

GENERAL INFORMATION

Inspection Address

Street: 106 Xxxxx Ct
City: XXXXXXXX
xxstate: N.J.
Zip: 0xx07

Inspected By

Name: XXXXXXX X XXXXXXXX
License: 24GI000xxx00

Company Information

Company: XXXXXX XXXXXX XXXXXX Service Corp.
Address: XXXX XXXXXXX Ave
City: XXXXX
State: N.J.
Zip: 0xxx3
Phone: 9xx-XXX-XXXX
Cell: 9xx-xxx-xxxx
FAX: 9xx-xxx-xxxx
Email: xxxxxxx@hotmail.com

Client Information

Name: XXXX XXXXXXXX
Address: xxxx XXXXXXX St
City: Morristown
State: N.J.
Zip: 07960

This report summarizes the verbal briefing delivered after our inspection of xxx XXXXXX Ct, XXXXXXXX, N.J., conducted September xx 200x. The residence was occupied when the inspection was conducted. The buyer and buyer's agent were present during the inspection. The temperature was approximately 71 degrees and it was sunny.

PURPOSE AND SCOPE

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the residence at the time of inspection. The inspection and inspection report are offered as an opinion only. 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 implied nor responsibility assumed by the inspector or inspection company, for the actual condition of the building or property being examined. Additional information as to inspection standards is included at the end of the report.

This firm endeavors to perform all inspections in substantial compliance with the standards of practice of the American Society of Home Inspectors (ASHI). As such, inspectors inspect the readily accessible and installed components and systems of a home as outlined below:

This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient or are near the end of their expected service life. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated for inspection in the ASHI standards are present but are not inspected, the reason the item was not inspected is reported as well.

GENERAL LIMITATIONS AND EXCLUSIONS

The ASHI Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports. They are the bare minimum standard for a home inspection, 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; 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; 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.

Inspectors are NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service other than home inspection.

Inspectors DO NOT offer or provide warranties or guarantees of any kind unless clearly explained and agreed to by both parties in a formal pre-inspection agreement.

Inspectors are NOT required to inspect underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the ASHI Standards of Practice; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are NOT required to perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, except as explicitly required by the ASHI Standards of Practice.

Inspectors are NOT required to enter under-floor crawlspaces or attics that are not readily accessible nor any area which will, in the opinion of the inspector, likely be dangerous to the inspector or others persons or damage the property or its systems or components.

Inspectors are not limited from examining other systems and components or including other inspection services. Likewise, if the inspector is qualified and willing to do so, an inspector may specify the type of repairs to be made. The inspector may also exclude those systems or components that a client specifically requests not be included within the scope of the inspection. If systems or components are excluded at the request of the client they are listed herein.

STRUCTURAL COMPONENTS

In accordance with the ASHI® standard of practice pertaining to Structural Systems, this report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible attics and under floor crawlspace areas. Inspectors are required to inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist.

Component Description:

The residence is a two story attached, wood frame, townhouse. It has two bedrooms, one kitchen, two-and-a-half bathrooms and is built on a slab-on-grade. Because the walls are concealed and inaccessible for viewing, the type and condition of the wall framing is unknown. sheathed with particle board sheathing. The roof is a manufactured truss assembly. The truss chords are 2 by 4 on 19-3/16-inch centers sheathed with plywood sheathing. The ceiling joist chords are 2 by 4 on 19-3/16-inch centers.

The attic was inspected using a flashlight. The attic access location was A pull down staircase in the main upper hallway..

Observations:

The second story floor is constructed from wood. While the actual floor surface is covered by carpet and/or tile, the sub floor is in all likelihood 3/4-inch plywood or Oriented Strand Board (OSB), typically nailed or screwed to the floor joists.

Note; Wood destroying insect inspections are performed if applicable in accordance with FHA guidelines. findings Are indicative of the condition of the subject structure(s) ON THE DATE OF THE INSPECTION ONLY and is not to be construed on an express or implied warranty or guarantee against latent, concealed, or future infestation or defects. ** No Warranty or service agreements are provided. *** Contact a Pest Control company if one is desired. ceiling Tiles in basements will RANDOMLY be removed if clearance allows and will NOT be MOVED if the inspector feels damage will occur to the tiles if removed.(CLOSETS, ATTICS BASEMENTS ETC.) and a re-inspection can be arranged for an additional fee. NOTE: this is a visual surface inspection and no knowledge of framing condition beneath any finished surface is known. For a Warranty or Treatment Contact a PEST CONTROL COMPANY for details.

EXTERIOR/VEGETATION/FOUNDATION: Portions of the exterior foundation walls are covered by dense vegetation restricting a full inspection of the surface areas.

There Are Many Inaccessible areas in and around the Dwelling which can allow a mold growth to go undetected, or prevent the discovery of mold and evidence of water seepage. Accordingly, it is possible that such evidence may be found during future renovations or maintenance which was not available through the methods used in this inspection. For obvious reasons, we cannot be responsible in these situations, and no warranty or guarantee, expressed or implied, is intended. The areas of any mold growth Basements, Attics, garages or living space may be limited due to finished areas and stored items, this will limit the inspection. if desired all stored materials can moved at a later date and contact the office to set up a visual re-inspection of any mold activity. Added fees apply.

Probing is not done when doing so will damage finished surfaces, when no visible deterioration exists and if doing so requires inspectors to be licensed pest control operators (PCO), unless the inspector involved is so licensed. Inspectors are NOT required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind.

EXTERIOR

In accordance with the ASHI® standard of practice pertaining to Exteriors, this report describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

Component Description:

The exterior cladding consists of vinyl siding. The exterior trim is aluminum. The exterior entry doors are metal clad insulated units.

The yard is relatively flat. Roof runoff is conveyed via gutters and downspouts onto grade at some locations and into in-ground drains at others.

The driveway is asphalt. The walkways are concrete.

Vinyl or aluminum siding materials are extremely popular because they require less periodic maintenance than other types of siding materials. However, it is still necessary for a homeowner to conduct regular and proper periodic maintenance of the exterior.

At least once a year, the client should carefully inspect the exterior walls, eaves, soffits or fascia for signs of damage caused by machinery, weather, roof leaks, overfull gutters, trees or ice, and refasten or repair individual siding panels as necessary. All J-channels around windows and doors should be carefully examined to ensure they are secure and draining correctly. Finally, the siding should be cleaned following the manufacturer's instructions.

Observations:

The front door exterior window frames are warped badly and need replacing.

The rear storage room door does not close properly and needs repair and/or replacing.

The rear sliding door is hard to operate and needs adjusting and repair.

Inspectors are NOT required to inspect or report on the presence or condition of recreational facilities, outbuildings, seawalls, break-walls and docks, window and door screening, shutters, awnings or similar seasonal accessories.

ROOF SYSTEM

In accordance with the ASHI® standard of practice pertaining to Roof Systems, this report describes the roof coverings and the method used to inspect the roof. Inspectors are required to inspect the roof covering, roof drainage systems, flashings, skylights, chimneys and roof penetrations.

Component Description:

The roofing inspection was conducted from the ground. The roofing materials are asphalt shingles. An asphalt shingle roof consists of organic asphalt shingles. An organic asphalt shingle has an expected service life of at least 20 years from the date of installation when properly installed and cared for. Some grades and weights of shingles last longer, but without knowing the specific manufacturer and model of shingle it is impossible to determine the actual expected service life within the scope of this inspection.

The building has aluminum gutters and downspouts. The downspouts did not all function the same way. Some discharged directly onto grade at the base of the foundation, while others were connected to dedicated perimeter drainage around the base of the foundation. It is recommended that all downspouts be connected to the dedicated perimeter drains. This may require the services of a professional contractor to extend or modify the existing drains.

Observations:

The roof appears to be in satisfactory condition. Routine cleaning and maintenance is recommended.

The gutters should be cleaned at least twice a year and the caulking at joints and seams inspected and touched up at two-year intervals.

Inspectors are NOT required to inspect antennae, interiors of chimneys or flues that are not readily accessible or other installed accessory items.

PLUMBING SYSTEM

In accordance with the ASHI © standard of practice pertaining to Plumbing Systems, this report describes the water supply, drain, waste and vent piping materials and the water heating equipment, energy source and location of the main water and main fuel shut-off valves, when readily viewable or known. Inspectors are required to inspect the interior water supply and distribution systems, all fixtures and faucets, the drain waste and vent systems (including all fixtures for conveying waste), the water heating equipment (vent systems, flues and chimneys of water heaters or boiler equipment), fuel storage and distributions systems for water heaters and/or boiler equipment and drainage sumps, sump pumps and associated piping.

Component Description:

The plumbing system is connected to a municipal supply and waste system. The service pipe to the house is 3/4-inch copper pipe. Supply plumbing is a combination of 1/2-inch and 3/4-inch copper pipe. The main water entry shutoff is located in the first floor closet.

The drain/waste plumbing is schedule 40 ABS plastic pipe. Vent plumbing is schedule 40 ABS plastic pipe.

Hot water for the residence is provided by a conventional storage tank with 40 gallons of capacity. The energy source for the water heater is natural gas. The water heater date of manufacture is 1996.

Observations:

When reference is made to the type of plumbing, the comment relies on a visual observation, seller statements, the presence or absence of a water bond, and what may be present in the way of notification in the electrical service panel. There is no non-invasive way to determine what is behind a closed wall. For example, when copper plumbing is identified, copper piping protrudes from the walls behind plumbing fixtures. If client requires absolute knowledge as to the type of plumbing throughout the home, then a consultation with a licensed plumbing contractor is recommended.

The water heater is at or near the end of it's useful expected service life. Since there is no way to predict when this unit could fail, we recommend having it replaced at the earliest opportunity, so as to prevent any damage that could occur as a result of a sudden rupture of the aging tank.

Inspectors are NOT required to inspect the connections for clothes washing machines, interiors of flues or chimneys when not readily accessible, wells or well pumps, equipment associated with water storage, water conditioning equipment, solar water heating components or systems, fire sprinkler or irrigation systems or private waste disposal (septic) systems. Additionally, inspectors are not required to operate safety valves or shut-off valves of any kind. We DO NOT determine the quantity or quality of water supplies or whether water supply and waste disposal systems are public or private.

ELECTRICAL SYSTEM

In accordance with the ASHI® standard of practice pertaining to Electrical Systems, this report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring and the absence of smoke detectors. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles.

Component Description:

Electrical service to the home is via overhead solid 3-wire. The electrical meter is located on the side of the residence. The service grounding electrode conductor is an insulated aluminum ground located on the presumed ufer. The main disconnect is a 100 amp breaker type located inside the service entrance panel. The main service entrance panel is located in the back of the residence in the storage closet. The final service rating is 100 amps. The main service panel appears to have some room for future upgrades or additions to the system.

The branch wiring is non-metallic sheathed cable (romex) type. It is copper wiring.

Observations:

No ground fault circuit interrupters (GFCI) were found in the laundry room and kitchen.

Inspectors are NOT required to inspect any remote control devices (unless such device is the only means of control), alarm systems and associated components and controls, low-voltage wiring systems or components or any ancillary wiring, systems or components that are not part of the primary power distribution system. We are also NOT required to measure amperage draw, line voltage or ground impedance.

HEATING SYSTEM

In accordance with the ASHRAE standard of practice pertaining to Heating Systems, this report describes the energy source and the distinguishing characteristics of the heating system(s). Inspectors are required to inspect the installed heating equipment and associated vent systems, flues and chimneys.

Component Description:

A natural gas forced air furnace provides heat to the residence. The heating system is located in a second floor utility/room closet. The system has a single-wall metal vent that vents up through the roof. The electrical safety switch for the heating system is located at the furnace/boiler unit. The thermostat for the system is a programmable type.

The gas meter is located in the south side of the home. The gas line plumbing is black steel.

The ductwork for the heating system consists of galvanized steel sheetmetal ducts with galvanized steel return ducting. The main filter(s) for this system can be found at the return air plenum before the furnace.

Observations:

The normal sequence of operating modes was executed with no obvious defects noted.

Inspectors are NOT required to inspect the interiors of flues or chimneys when not readily accessible, the heat exchanger(s) of boilers or furnaces, humidifiers or dehumidifiers, electronic air cleaners or any solar space heating system(s). We are also NOT required to determine the adequacy of the heating system or distribution/balance of heat throughout the home.

AIR CONDITIONING SYSTEMS

In accordance with the ASHRAE standards of practice pertaining to Air Conditioning Systems. Inspectors are required to inspect only installed central or through-wall air conditioning units and to describe their distinguishing characteristics and energy source.

Component Description:

A central air conditioning system provides air conditioning for the residence. The energy source is electricity. The heat pump is an air source type that gathers latent heat from the exterior air and transfers it to the interior coil in order to heat the home in winter. When used to cool a home the latent heat from the interior is gathered through the interior coil and transferred to the outside air. The air handler and evaporator unit is located at are stacked on top of the furnace. The ductwork for the heating system consists of galvanized steel sheetmetal ducts with galvanized steel return ducting. The filter is at the return air plenum before the furnace.

Observations:

At the time of the inspection the exterior temperature was 60°F or above, this system was tested using normal controls.

The exterior compressor unit appears to be at or near the end of its expected service life. the major components of an air conditioning condensing unit are the compressor and the condensing coil. A compressor has a normal life expectancy of 8 to 15 years; a condensing coil may last longer. The estimated age of a condensing unit is taken from the specification plate. Sometimes the compressor, which is not visible, may have been replaced since the original installation. .

Inspectors are NOT required to inspect electronic air cleaner filters or determine the adequacy of the air conditioning system or whether it is properly balanced. We DO NOT operate any cooling system equipment, including the cooling cycle of heat pumps, when the exterior temperature is less than 60°F.

INTERIOR

In accordance with the ASHI® standard of practice pertaining to Interiors, there is NO requirement for the report to describe any interior components or finishes. Inspectors are required to inspect walls, ceilings and floors, steps, stairways and railings, countertops and a representative number of cabinets, a representative number of doors and windows and the garage doors and automatic garage operators.

Component Description:

The interior wall and ceiling surfaces are conventional drywall. The primary floor covering is carpeting throughout. The bathroom flooring is tile. The kitchen flooring material is tile.

The kitchen countertops are laminate. The kitchen cabinets are face frame.

Most interior doors are wood panel. The windows are aluminum sash double glazed units.

Observations:

There are minor wall blemishes throughout the home that are of no real significance to this inspection. I only report on individual conditions that are significant and that indicate underlying defects of a more serious nature, such as settling, structural inadequacies, water intrusion, rot or insect damage.

Some areas of the ceilings or walls exhibited nail pops. This condition is usually the result of the lumber drying out after the drywall is attached. Recommendation: Reset nails, patch and paint as appropriate.

Inspectors are NOT required to inspect paint, wallpaper or other finish treatments, carpeting, window treatments, central vacuum systems, household appliances and recreational facilities or gymnastic equipment.

INSULATION AND VENTILATION

In accordance with the ASHI® standard of practice pertaining to Insulation and Ventilation Systems, this report describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible, ventilation of attics and foundation (crawl space) areas and mechanical ventilation systems, if present.

Component Description:

The building has one attic space. The main attic section is insulated with 8 inches of fiberglass batt with a vapor retarder of kraft facings.

There are exhaust fans/devices located in all bathrooms and the kitchen.

Inspectors are NOT required to determine indoor air quality or disturb insulation or vapor retarders, unless required by law.

FIREPLACES AND SOLID FUEL BURNING APPLIANCES

In accordance with the ASHI® Standards of Practice pertaining to Fireplaces and Solid Fuel Burning Appliances, this report describes the fireplaces and solid fuel burning appliances as well as the chimneys. Those portions of the chimney(s) that extend above the roof are described under Roof System previously in this report. Inspectors are required to inspect system components, vent systems, flues and chimneys of fireplaces and solid fuel burning appliances.

Component Description:

There is a zero-clearance wood-burning fireplace with a full-length metal flue enclosed in a framed chase extending to the roof located in the living room. Combustion air is supplied by scavenging room air. The fireplace has a metal liner and a raised hearth.

Observations:

Wood burning fireplaces are not tested for function as building fires is not a requirement of home inspectors.

The damper in the living room fireplace is functioning as expected.

Recommend having the unit swept prior to use.

Inspectors are NOT required to ignite or extinguish any fires in any device, determine the draft characteristics of vents or chimney flues, move fireplace inserts, stoves or firebox contents, inspect the interior of flues or chimneys, fire screens or doors, seals and gaskets, automatic fuel feed devices, combustion make-up air devices, mantels and fireplace surrounds or any heat distribution accessory devices, whether gravity controlled or fan assisted.