



**SUMMARY**  
 1234 Main St. Laurelton NJ 08723  
 Buyer Name  
 06/11/2019 9:00AM

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1.1.1 Essential Information  
**VITAL INFORMATION**



This report can be read in a full version and a summary version. **It is absolutely necessary that you read all of the full report version to entirely comprehend this home inspection report.**

To access and read the full report in the **HTML format** you must open all the tabs such as **Overview, Information, Limitations, and Standards**

If you do not understand how to navigate the HTML Format, **all the information is displayed in the PDF Full Report Format.**

**If you have any questions please contact your Inspector:  
 Rick Vecchio 732-232-1092**

3.1.1 Coverings  
**MINOR ROOF DETERIORATION**



At the time of the inspection, asphalt composition shingles covering the roof exhibited minor general deterioration commensurate with the age of the roof. The inspector recommends budgeting for eventual replacement of the roof coverings.

Recommendation  
 Recommend monitoring.

3.1.2 Coverings  
**EXPOSED NAILS**



Under-driven or exposed nails were found in one or more roof coverings. This can let water to enter the roof structure and cause damage.

Recommend a qualified person caulk all exposed nails with roofing mastic.



### 3.1.3 Coverings

#### **CRACKED SHINGLES/TABS MISSING**



A few shingles were cracked others were missing tabs and need to be replaced or repaired.

These can eventually cause a leak.

Recommend a qualified roofer inspect the entire roof for such shingles and repair or replace as needed.

Recommendation

Contact a qualified professional.



### 3.2.1 Roof Drainage Systems

#### **DOWNSPOUTS DISCHARGES TO FOUNDATION**

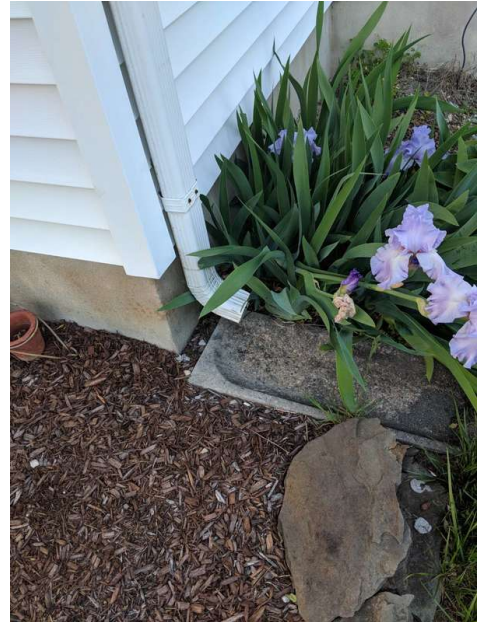


One or more downspouts drain too close to the home's foundation.

This can result in excessive moisture in the soil at the foundation.

Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.



#### 3.4.1 Chimney Exterior

### CAP/COVER NEEDS PAINT



Recommendation

The chimney cover was in need of fresh paint, this protects the cover from corrosion and eventual leaks.

Recommend a qualified contractor paint the cover.

Recommendation

Contact a qualified professional.



#### 3.5.1 Solar Panels

### SOLAR PANELS



Maintenance Item

Solar Panels were observed on the roof at the time of inspection. This Home inspection **does not include** an inspection of the solar panels, its electrical system, and its attachment systems, nor does it verify compliance of state and local requirements concerning this installation. The home inspector disclaims responsibility for any concealed leaks or possible future leaks caused by this system.

To understand the costs and benefits of having such a system. The Home Inspector highly recommends that you request all information from the current homeowner on all contractual obligations and agreements on this installation and ownership of these panels and clarifying who is and is not responsible for removing and reinstalling panels in the case of replacing the roof coverings. This should be done before your Home Inspection contingency expiration date.

Recommendation

Contact a qualified professional.

#### 4.4.1 Exterior Doors/Slider

### NEEDS PAINT AND CAULKING



Recommendation

The garage door trim needs to be painted and some caulking is needed.

Recommend a qualified painter paint and caulk.

Recommendation  
Contact a qualified professional.



4.4.2 Exterior Doors/Slider

**RIPPED SCREEN**

 Recommendation

The screen door to the sunroom had a ripped screen and needs to be replaced.

Recommendation  
Contact a qualified professional.



4.5.1 Decks, Balconies, Porches, and Steps

**NEEDS LANDING**

 Safety Hazard

The front porch had stairs that terminated in the grass lawn, this is a trip hazard and normally there should be a stable platform to land on at the bottom of the stairs.

Recommend a qualified contractor install a landing platform.

Recommendation  
Contact a qualified professional.



#### 4.6.1 Walkways, Patios & Driveways

### WALKWAY/DRIVEWAY CRACKING - COMMON



Maintenance Item

Common cracks (1/4-inch or less) were visible in the Walkway and driveway. Cracks should be filled with an appropriate material to avoid continued damage to the surface from freezing moisture.



#### 4.7.1 Vegetation, Grading, & Drainage

### NEGATIVE OR NEUTRAL GRADING



Recommendation

Grading is sloping towards the home or not sloped at all in one area. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade, so water flows away from home.

[Here is a helpful article](#) discussing negative grading.



#### 4.7.2 Vegetation, Grading, & Drainage

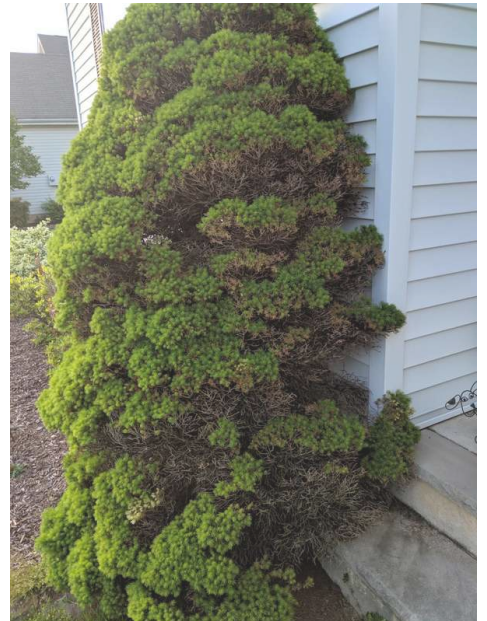
### SHRUBS AGAINST STRUCTURE

 Recommendation

Shrubs should not be in contact with the home.

Cutting back the shrubs will prevent premature wear and tear of the siding.

Recommend a qualified person cut back the shrubs so there is no contact with the structure.



#### 4.9.1 Garage Door

### MOTION DETECTOR NOT PRESENT

 Safety Hazard

The Motion Detectors were not installed. This is a safety hazard to children and pets.

Recommend a qualified garage door contractor evaluate and install.

**Note: The Motion Detector is in addition and not the Auto Reverse Sensor and it is recommended to have both safety features.**

Recommendation

Contact a qualified professional.

#### 4.10.1 Shed

### ROOF LEAKING

 Recommendation

The Shed roof had a leak and the roofing material was nearing the end of its life cycle and needs to be replaced.

Recommendation

Contact a qualified professional.



#### 5.1.1 Foundation, Basement & Crawlspaces

### FOUNDATION CRACKS - MINOR



Recommendation

Minor uniform cracking less than 1/8 inch wide was noted on the outside of the block walls, likely caused by settlement and usually not of any significance to structural integrity.

Cracks can let moisture traverse the foundation wall and should be sealed with appropriate caulking by a qualified person.

It is very likely that this assessment is correct, **but it does not guarantee that other problems might be the cause of such cracks.**

**The only way to guarantee an assessment of these cracks is to have an agreement with a qualified specialist in structure** who agrees to inspect, report, and guarantee the accuracy of their report and assessments of what to do or not to do if the crack is of concern or not. These reports are often more expensive than the standard home inspection report.

The home inspector recommends to take in consideration the above statements before making a decision to obtain or not obtain such reports from a specialist.



[Here is an informational article](#) on foundation cracks.

#### 6.1.1 Limitations to confirm presence of insulation

### SUGGESTED ENERGY AUDIT



Maintenance Item

Since a home inspection is non-invasive, it is impossible to verify the presence of insulation without opening closed cavities, and much of the system is concealed.

If the client desires to know the dwellings insulation/ventilation systems values and/or performance, the home inspector recommends a comprehensive evaluation by qualified energy consultant/technician.

Recommendation

Contact a qualified professional.

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### 6.7.1 Exhaust Systems Dryer

#### **ANNUAL CLEANING**



Maintenance Item

Fires from dryer duct being clogged are a major cause of house fires.

Recommend annual cleaning by a qualified person.

Recommendation

Contact a qualified professional.

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### 6.8.1 Soil cover-Crawl space

#### **NO SOIL COVER**



Maintenance Item

No soil cover was installed at the time of the inspection. Soil covers help reduce humidity levels in crawlspaces by limiting moisture evaporation into the air from the soil. Reducing humidity levels can help maintain a healthy environment in the crawl space. Recommend installation by a qualified person

Recommendation

Contact a qualified professional.



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### 7.1.1 Cooling Equipment System 1

#### **NEEDS SERVICING/CLEANING**



Maintenance Item

A/C system should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify.

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### 7.1.2 Cooling Equipment System 1

#### **CONDENSER UNIT NOT ELEVATED**



Recommendation

The pad supporting the outdoor condensing unit was not elevated enough above the ground level.

This will cause accelerated deterioration of the component.

Recommend a competent person elevate, or excavate around the pad, so the unit is not in contact with dirt, leaves, or debris.

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### 8.1.1 Heating Equipment System 1 **NEEDS SERVICING/CLEANING**

 Maintenance Item

The furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.

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### 9.1.1 Maintenance **PERIODIC MAINTENANCE**

 Maintenance Item

Due to its non-invasive nature, limitations of viewable portions, and variations in installation requirements of the huge number components and materials installed over the years, and that this home inspection is not a confirmation of proper installation of systems. The home inspection will not be as comprehensive as an inspection performed by a qualified electrical contractor.

As your Home Inspector, **safety is one of my primary concerns.** Since defaults in electrical systems are a major safety issue, **I strongly advise** to follow the Electrical Safety Foundations recommendation, **In any of the following situations a licensed electrician should perform a comprehensive electrical inspection: When purchasing a home, When a home is 40 years or older, If an appliance has been added, and When a home has had a major renovation.**

Recommendation  
Contact a qualified professional.

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### 9.4.1 Branch Circuit Conductors **EXTENSION CORDS FOR PERMANENT WIRING**

 Safety Hazard

GARAGE

Extension cords over 3 feet used as permanent wiring are not authorized and are a safety issue.

The Fan in the garage was using one.

The inspector recommends evaluation and correction by a qualified electrician

Recommendation  
Contact a qualified professional.



#### 9.4.2 Branch Circuit Conductors

### IMPROPER SUPPORT NOT PROTECTED



A few electrical wires in the basement closet were not supported/attached/protected correctly. Anyone leaning or pulling on such wires or boxes could accidentally dislodge it, and this could lead to electrical shock. Highly recommend an electrician inspect the home for any such conditions and add supports/attachments/protect when needed

Recommendation  
Contact a qualified professional.



#### 9.8.1 Exterior Electrical

### NO GFCI PROTECTION INSTALLED



No GFCI protection present on the outside outlets. This is a shock hazard.

Recommend licensed electrician upgrade by installing ground fault receptacles in all places required by current standards.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

#### 10.1.1 Maintenance

### MATINANCE AND CERTIFICATION (PLUMBING AND FUEL GAS)



The plumbing portion of this general home inspection will not be as comprehensive as an inspection performed by a qualified licensed plumbing contractor because of variations in installation requirements of a large number of different plumbing materials installed over the years and the need of expertise that a licensed plumber has.

**Defaults in the Fuel gas system can be dangerous to life and property.**

In light of this information, the inspector recommends considering the costs and benefits of having or not having a qualified licensed plumber inspect and certify proper functioning of the plumbing system and any recommendations of such an inspection.

**If the client decides not to have a complete plumbing inspection, the Home Inspector highly recommends for safety reasons to have, at a minimum, the fuel gas system and its components inspected for any deficiencies by a qualified and licensed plumber.**

Recommendation

Contact a qualified professional.

10.2.1 Water Distribution System

**LOW WATER PRESSURE**

Recommendation

The water pressure seemed insufficient if more than one fixture was being used.

The inspector noticed that the main service came in at 1" pipe then reduced to 3/4" pipe and back to 1" pipe.

This could be a cause of low water pressure.

Recommend a qualified plumber evaluate the situation and make necessary corrections.

Recommendation

Contact a qualified professional.



10.5.1 Fixtures / Faucets

**SHOWER DIVERTER NOT FUNCTIONING PROPERLY**

Recommendation

SECOND FLOOR BATHROOM

The shower diverter was not functioning properly.

Recommend repair by a qualified contractor.

Recommendation

Contact a qualified professional.



10.5.2 Fixtures / Faucets

## BATHTUB DRAIN CLOGGED

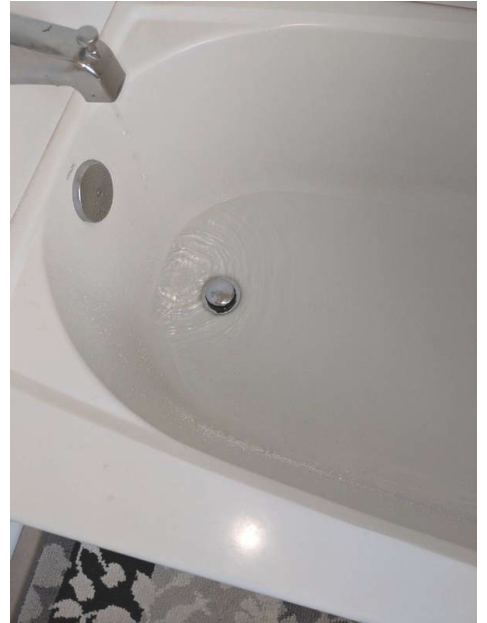
 Recommendation

SECOND FLOOR BATHROOM

The bathtub drain slowly probably clogged with hair. Recommend plunging to dislocate the clog. If the clog persists recommend evaluation and correction by a qualified plumber.

Recommendation

Contact a qualified professional.



10.6.1 Water Heater

## ANNUAL MAINTENANCE FLUSH NEEDED

 Maintenance Item

Water heaters should be flushed annually to prevent sediment buildup and maintain efficiency. Recommend a qualified plumber service and flush.

[Here is a DIY link to help .](#)

10.9.1 Oil/Gas/Septic Tank

## CONSIDERATION OF THE POSSIBILITY OF UNDERGROUND TANKS

 Maintenance Item

The possibility of discovering underground tanks that could have contained oil, gas or septic **is not guaranteed** with the typical home inspection. The presence of an underground oil or gas tank can considerably affect the conditions of the sale of a home.

As mentioned in the New Jersey standards of practice this home inspection does not certify the existence or not of such tanks.

It is always possible that signs that one exists were not visible at all and in light of this information **the home inspector recommends taking into consideration the costs and benefits of obtaining or not obtaining a tank sweep by a qualified technician to confirm the presence or not of such tanks.**

Recommendation

Contact a qualified professional.

11.4.1 Steps, Stairways & Railings

## LOOSE POST

 Safety Hazard

Staircases one in the garage and one in the sunroom had post/railings that were becoming loose. This could eventually pose a safety hazard.

Recommend a qualified handyman evaluate and repair.



### 12.3.1 Range/Oven/Cooktop

#### **FILTERS MISSING**

 Recommendation

The recirculated exhaust hood normally has filters that collect grease.

These filters were missing at the time of inspection recommend a qualified person install filters.

Recommendation

Contact a qualified professional.



### 13.1.1 Maintenance

#### **MAINTENANCE INSPECTION LEVEL 2**

 Maintenance Item

**As your Home Inspector, safety is a major concern. Defaults in fuel burning systems can cause a house fire or expose the household to deadly carbon monoxide poisoning. I strongly recommend a Level 2 chimney inspection by a qualified individual if you buy a home and are not familiar with the system performance, even if the home inspection does not report on any visible issue.**

A Level 2 inspection is an in-depth look at the entire chimney, stove or furnace system and includes a visual inspection of all internal surfaces and joints. It should be done by a qualified individual using a video camera system to look inside the chimney or flue. This allows for a complete top to bottom visual inspection of your system, then a written report will be produced that details all areas that may be of concern

Recommendation

Contact a qualified professional.