



**SUMMARY**  
1234 Main St. Waterford Works New  
Jersey 08089  
Buyer Name  
11/02/2018 9:00AM

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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.

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#### 2.6.1 Doors

### DOOR - KICK PLATE DAMAGE



Recommendation

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.



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#### 2.6.2 Doors

### DOOR MISSING TRIM



Recommendation

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**

 Recommendation

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**

 Recommendation

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**

 Recommendation

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**

 Safety Hazard

FRONT

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**

 Recommendation

FRONT

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

**RETAINING WALL - DETERIORATION**

 Recommendation

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.



3.1.1 Roof Surface

**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

**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**

 Recommendation

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

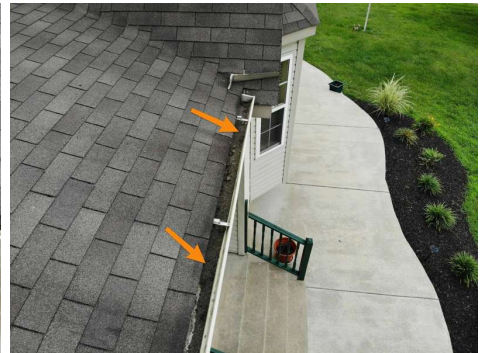
**GUTTER - LOOSE GRANULES**

 Recommendation

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

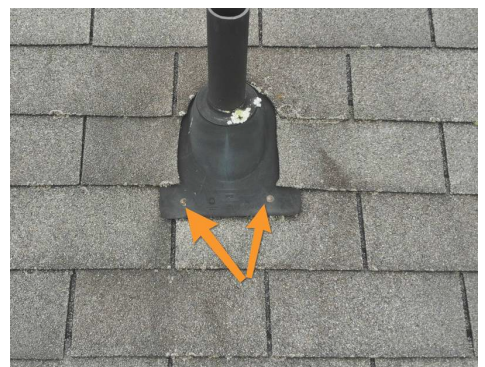
**ROOF PENETRATION - EXPOSED FLASHING FASTENERS**

 Recommendation

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

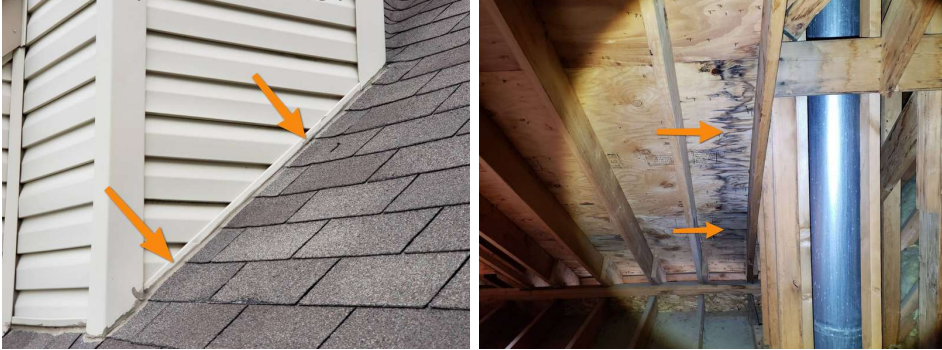
## CHIMNEY FLASHING - SILICON/COUNTER FLASHING

Recommendation

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.



### 4.1.1 Roof Structure

## ROOF SHEATHING - MOISTURE INTRUSION

Recommendation

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.



### 5.1.1 Windows

## WINDOW - DAMAGED

Recommendation

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.



Recommendation



#### 5.1.3 Windows

### **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.



Recommendation



5.5.1 Walls

**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.



6.6.1 Lighting Fixtures, Switches & Receptacles

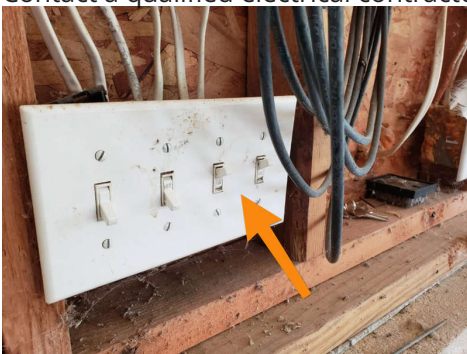
**INOPERABLE SWITCHES**



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

**RECEPTACLE - COVER PLATES DAMAGED**

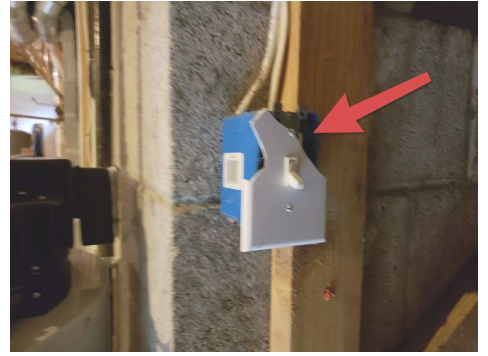
BASEMENT

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.

 Safety Hazard



6.6.3 Lighting Fixtures, Switches & Receptacles

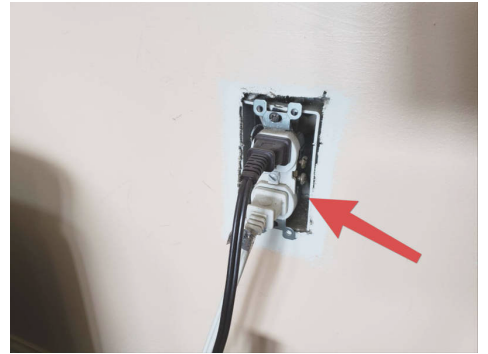
**RECEPTACLE - MISSING COVER PLATE**

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.

 Recommendation



7.4.1 Fixtures and Faucets

**TOILET - FAILING WAX SEAL**

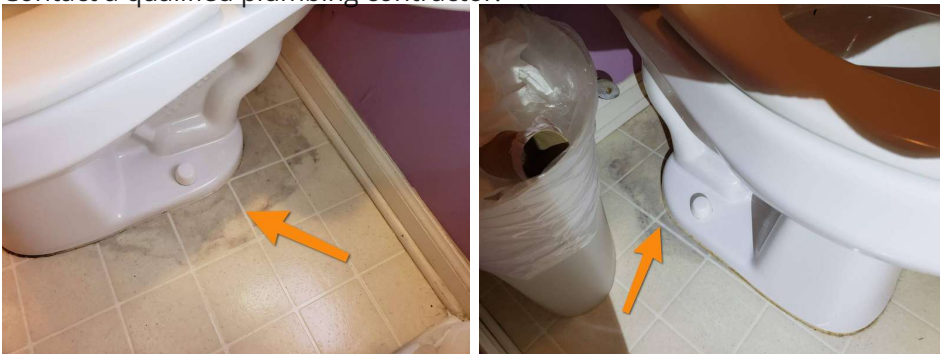
1ST FLOOR

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.

 Recommendation



#### 7.4.2 Fixtures and Faucets

### TUB - IMPROPER SPOUT INSTALLATION

 Recommendation

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.

 Safety Hazard



#### 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.



9.4.1 Distribution Systems

**BASEBOARD - NO COVER**



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.



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



### 10.3.1 Refrigerant Lines

## MISSING SUCTION LINE INSULATION

 Recommendation

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



### 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)

## DOOR - NOT SELF-CLOSING

 Safety Hazard

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

## GARAGE WALL - MOISTURE INTRUSION

 Recommendation

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

#### INTERIOR WALL - PET DAMAGE

 Recommendation

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

#### GARAGE DOOR - INCOMPLETE INSTALLATION

 Recommendation

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

#### WALL - EFFLORESCENCE

 Recommendation

Recommendation

Contact a foundation contractor.



