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RESIDENTIAL COPY

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Waterford Works New Jersey 08089

Buyer Name

11/02/2018 9:00AM



Inspector

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## **INTRODUCTION**

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." The following report is based on an inspection of the visible portion of the dwelling; the inspection may be limited by vegetation and possessions. This report will focus on safety and function, not current building code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report reflects observation made at the time of the inspection and is not a forecast of future conditions. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

## **PURPOSE AND SCOPE**

This document was prepared as a report of visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection information/processes and analysis may be pending. It is non-transferable and subject to all terms and conditions specified in the Pre-Inspection Agreement. It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the structure at the time of inspection and is subject to day-to-day changes.

The inspection and inspection report are offered as an opinion only, of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the inspector or inspection company for the actual condition of the building or property being examined.

This company "Smart Inspections, LLC" endeavors to perform all inspections in substantial compliance with the State of New Jersey Standards of Practice for Home Inspectors N.J.A.C. 13:40-15.15. The scope of the inspection is outlined in the Pre-Inspection Agreement, agreed to and signed by the Client. Our inspectors inspect the readily accessible and installed components and systems of a property as follows: This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient in the areas of safety or function. When systems or components designated for inspection in the Standards are present but are not inspected, the reason the item was not inspected may be reported as well. This report summarizes our inspection conducted on this date at the above address.

## EXCLUSIONS AND LIMITATIONS

The client should understand that this report is the assessment of a Property Inspection Consultant, not a professional engineer, and that, despite all efforts, there is no way we can provide any guarantee that the foundation, structure, and structural elements of the unit are sound. We suggest that if the client is at all uncomfortable with this condition or our assessment, a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

This inspection is limited to any structure, exterior, landscape, roof, plumbing, electrical, heating, foundation, bathrooms, kitchen, bedrooms, hallway, and attic sections of the structure as requested, where sections are clearly accessible, and where components are clearly visible. Inspection of these components is limited and is also affected by the conditions apparent at the time of the inspection and, which may, in the sole opinion of the inspector, be hazardous to examine for reasons of personal or property safety.

This inspection will exclude insulation ratings, hazardous materials, retaining walls, hidden defects, buried tanks of any type, areas not accessible or viewable, and all items as described in the Pre-Inspection Agreement. As all buildings contain some level of mold, inspecting for the presence of mold on surfaces and in the air is not a part of the actual inspection, but is a value-added service to help you, the client, minimize the risks and liabilities associated with Indoor Air Quality.

The New Jersey Standards of Practice for Inspecting Residential Properties are applicable to all residential properties in the State of New Jersey. They are not technically exhaustive and do not identify concealed conditions or latent defects.

Inspectors are not required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; determination of correct sizing of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods, materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; mold; mildew; the presence of any environmental hazards including but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

Inspectors are not required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves or switches.

Inspectors are not required to enter into or onto any area or surface, or perform any procedure or operation which will, in the sole opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; nor are they required to move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, or venture into confined spaces.

Our inspectors are not required to enter crawlspaces or attics that are not readily accessible nor any area which has less than 24" by 30" of clearance or a permanently installed walkway or which will, in the sole opinion of the inspector, likely to be dangerous, inaccessible, or partially inaccessible to the inspector or other persons, or where entry could possibly cause damage to the property or its systems or components.

# SUMMARY



MAINTENANCE ITEM



RECOMMENDATION



SAFETY HAZARD

-  2.1.1 Exterior - Foundation Walls: Exterior Foundation - Shrinkage Cracks
-  2.6.1 Exterior - Doors: Door - Kick Plate Damage
-  2.6.2 Exterior - Doors: Door Missing Trim
-  2.6.3 Exterior - Doors: Door Trim - Wood Rot
-  2.8.1 Exterior - Chimney Exterior: Chimney Crown - Minor Corrosion
-  2.9.1 Exterior - Decks, Patios and Porches: Patio - Horizontal Crack
-  2.10.1 Exterior - Walkways, Steps and Railings: Railing - Not Attached
-  2.10.2 Exterior - Walkways, Steps and Railings: Railing - Wood Rot
-  2.12.1 Exterior - Landscaping and Retaining Walls: Retaining Wall - Deterioration
-  3.1.1 Roof - Roof Surface: Aging Asphalt Shingles
-  3.2.1 Roof - Roof Drainage Systems: Downspout Drain Near Dwelling
-  3.2.2 Roof - Roof Drainage Systems: Downspout Extension - Crushed
-  3.2.3 Roof - Roof Drainage Systems: Gutter - Loose Granules
-  3.3.1 Roof - Roof Flashings: Roof Penetration - Exposed Flashing Fasteners
-  3.3.2 Roof - Roof Flashings: Chimney Flashing - Silicon/Counter Flashing
-  4.1.1 Attic - Roof Structure: Roof Sheathing - Moisture Intrusion
-  5.1.1 Interior - Windows: Window - Damaged
-  5.1.2 Interior - Windows: Inoperable Window
-  5.1.3 Interior - Windows: Window - Damaged Sealant
-  5.5.1 Interior - Walls: Drywall - Poor Patching
-  6.6.1 Electrical - Lighting Fixtures, Switches & Receptacles: Inoperable Switches
-  6.6.2 Electrical - Lighting Fixtures, Switches & Receptacles: Receptacle - Cover Plates Damaged
-  6.6.3 Electrical - Lighting Fixtures, Switches & Receptacles: Receptacle - Missing Cover Plate
-  7.4.1 Plumbing - Fixtures and Faucets: Toilet - Failing Wax Seal
-  7.4.2 Plumbing - Fixtures and Faucets: Tub - Improper Spout Installation
-  7.5.1 Plumbing - Water Heater: Water Heater - Excessive Temperature
-  8.1.1 Basement/Crawlspace - Foundation Walls: Efflorescence
-  9.4.1 Heating - Distribution Systems: Baseboard - No Cover

- ⊖ 9.5.1 Heating - Normal Operating Controls: Thermostat - Inoperable
- ⊖ 10.2.1 Cooling - Condensate Tube: Condensate - Overflow Pan (No Alarm)
- ⊖ 10.3.1 Cooling - Refrigerant Lines: Missing Suction Line Insulation
- ⊖ 12.1.1 Garage - Occupant Door (From garage to inside of home): Door - No Fire Rating Plate
- ⚠ 12.1.2 Garage - Occupant Door (From garage to inside of home): Door - not self-closing
- ⊖ 12.3.1 Garage - Walls & Firewalls: Garage Wall - Moisture Intrusion
- ⊖ 12.3.2 Garage - Walls & Firewalls: Interior Wall - Pet Damage
- ⊖ 12.3.3 Garage - Walls & Firewalls: Garage Door - Incomplete Installation
- ⊖ 12.6.1 Garage - Foundation Wall: Wall - Efflorescence

# 1: INSPECTION DETAILS

## Information

---

**Directional Perspective**

The inspection was conducted from the point of view of standing in front of the home.

**Year Constructed**

2001

**Square Feet**

2284

**In Attendance**

Client, Client's Realtor, Inspector

**Occupancy**

Furnished, Occupied

**Style**

Cape Cod

**Temperature**

78 F

**Type of Building**

Attached

**Weather**

Cloudy



## 2: EXTERIOR

### Information

#### Inspection Method

Visual

#### Soffit Type

Vented

#### Flashing Material

Aluminum

#### Driveway Material

Gravel

#### Foundation Material

Masonry Block

#### Appurtenance

Deck, Front Porch

#### Trim Material

Vinyl

#### Doors: Exterior Entry Door

Glass, Steel

#### Wall Surface Type and Material

Masonry

#### Patio and Porch Material

Concrete

#### Walkway Materials

Concrete

#### Chimney Exterior: Types of Chimney

Vinyl

#### Final Grade

At the time of the inspection, there were no signs of standing water or water draining towards the dwelling.

### Observations

#### 2.1.1 Foundation Walls



Maintenance Item

#### EXTERIOR FOUNDATION - SHRINKAGE CRACKS

[BACK](#)

The foundation wall exhibited signs of shrinkage cracking. Shrinkage cracks appear as part of the natural concrete curing process and are not a structural concern. The inspector recommends monitoring the cracks for future displacement or shifting by a qualified professional.

Recommendation

Contact a foundation contractor.



#### 2.6.1 Doors



Recommendation

#### DOOR - KICK PLATE DAMAGE

[BACK](#)

The front door kick plate exhibited signs of wood rot and water damage. This condition, if not repaired, will only cause more moisture intrusion, which may damage surrounding components. The wood rot is likely caused by the excess moisture that the roof drainage system is depositing on the patio. The inspector recommends further evaluation of the entire door and repair of the kick plate by a qualified professional.

Recommendation

Contact a qualified door repair/installation contractor.



## 2.6.2 Doors

**DOOR MISSING TRIM**

BACK

One or more sections of the door trim were missing. This condition may allow moisture intrusion, which may damage surrounding components. The inspector recommends further evaluation and repair by a qualified professional.

Recommendation

Contact a qualified professional.



## 2.6.3 Doors

**DOOR TRIM - WOOD ROT**

FRONT

One or more door trims exhibited signs of wood rot. This condition will only worsen over time if not repaired. The inspector recommends repair of the door trim by a qualified professional.

Recommendation

Contact a qualified door repair/installation contractor.



## 2.8.1 Chimney Exterior

**CHIMNEY CROWN - MINOR CORROSION**

The chimney crown exhibited signs of corrosion. This condition may allow moisture intrusion, which may cause damage to surrounding components. The inspector recommends further evaluation and repair of the chimney crown by a qualified professional.

Recommendation

Contact a qualified chimney contractor.



## 2.9.1 Decks, Patios and Porches

**PATIO - HORIZONTAL CRACK**

BACK PATIO

One or more portions of the patio exhibited signs of a horizontal crack. This condition is generally caused by lateral pressure on the wall. The inspector recommends further evaluation and repair by a qualified professional.

Recommendation

Contact a qualified professional.



2.10.1 Walkways, Steps and Railings

**RAILING - NOT ATTACHED**

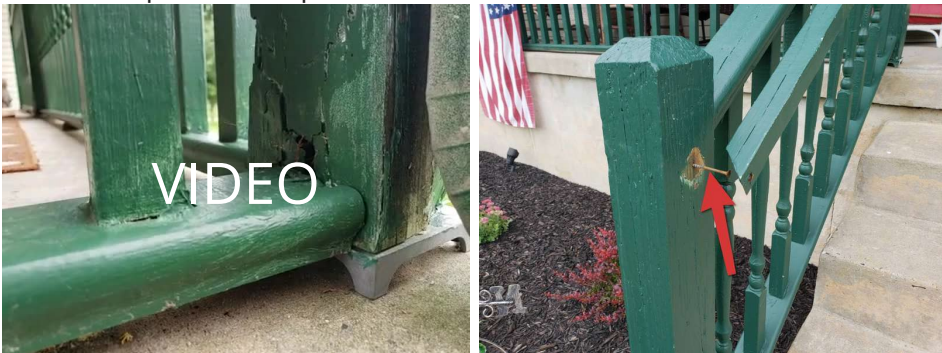
FRONT

 Safety Hazard

The front stairway railing was not attached to its support post. This condition may cause a safety hazard for anyone who may use the railing for support. The inspector recommends further evaluation and repair by a qualified professional.

Recommendation

Contact a qualified carpenter.



2.10.2 Walkways, Steps and Railings

**RAILING - WOOD ROT**

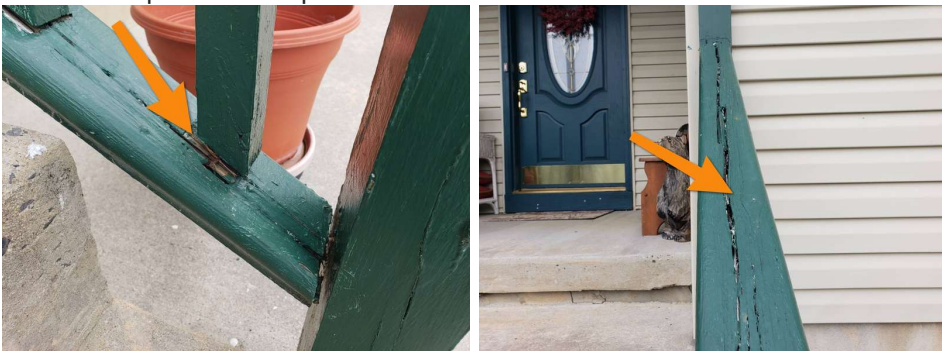
FRONT

 Recommendation

The front railing exhibited signs of wood rot in one or more locations. This condition may cause structural failure of the railings. The inspector recommends further evaluation and repair by a qualified professional.

Recommendation

Contact a qualified carpenter.





2.12.1 Landscaping and Retaining Walls

 Recommendation

**RETAINING WALL - DETERIORATION**

BACK

One or more retaining walls are exhibiting signs of deterioration. This condition may cause the retaining walls to fail when under additional loads. The inspector recommends further evaluation and repair of the retaining walls by a qualified professional.

Recommendation

Contact a qualified professional.



## 3: ROOF

### Information

**Method of Inspection**

By Drone

**Roof Type**

Gable

**Roof Drainage Systems:****Drainage System Type**

Aluminum

**Roof Flashings: Flashing Type**

Unknown, Rubber

**Roof Surface: Material**

Asphalt

At the time of the inspection, the shingles were functioning properly. The inspector did not observe any indications of an active roof leak.

### Observations

## 3.1.1 Roof Surface



Recommendation

**AGING ASPHALT SHINGLES**

Although functional, standard three tab roof shingles had widening gaps between tabs and missing granules, which indicate they are near the end of their functional life expectancy. The shingles are likely original to the structure, approx. 17 years old. The life expectancy of three tab shingles is about 20 years. Continued use of the shingles without replacement may lead to moisture penetration into the interior space. The inspector recommends further evaluation of the asphalt shingles by a qualified professional.

Recommendation

Contact a qualified roofing professional.



## 3.2.1 Roof Drainage Systems



Recommendation

**DOWNSPOUT DRAIN NEAR DWELLING**

BACK

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. The inspector recommends a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

Recommendation

Contact a qualified gutter contractor





3.2.2 Roof Drainage Systems

**DOWNSPOUT EXTENSION - CRUSHED**

BACK

One or more downspout extension pipes were crushed. This condition may cause water to back up, causing the roof drainage system to fail. The inspector recommends further evaluation and repair of the entire roof drainage system by a qualified professional.

Recommendation

Contact a qualified gutter contractor



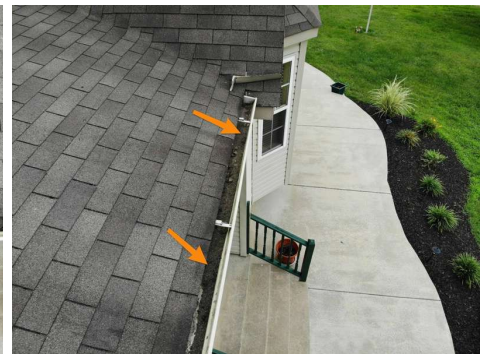
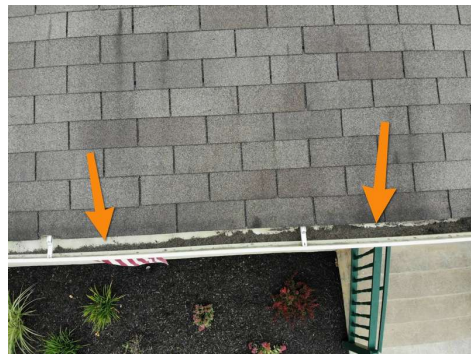
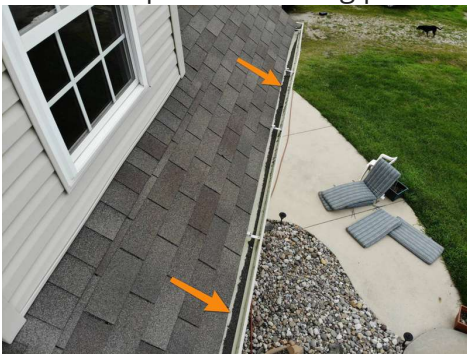
3.2.3 Roof Drainage Systems

**GUTTER - LOOSE GRANULES**

One or more gutters exhibited signs of containing loose shingle granules. This condition is characteristic of an aging roof. The granules should be cleaned from the gutters so they don't impede the flow of water runoff. The inspector recommends further evaluation and repair by a qualified professional.

Recommendation

Contact a qualified roofing professional.



3.3.1 Roof Flashings

**ROOF PENETRATION - EXPOSED FLASHING FASTENERS**

One or more vent flashing fasteners were exposed to environmental elements. This condition may cause fastener corrosion, which could cause moisture intrusion. The inspector recommends evaluation and repair of all of the roof penetration flashings by a qualified professional.

Recommendation

Contact a qualified roofing professional.



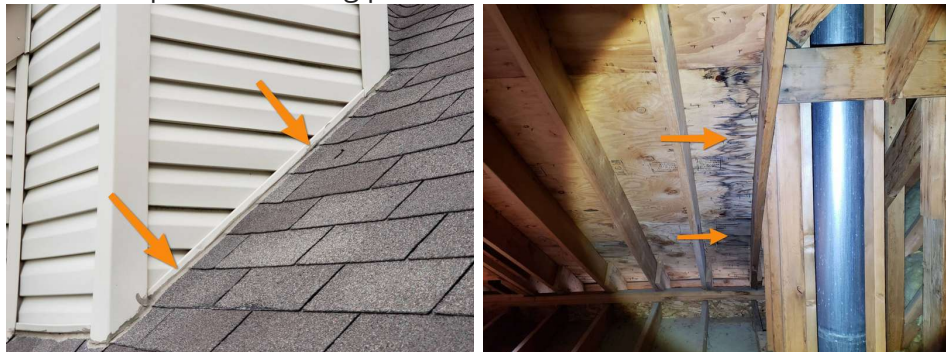
## 3.3.2 Roof Flashings

**CHIMNEY FLASHING - SILICON/COUNTER FLASHING**

The joint around the chimney is sealed with silicon. Silicon is not the preferred method for sealing the connection between the siding and chimney. This condition is likely an attempt to stop moisture intrusion that has caused damage to the roof structure over the garage. The inspector recommends further evaluation and repair of the affected areas by a qualified professional.

## Recommendation

Contact a qualified roofing professional.



## 4: ATTIC

### Information

#### Attic Access

Walkable

#### Inspection Method

From Within

From access point

#### Roof Structure: Roof Framing Material

Dimensional Lumber

#### Roof Structure: Roof Sheathing Material

Plywood

#### Roof Structure: Roof Structure Type

Rafter System

#### Ventilation: Ventilation Type

Ridge Vents, Soffit Vents

#### Attic Insulation: Insulation Type

Batt

#### Exhaust Systems: Exhaust Fans

None

### Limitations

General

#### NO ATTIC FLOOR

Portions of the attic floor did not have a permanent floor. This condition limited the inspectors ability to thoroughly evaluate the entire attic. The inspector recommends further evaluation once a permanent floor has been installed.

### Observations

4.1.1 Roof Structure

#### ROOF SHEATHING - MOISTURE INTRUSION

ABOVE GARAGE

At the time of the inspection, one or more sections of the roof sheathing exhibited signs of moisture intrusion. This condition, if it has not already been repaired, may lead to the growth of mold and/or water damage to surrounding components. The inspector recommends further evaluation of the roof sheathing by a qualified professional.

Recommendation

Contact a qualified roofing professional.





## 5: INTERIOR

### Information

**Windows: Window Manufacturer**

Unknown

**Windows: Window Type**

Single-hung, Fixed Window

**Floors: Floor Coverings**

Carpet, Hardwood, Tile

**Ceilings: Ceiling Material**

Drywall

**Ceiling Structural Framing: Ceiling Structure**

Wood Dimensional Lumber

**Walls: Wall Material**

Drywall

**Wall Structural Framing: Wall Structure**

Dimensional Lumber

**Doors: Type of Doors**

Hollow Core Doors

**Countertops & Cabinets: Cabinetry**

Wood

**Countertops & Cabinets:**
**Countertop Material**

Laminate

### Limitations

General

**WALL/CEILING STRUCTURE - LIMITATION**

The walls and ceiling structures were mostly enclosed. This condition limited the inspector's ability to properly evaluate the wall and ceiling structures.

Countertops &amp; Cabinets

**CABINET INSPECTION LIMITATIONS**

The owners' personal belongings limited the inspector's ability to thoroughly evaluate the cabinets. The inspector recommends further evaluation when the owners' personal belongings have been removed.



### Observations

5.1.1 Windows



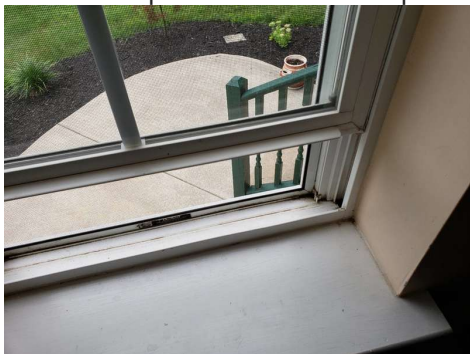
**WINDOW - DAMAGED**

OFFICE

One or more windows appear to have general damage, but are functional. This condition may prevent the windows from operating as intended. The inspector recommends further evaluation and repair by a qualified professional.

Recommendation

Contact a qualified window repair/installation contractor.



5.1.2 Windows



**INOPERABLE WINDOW**

1ST FLOOR FRONT

One or more of the windows at the time of the inspection were not operational. Inoperable windows may prevent egress during emergency situations. The inspector recommends that all of the windows be evaluated and repaired by a qualified professional.

Recommendation

Contact a qualified window repair/installation contractor.



5.1.3 Windows

 Recommendation

**WINDOW - DAMAGED SEALANT**

One or more windows exhibited signs of damaged sealant. This condition may compromise the thermal efficiency of the windows. The inspector recommends further evaluation and repair by a qualified professional.

Recommendation

Contact a qualified window repair/installation contractor.



5.5.1 Walls

 Recommendation

**DRYWALL - POOR PATCHING**

1ST FLOOR BATHROOM

One or more sections of dry patching was sub-standard. This condition is an indication of poor workmanship, likely not done by a qualified professional. The inspector recommends the drywall be re-patched using proper techniques by a qualified professional.

Recommendation

Contact a qualified drywall contractor.



# 6: ELECTRICAL

## Information

**Branch Wire Type(s)**

Romex

**Electrical Service Size (Amps)**

200

**Type of Over-current Protection**

Circuit Breakers

**Main Panel and Sub Panels:**

**Main Panel Location**

Basement

**Main Panel and Sub Panels:**

**Main Panel Manufacturer**

Cutler Hammer

**Service Ground: Service Ground Wire**

At the time of the inspection, the amount of service ground was adequate.



**Over Current Protection: Brands**

Cutler Hammer

**Over Current Protection: Type**

Circuit Breakers

**Branch Circuit Wiring: Branch Wiring Material**

Copper

**Branch Circuit Wiring: Branch Wiring Type**

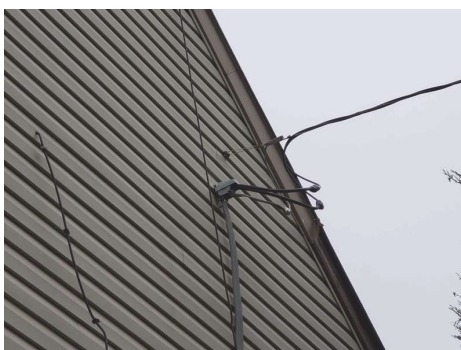
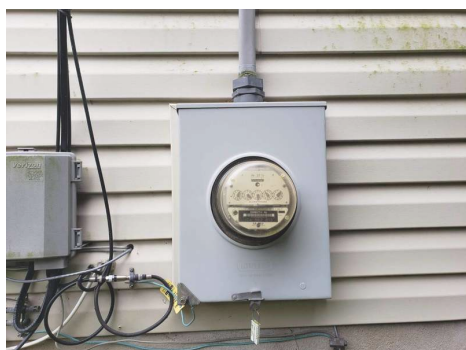
Romex

**Branch Circuit Wiring: Wiring Method**

Romex

**Service Entrance Conductors: Electrical Service Conductors**

Overhead



## Limitations



General

### BRANCH WIRING

Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall, and ceiling coverings and cannot be evaluated by the inspector. The inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles.

## Observations

6.6.1 Lighting Fixtures, Switches & Receptacles

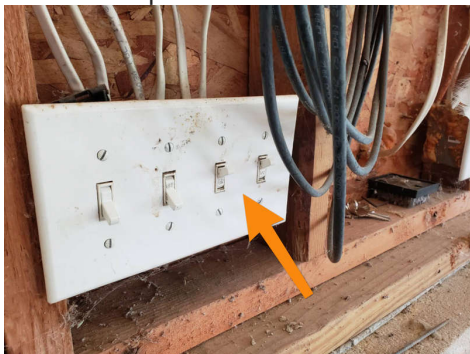
 Recommendation

### INOPERABLE SWITCHES

At the time of the inspection, there were several switches that were inoperable. The cause of this condition is unknown. The inspector recommends consultation with the owner to determine which switches work which receptacles and fixtures. If the condition still exists after consultation with the owner, then all the switches should be further evaluated and repaired by a qualified professional.

Recommendation

Contact a qualified electrical contractor.



Garage



Garage



Garage

6.6.2 Lighting Fixtures, Switches & Receptacles

 Safety Hazard

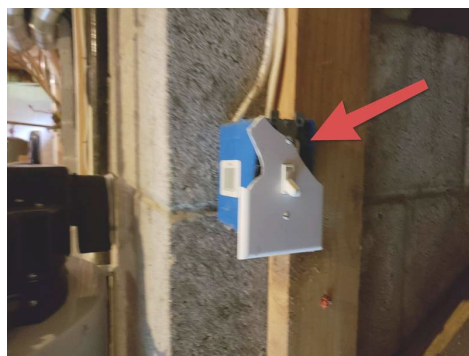
### RECEPTACLE - COVER PLATES DAMAGED

BASEMENT

One or more switch plate covers are damaged. This condition may cause a shock hazard. The inspector recommends further evaluation and repair by a qualified professional.

Recommendation

Contact a qualified electrical contractor.



## 6.6.3 Lighting Fixtures, Switches &amp; Receptacles



## Recommendation

**RECEPTACLE - MISSING COVER PLATE**

One or more receptacle cover plates were missing. This condition may cause an electrical short or shock hazard. The inspector recommends evaluation and repair of all cover plates by a qualified professional.

## Recommendation

Contact a qualified electrical contractor.



# 7: PLUMBING

## Information

### Water Source

Private Deep Well

### Main Water Supply and Pipes:

#### Type of Main

Private Deep Well

### Main Water Supply and Pipes:

#### Water Main Material

Poly

### Interior Water Supply Systems: Supply Pipe Material

Copper

### Drain, Waste, & Vent Systems:

#### Drain Material

ABS

### Drain, Waste, & Vent Systems:

#### Types of Drain Traps

P-Trap

### Water Heater: Model

RG1PV40S6X

### Water Heater: Serial Number

PM40630687

### Water Heater: Capacity

40 Gallons

### Water Heater: Combustion Vent

#### Type

ABS

### Water Heater: Location

Basement

### Water Heater: Power

#### Source/Type

Gas

### Exhaust Systems: Exhaust Fans

None

### Water Heater: Manufacturer

Bradford & White

The inspector recommends flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

### Sump Pump: Sump Pump Pit

Inspected



## Limitations

### General

### SUPPLY/DRAINAGE PIPING

Most of home water supply and drainage pipes are hidden behind floor, wall, and ceiling coverings and cannot be evaluated by the inspector. The inspector was limited to inspecting only the components that were visible.

## Observations

### 7.4.1 Fixtures and Faucets

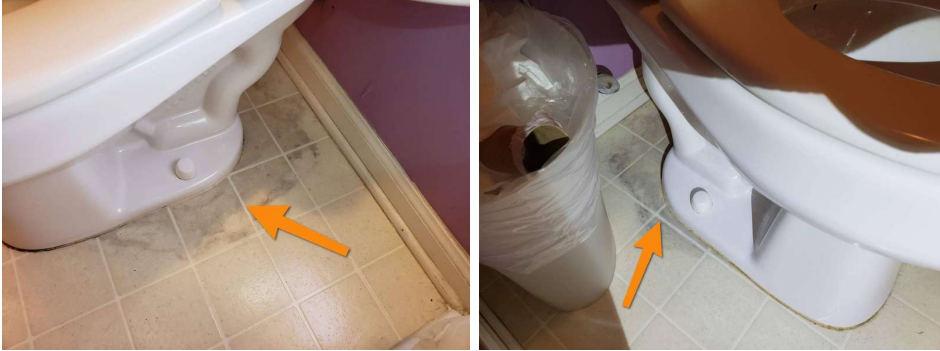
#### TOILET - FAILING WAX SEAL

1ST FLOOR

The wax seal on one or more toilets is failing. This condition may allow moisture intrusion which may cause damage to surrounding components. The inspector recommends further evaluation and repair by a qualified professional.

Recommendation

Contact a qualified plumbing contractor.



### 7.4.2 Fixtures and Faucets

#### TUB - IMPROPER SPOUT INSTALLATION

The tub spout is not properly installed. This condition may allow moisture intrusion at the wall penetration which may cause damage to surrounding components. The inspector recommends further evaluation and repair by a qualified professional.

Recommendation

Contact a qualified plumbing contractor.



### 7.5.1 Water Heater

#### WATER HEATER - EXCESSIVE TEMPERATURE

KITCHEN

At the time of the inspection the temperature of the water in the kitchen was 135 Degrees F. This condition may be a scalding hazard. The inspector recommends further evaluation and repair by a qualified professional.

Recommendation

Contact a qualified plumbing contractor.





## 8: BASEMENT/CRAWLSPACE

### Information

**Foundation Material**

Masonry Block

**Foundation Type**

Basement

**Inspection Method**

Basement Access

**Foundation Walls: Foundation Material**

Masonry Block

**Foundation Floor: Basement/Crawlspace Floor**

Concrete

**Main Beam: Type of Main Beam**

Dimensional Lumber

**Main Beam: Type of Support**

Lally Columns

**Floor Joist: Material**

Wood Beams

**Sub-Flooring: Subfloor Material**

Plywood

**Ventilation: Ventilation Type**

None Found

**Basement/Crawlspace Insulation: Type of Insulation in Unfinished Spaces**

Batt

**Sump Pumps and Related Piping: Location**

Basement

### Limitations

General

#### STRUCTURAL FLOOR FRAMING LIMITATION

Inspection of the subfloor, floor joist, and rim joist was limited by white paint that was covering a large portion of those components.



General

#### PERSONAL BELONGINGS LIMITATION

BASEMENT

Portions of the basement stored personal belongings. This condition limited the inspectors ability to thoroughly evaluate the entire basement. The inspector recommends further evaluation once the personal belongings have been removed.



## Observations

### 8.1.1 Foundation Walls

#### EFFLORESCENCE

##### BASEMENT

 Recommendation

One or more foundation walls showed signs of efflorescence. Efflorescence is a white, powdery deposit that is consistent with moisture intrusion. This can compromise the soil's ability to support the home structure and/or lead to mold growth. The inspector recommends the affected walls be evaluated by a qualified contractor to identify the source of moisture and repair.

##### Recommendation

Contact a foundation contractor.



# 9: HEATING

## Information

**Distribution Type**

Hot Water Baseboard

**Energy Sources**

Propane Gas

**Heat Source Type**

Hydronic

**Equipment: Manufacture**

Munchkin

**Equipment: Model Number**

80MLP

**Equipment: Serial Number**

B22H 0204



**Distribution Systems: Hot Water Heat**

Baseboard

**Fuel Distribution Systems: Main Gas Shut-off Location**

At Tank

**Fuel Distribution Systems: Type of Fuel**

Propane Gas

**Equipment: Heater AFUE Rating**

90+

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

## Observations

9.4.1 Distribution Systems

**BASEBOARD - NO COVER**

 Recommendation

One or more sections of baseboard heating elements were not covered. This condition is a burn hazard especially to small children. The elements are also susceptible to damage if not covered. The inspector recommends further evaluation and repair of all of the baseboard heating elements by a qualified professional.

Recommendation

Contact a qualified heating and cooling contractor



Laundry Room

## 9.5.1 Normal Operating Controls

**THERMOSTAT - INOPERABLE**

## MASTER BEDROOM

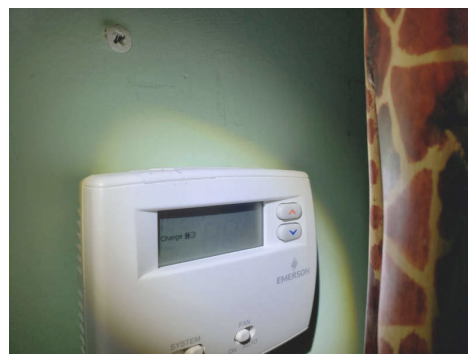
One or more thermostats were not functional at the time of the inspection. If the thermostats fail then the corresponding heating element will not turn one. The inspector recommends further evaluation by a qualified professional.

## Recommendation

Contact a qualified HVAC professional.



Recommendation



# 10: COOLING

## Information

<b>Distribution Type</b> Central Air	<b>Energy Source/Type</b> Electric	<b>Location</b> Left Gable
<b>Cooling Equipment: Brand</b> Rheem	<b>Cooling Equipment: Condensing Coil Unit 1 - Model Number</b> UAMB-024JAZ	<b>Cooling Equipment: Condensing Coil Unit 1- Serial Number</b> 6261 M2803 12311
<b>Cooling Equipment: Condensing Coil Unit 1 - Year Manufactured</b> 2003	<b>Cooling Equipment: Condensing Coil Unit 2 - Model Number</b> UAMB-024JAZ	<b>Cooling Equipment: Condensing Coil Unit 2 - Serial Number</b> 6261 M3103 05692
<b>Cooling Equipment: Condensing Coil Unit 2 - Year Manufactured</b> 2003	<b>Cooling Equipment: Air Handler Attic - Model Number</b> RBHA 14A00NFAA	<b>Cooling Equipment: Air Handler Attic - Serial Number</b> M1800 00199
<b>Cooling Equipment: Air Handler Attic - Year Manufactured</b> 2001	<b>Cooling Equipment: Air Handler Basement - Model Number</b> UBHC-17A00NFA	<b>Cooling Equipment: Air Handler Basement - Serial Number</b> M1004 01602
<b>Cooling Equipment: Air Handler Basement - Year Manufactured</b> 2004		

## Observations

### 10.2.1 Condensate Tube

#### CONDENSATE - OVERFLOW PAN (NO ALARM)

ATTIC

The air handler does not have an high water alarm on the condensation overflow pan. This condition may allow condensation to overflow the pan without being noticed until damage is done to surrounding components. The inspector recommends further evaluation and repair by a qualified professional.

Recommendation

Contact a qualified heating and cooling contractor



Recommendation





## 10.3.1 Refrigerant Lines



Recommendation

**MISSING SUCTION LINE INSULATION**

The suction line insulation is not adequate and is in poor condition. This condition may cause the condensing coil to operate less efficiently. The inspector recommends complete insulation of the refrigerant line by a qualified handyman or contractor.

Recommendation

Contact a handyman or DIY project



# 11: BUILT-IN APPLIANCES

## Information

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**Range/Oven/Cooktop: Exhaust Hood Type**  
Re-circulate

**Range/Oven/Cooktop: Range/Oven Brand**  
Samsung

**Range/Oven/Cooktop: Range/Oven Energy Source**  
Gas



**Refrigerator: Brand**  
info, Samsung

The refrigerator was functional at the time of the inspection.



**Dishwasher: Brand**  
Samsung



**Washer & Dryer: Dryer Power Source**  
Gas

**Washer & Dryer: Dryer Vent Type**  
Metal

# 12: GARAGE

## Information

### Type of Garage

Attached

### Garage Door: Material

Metal

### Garage Door: Opening Mechanism

Chain Driver

### Garage Door: Type

Up-and-Over

### Walls & Firewalls: Fire Wall Type

Drywall

### Floor: Material

Concrete

### Ceiling: Material

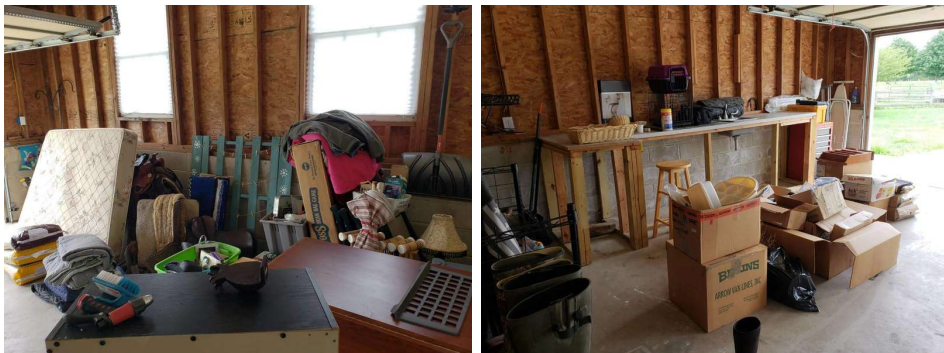
Drywall

## Limitations

### General

#### **GARAGE LIMITATIONS**

Portions of the garage stored personal belongings. This condition limited the inspectors ability to thoroughly evaluate the entire garage. The inspector recommends further evaluation once the personal belongings have been removed.



## Observations

### 12.1.1 Occupant Door (From garage to inside of home)

#### **DOOR - NO FIRE RATING PLATE**


**Recommendation**

The garage-utility room door did not have a fire rating plate. Without a fire rating plate, it is unknown the level of protection the door provides. The inspector recommends consultation with a qualified professional to determine the fire rating of the door. If the fire rating cannot be determined, then the door should be replaced.

#### Recommendation

Contact a qualified professional.



12.1.2 Occupant Door (From garage to inside of home)

 Safety Hazard

**DOOR - NOT SELF-CLOSING**

The garage-utility room door does not have a self-closing device. This condition may prevent the door from providing protection in the event of a fire. The inspector recommends installation of a self-closing door device by a qualified professional.

Recommendation

Contact a qualified door repair/installation contractor.

12.3.1 Walls & Firewalls

 Recommendation

**GARAGE WALL - MOISTURE INTRUSION**

GARAGE

One or more sections of the garage wall exhibited signs of moisture intrusion. This condition will only worsen over time if not corrected. Which may cause damage to surrounding components. The inspector recommends further evaluation and repair by a qualified professional.

Recommendation

Contact a qualified carpenter.



12.3.2 Walls & Firewalls

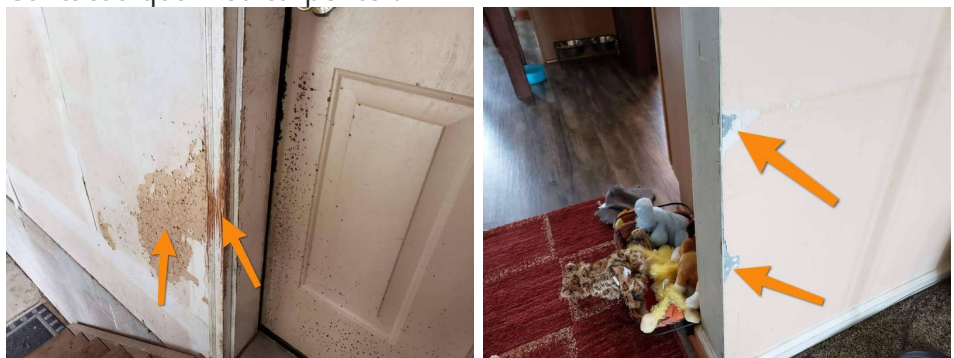
 Recommendation

**INTERIOR WALL - PET DAMAGE**

One or more interior walls exhibited signs of pet damage. This is a cosmetic defect to door trim and drywall. The inspector recommends further evaluation and repair by a qualified professional.

Recommendation

Contact a qualified carpenter.



12.3.3 Walls & Firewalls

 Recommendation

**GARAGE DOOR - INCOMPLETE INSTALLATION**

KITCHEN

The kitchen door was not installed properly. This condition causes the door lock bolt to catch on the trim when the door is opened. The inspector recommends further evaluation and repair by a qualified professional.

Recommendation

Contact a qualified door repair/installation contractor.



12.6.1 Foundation Wall

 Recommendation

**WALL - EFFLORESCENCE**

Recommendation

Contact a foundation contractor.



# 13: FIREPLACES AND SOLID FUEL BURNING APPLIANCES

## Information

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### Energy Sources

info

### Type of Appliance

Wood Burning Fireplace



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# STANDARDS OF PRACTICE

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## Inspection Details

### **N.J.A.C. 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; and
- 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.

## **Exterior**

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.

**Roof**

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.

**Interior**

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.

**Electrical**

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.

**Plumbing**

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.

**Heating**

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.

### **Cooling**

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.

### **Fireplaces and Solid Fuel Burning Appliances**

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.