decks, balconies, stoops, steps, porches, and their railings; v) Vegetation, grading, drainage, and retaining walls with respect to their immediate detrimental effect on the condition of the residential building, excluding fences, geological and/or soil conditions, sea walls, break-walls, bulkheads and docks, or erosion control and earth stabilization; vi) Attached or adjacent walkways, patios, and driveways; and vii) Garage doors including automatic door openers and entrapment protection mechanisms, excluding remote control devices; and 2) Describe exterior wall surface type and material.

g) When inspecting the roof of a residential building, the home inspector shall: 1) Inspect: i) Roofing surface, excluding antennae and other installed accessories such as solar heating systems, lightning arresters, and satellite dishes; ii) Roof drainage systems; iii) Flashing; iv) Skylights; and v) Exterior of chimneys; 2) Describe: i) Roof surface; ii) Roof drainage systems; iii) Flashing; iv) Skylights; and v) Chimneys; 3) Employ reasonable, practicable and safe methods to inspect the roof such as: i) Walking on the roof; ii) Observation from a ladder at roof level; or iii) Visual examination with binoculars from ground level; and 4) Describe the methods used to inspect the roof.

h) When inspecting the plumbing system, a home inspector shall: 1) Inspect: i) Interior water supply and distribution systems including functional water flow and functional drainage, excluding wells, well pumps, well water sampling or water storage related equipment, determination of water supply quantity or quality and water conditioning systems and lawn irrigation systems; ii) All interior fixtures and faucets, excluding shut off valves, wells, well pumps, well water sampling and water storage related equipment; iii) Drain, waste and vent systems; iv) Domestic water heating systems, without operating safety valves or automatic safety controls, and excluding solar water heating systems; v) Combustion vent systems excluding interiors of flues and chimneys; vi) Fuel distribution systems; and vii) Drainage sumps, sump pumps and related piping; and 2) Describe: i) Predominant interior water supply and distribution piping materials; ii) Predominant drain, waste and vent piping materials; and iii) Water heating equipment including energy sources.

i) When inspecting the electrical system, a home inspector shall: 1) Inspect: i) Service entrance system; ii) Main disconnects, main panel and sub panels, including interior components of main panel and sub panels; iii) Service

grounding; iv) Wiring, without measuring amperage, voltage or impedance, excluding any wiring not a part of the primary electrical power distribution system, such as central vacuum systems, remote control devices, telephone or cable system wiring, intercom systems, security systems and low voltage wiring systems; v) Over-current protection devices and the compatibility of their ampacity with that of the connected wiring; vi) At least one of each interior installed lighting fixture, switch, and receptacle per room and at least one exterior installed lighting fixture, switch, and receptacle per side of house; and vii) Ground fault circuit interrupters; and 2) Describe: i) Amperage and voltage rating of the service; ii) Location of main disconnect, main panels, and sub-panels; iii) Type of over-current protection devices; iv) Predominant type of wiring; v) Presence of knob and tube branch circuit wiring; and vi) Presence of solid conductor aluminum branch circuit wiring.

j) When inspecting the heating system, a home inspector shall: 1) Inspect: i) Installed heating equipment and energy sources, without determining heat supply adequacy or distribution balance, and without operating automatic safety controls or operating heat pumps when weather conditions or other circumstances may cause damage to the pumps, and excluding humidifiers, electronic air filters and solar heating systems; ii) Combustion vent systems and chimneys, excluding interiors of flues or chimneys; iii) Fuel storage tanks, excluding propane and underground storage tanks; and iv) Visible and accessible portions of the heat exchanger; and 2) Describe: i) Heating equipment and distribution type; and ii) Energy sources.

k) When inspecting the cooling system, a home inspector shall: 1) Inspect: i) Central cooling system, excluding electronic air filters and excluding determination of cooling supply adequacy or distribution balance and without operating central cooling equipment when weather conditions or other circumstances may cause damage to the cooling equipment; ii) Permanently installed hard-wired, through-wall individual cooling systems; and iii) Energy sources; and 2) Describe: i) Cooling equipment and distribution type; and ii) Energy sources.

l) When inspecting the interior of a residential building, a home inspector shall: 1) Inspect: i) Walls, ceilings, and floors excluding paint, wallpaper and other finish treatments, carpeting and other non-permanent floor coverings; ii) Steps, stairways, and railings; iii) Installed kitchen wall cabinets to determine if secure; iv) At least one interior passage door and operate one window per room excluding window treatments; and v) Household appliances limited to: (1) The kitchen range and oven to determine operation of burners or heating elements excluding microwave ovens and the operation of self-cleaning cycles and appliance timers and thermostats; (2) Dishwasher to determine water supply and drainage; and (3) Garbage disposer.

m) When inspecting the insulation components and ventilation system of a residential building, the home inspector shall: 1) Inspect: i) Insulation in unfinished spaces without disturbing insulation; ii) Ventilation of attics and crawlspaces; and iii) Mechanical ventilation systems; and 2) Describe: i) Insulation in unfinished spaces adjacent to heated areas; and ii) Evidence of inadequate attic and crawlspace ventilation.

n) When inspecting fireplaces and solid fuel burning appliances, a home inspector shall: 1) Inspect: i) Fireplaces and solid fuel burning appliances, without testing draft characteristics, excluding fire screens and doors, seals and gaskets, automatic fuel feed devices, mantles and non-structural fireplace surrounds, combustion make-up air devices, or gravity fed and fan assisted heat distribution systems; and ii) Chimneys and combustion vents excluding interiors of flues and chimneys; and 2) Describe: i) Type of fireplaces and/or solid fuel burning appliances; ii) Energy source; and iii) Visible evidence of improper draft characteristics.