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Inspector: **David Grossman**

Cell #

# PROPERTY INSPECTION REPORT



Property Address:

**123 Main Street**  
**Anytown NJ 11111**

Prepared for:

**Sample Report**

Inspection Date:

**Tuesday, 3/3/2009**

Inspection #:

**33200983312**

**BUYERS REALTOR:**

**SELLERS REALTOR:**

Office #

Office #

**SERVICES REQUESTED:**

**GENERAL INFORMATION**

**Home Inspection**

Property Faces:

**Termite Inspection**

Estimated Age: **50 Years**

**Radon Test**

Unit Type: **Split**

Stories: **Two**

Space Below Grade: **Basement-u**

Time of Inspection: **9:00 am**

Weather: **Partly Cloudy**

Temp: **70 ° F**

Soil Condition: **Damp**

Unit Occupied: **Yes**

People Present: **Client**

**Clients Realtor**

**This report is confidential and is intended for the sole and exclusive use of the client it has been prepared for**



The purpose of this report is to provide the client with objective information regarding the condition of the property inspected. All of the following definitions (in accordance with ASHI standards) are based on a limited visual inspection of the readily accessible, visually observable, installed systems and components of the property as inspected at the time of the inspection.

**CONCERNS:** -We use this category to identify visible systems or components that, in our opinion, you should be concerned about for one or more of the following reasons;

**HAZARDS**

- 1) The system or component is not performing its intended function.
- 2) The system or component is a safety hazard to the occupants of the property.
- 3) The system or component is negatively affecting the property's habitability.
- 4) The system or component has a high probability of incurring substantial expense (\$500.00+/-) to repair or replace now or in the near future. Items listed as CONCERNS should be thoughtfully considered and evaluated by professionals in the appropriate trades before closing.

**REPAIRS:** -We use this category to identify visible systems or components which are showing some signs of deficiencies. However, items listed in this category;

- 1) May (or may not) still be performing its intended function.
- 2) Does NOT represent a safety hazard to the occupants of the property, however, "non professional" installations should be further reviewed for safety issues.
- 3) Does NOT negatively affect the property's habitability.
- 4) Does NOT have a high probability of incurring substantial expense to repair or replace now or in the near future. Items listed as REPAIRS should be evaluated by professionals in the appropriate trades. If left unattended REPAIRS can become CONCERNS.

You will need to decide if these items are significant enough to be remedied either before or after closing.

**MAINTENANCE:** -We use this category to identify systems or components which are in need of routine maintenance for a property of this age. Periodic maintenance and servicing is necessary in all properties to insure continued proper operation of the systems or components. Some maintenance can be expensive such as painting the exterior. However if it is something that routinely needs to be done on a regular schedule then we list it as maintenance regardless of the costs.

**ITEMS TO MONITOR:** -We use this category to identify systems or components that, for the reasons listed, should be monitored. The system or component is showing some signs of deficiencies but we are not able to exactly determine if repair or replacement is necessary now or in the near future (For example - a small crack in a foundation wall may or may not get any worse and may or may not need any repair) . Do not take items to monitor lightly since ITEMS TO MONITOR can turn out to be CONCERNS during the monitoring period. Note- for a more definitive determination, contact an engineer or specialist before closing.

**GENERAL COMMENTS:** -We use this category to make all kinds of general comments about the property. These can range from helpful suggestions to specific limitations about the inspection. **Note- read all Additional Comments on page #15 and the "About the Inspection" section in the binder as well.**

**ACCEPTABLE:** -All of the items inspected are considered to be in ACCEPTABLE condition except as noted in the findings sections of the report. This means that at the time of the inspection the system or component is performing its intended function, has no visible signs of any CONCERNS, is not in need of any REPAIRS. However, the system or component may show signs of normal wear and tear and aging. Most systems and components in properties eventually wear out. Acceptable should not be confused with "perfect".

**FURTHER REVIEW:** -A component identified as needing further review shows evidence which warrants additional evaluation by qualified professionals in the appropriate trades. This evaluation is recommended prior to closing since the qualified professionals may determine that the component/issue may actually be a present CONCERN.

**OBSTRUCTED/ NO ACCESS/ NOT VIEWABLE/ ETC.:** - If any item could not be fully inspected for any reason, it should be made accessible for reinspection when reasonably possible & prior to closing. This is to insure that no hidden problems or defects exist that could not be identified during a typical visual inspection. This reinspection must be initiated by the home buyer.



## WHAT WE INSPECTED:

ROOF	TYPE	ROOF COVERING	ESTIMATED AGE	AVERAGE LIFE	LAYERS	INSPECTED	
1	Main Roof	Gable & Hip	Asphalt Shingle	6 Years	20 - 25 Years	1	From Ground
2							From Eaves
3							From Windows
4							
5							

VENTS	FLASHINGS	CHIMNEYS	GUTTERS	SKYLIGHTS
Gable Vents	Chimney Flashing	Pre-Fabricated Chimney	Aluminum Gutters	None
Roof Vents	Plumbing Vent Flashing			
Soffit Vents	Joining Wall Flashing		Down Spouts	

## WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

### Photos

### 1 - MAJOR CONCERNS / SAFETY HAZARDS

### 2 - REPAIRS

- The front gutter is slightly detaching from the home. Secure guttering to properly divert water away from the structure.
- One lower section of a rear down spout is missing. As a result, water is not properly discharging away from the structure. Have extended properly to prevent water entry and damage in the basement. - (See Photo 1)
- The soil is very damp where one down spout enters the underground piping (front left corner of home) and the soil at this area is washed out. It appears that the underground piping is either clogged or damaged so water is overflowing from the gutter above and washing out the soil right below it. Have the underground guttering system evaluated/cleaned/repared by a licensed contractor so water runs away from the structure properly. - (See Photo 2)

### 3 - ITEMS TO MONITOR

### 4 - MAINTENANCE / IMPROVEMENTS

- Always keep underground guttering drains clean and aboveground drains extended to keep water flowing away from the structure.

### 5 - GENERAL COMMENTS & LIMITATIONS

- Roof inspection is limited to the visible portions only. No certification, warranty or guaranty is given as to the water tight integrity or remaining useful life of the roof. Roofing life expectancies can vary depending on several factors. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc.
- The inspection of any chimneys is general and not technically exhaustive. A detailed evaluation of the interior components of the chimneys is beyond the scope of this inspection. For a detailed evaluation of the chimney (s) please consult with a certified chimney sweep. - See page #15 for additional comments.





## WHAT WE INSPECTED:

WALL COVERINGS	TRIM	DOORS	WINDOWS	HOSE FAUCETS	ELECTRICAL
Asbestos Cmnt Siding	Wood Trim	Doors	Vinyl Windows	Standard Faucets	Exterior Lights
			Aluminum Windows		Exterior Outlets
Exterior Foundation					Main Service

## WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

### Photos

### 1 - MAJOR CONCERNS / SAFETY HAZARDS

### 2 - REPAIRS

- Two siding shingles at the left side of the home are detaching. Have siding shingles secured/sealed by a siding specialist so water/bugs/animals cannot enter and cause interior damage . - (See Photo 1)
- The sewer vent outlet at the left side foundation wall is missing a cap/screen. Add a formal cap/screen to prevent clogging and bug/animal entry. - (See Photo 2)
- The window frame is detaching from the glass and one lower level left side window. Have window repaired or replaced. - (See Photo 3)
- Some cracking and erosion to the front exterior foundation noted. Patch and seal where needed. Keep water diverted away from all portions of the exterior foundation to prevent water entry and damage. - (See Photo 4)
- A piece of corner trim at the right rear corner is rotted. Have damaged wood replaced/sealed to prevent water entry. - (See Photo 6)

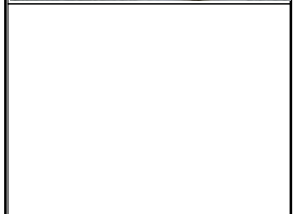
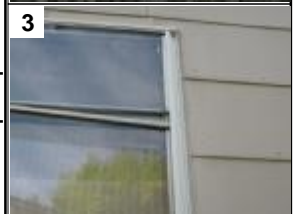
### 3 - ITEMS TO MONITOR

### 4 - MAINTENANCE / IMPROVEMENTS

- Some basement windows are at or below ground level. These windows can be access areas for water and bugs. Keep water diverted away from these windows. \*\*\*It is recommended that all standard hose faucets be drained out before every winter. - Some caulking has cracked around exterior windows. Add caulking to prevent water entry/damage.

### 5 - GENERAL COMMENTS & LIMITATIONS

- An exact accounting for all storms and/or screens was not performed.
- A representative sample of exterior components was inspected rather than every occurrence of the components. - Some portions of foundation were partially obstructed by shrubbery. - See Additional comments page (#15) for further pertinent comments.



## WHAT WE INSPECTED:

WALKWAYS	DRIVEWAY	LOT	RETAINING WALLS	PORCHES/PATIOS
Concrete Walks	Asphalt Driveway	Grading at Foundation	None	
		Lot Drainage		
		*Vegetation		Rear Paver Patio

## WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

### Photos

### 1 - MAJOR CONCERNS / SAFETY HAZARDS

- Termite damage was noted at the rear fence where it meets the home's siding (rear right corner of home). Have the home treated for termites and all bug damage from this infestation should be evaluated/repared by a structural contractor before closing . - (See Photo 3)



### 2 - REPAIRS

- The foundation grading is flat or slopes toward the house. Regrading of soils is recommended so that no water can pool near the home to prevent seepage/flooding/mold growth/etc. - The driveway is very cracked/eroded/settled by the street. Repairs or resurfacing of driveway is recommended. - (See Photo 1)  
 - The right side walkway is cracking. Have evaluated/repared by a mason. - (See Photo 2)



### 3 - ITEMS TO MONITOR

### 4 - MAINTENANCE / IMPROVEMENTS

- Seal cracks and coat driveway periodically to extend its life span.



### 5 - GENERAL COMMENTS & LIMITATIONS

- We are not able to determine the condition or exact location of any buried piping or wiring.  
 - The inspection does not include an assessment of geological conditions and/or site stability.  
 - Our inspection of the vegetation and yard pertains only to how they are affecting the building and does not pertain to their physical health. - See Additional comments page (#15) for further pertinent comments.



## WHAT WE INSPECTED:

Exterior -						
ROOFING	AGE	LAYERS	GUTTERS	WALLS	ELEC SERVICE	
Same as House	N/A	N/A	N/A	Same as House	See Elec. Page	
Interior -						
INTERIOR	DOORS	ELECTRICAL	FOUNDATION	HEATING / COOLING		
Walls & Ceiling	Vehicle Door	Lights & Outlets	Concrete Slab	None		
Garage Floor	Door Opener	GFI Protection				
	Service Door	General Wiring	Garage Access			

## WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

### Photos

### 1 - MAJOR CONCERNS / SAFETY HAZARDS

### 2 - REPAIRS

- FURTHER REVIEW-The rear right corner of the garage was very obstructed by storage and clutter. Inspection was very limited at this area so hidden problems could exist. Check this area again at walkthrough (or any other time before closing) to see if latent defects exist so they may be addressed before closing. - (See Photo 1)

### 3 - ITEMS TO MONITOR

### 4 - MAINTENANCE / IMPROVEMENTS

- The garage has improperly used extension cords which should be removed or replaced with proper wiring for safety (Non professional).

### 5 - GENERAL COMMENTS & LIMITATIONS

- Some outlets are the ungrounded type. Grounded GFI outlets are recommended. - See Additional comments page (#15) for further pertinent comments.







## WHAT WE INSPECTED:

	TYPE	RATING	EST. AGE	EXPECTED LIFE
HEATING UNIT(S):	1 Gas Forced Water Boiler	Standard	21	25+
	2			
	3			
COOLING UNIT(S):	1 Electric Window Units			15+
	2			
	3			

HEATING COMPONENTS		DISTRIBUTION	ACC'S	COOLING COMPONENTS
Heating Operation	Clearances	Piping		
Htng. General Cond.	Exhaust Flue Pipe	Circulator Pump		A/C General Cond.
	Thermostat	Baseboards		

## WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

### Photos

### 1 - MAJOR CONCERNS / SAFETY HAZARDS

### 2 - REPAIRS

- Slow leaks were noted at the boiler circulator pump and at one air valve located directly above the boiler. Have evaluated/repared by a heating contractor. - (See Photos 1 & 2)

### 3 - ITEMS TO MONITOR

### 4 - MAINTENANCE / IMPROVEMENTS

- It is recommended that all equipment be serviced twice a year. Regular service is very important for efficient operation and to achieve maximum life span. A/C filters should be changed regularly.  
- Keep boiler circulator pump lubricated as needed for proper maintenance.

### 5 - GENERAL COMMENTS & LIMITATIONS

- The adequacy of HVAC supply or distribution balance is not inspected. - The interior of flues or chimneys which are not readily accessible are not inspected- Be advised that defects or failure can occur at any time and that the inspection in no way lessens the risk or likelihood of repairs or replacements being needed at any time in the future, including the day after the inspection. Any mechanical equipment can fail without warning at any time. - The inspection of the heating system is general and not technically exhaustive. - See page #15 for any additional comments.





## WHAT WE INSPECTED:

WATER SUPPLY		MAIN SHUT OFF	SUPPLY PIPES	WASTE SYSTEM	WASTE PIPES	GAS PIPES		
Municipal Water		Basement	Copper Piping	Represented to be: Municipal Sewer	Cast Iron Waste Pipes	Steel Gas Pipes		
LOCATION		SIZE	TYPE	AGE	EXP. LIFE	W.H. COMPONENTS		
<b>WATER HEATER(S):</b>	1	Basement	50 Gallon	Gas	4	10 - 15	WH Operation	WH Relief Valve
	2						WH General Condition	Burners
	3						Gas Piping	Exhaust Flue Pipe

## WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

### Photos

### 1 - MAJOR CONCERNS / SAFETY HAZARDS

### 2 - REPAIRS

- Two active leaks were found at pipes at ceiling of basement. One leak was to the right of the boiler and the other was above the washer/dryer. Have repaired by a plumber. - (See Photos 1 & 2)
- A slow drip at water heater drain valve noted. Have repaired by a plumber. - (See Photo 3)
- The water heater has no jumper cable between the hot and cold water piping. Add electrical jumper cable for proper bonding. - (See Photo 4)

### 3 - ITEMS TO MONITOR

### 4 - MAINTENANCE / IMPROVEMENTS

- We recommend flushing the water heater from the drain valve once or twice a year to prevent sediment build up and to help the unit last longer.

### 5 - GENERAL COMMENTS & LIMITATIONS

- We are not able to determine the exact condition of any buried or concealed piping.
- Please see the other pages of the report for additional comments on the plumbing components.
- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure and beneath the yard were not inspected.
- Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of this inspection. - See Additional comments page (#15) for further pertinent comments.







## WHAT WE INSPECTED:

PANEL(S)	LOCATION	SIZE	PANEL TYPE
1	Main Panel	100 Amp - 240 Volt	Circuit Breakers
2		Aluminum Main	
3		Copper Branch Circuits	

PANEL COMPONENTS	BRANCH WIRING TYPE	WIRING	SMOKE DET
Main Panel	Wire Connections	Romex	Wiring General Cond.
Panel Cover	Grounding		Junctions / Splicing
Breakers		Electrical Sys. Operation	

## WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

### Photos

### 1 - MAJOR CONCERNS / SAFETY HAZARDS

- There is no smoke detector in the basement. Add a smoke detector for safety



### 2 - REPAIRS

- One exterior electrical wire at the rear of the home is not protected in a conduit. Have corrected by an electrician so the wire cannot be damaged and become a safety hazard. - (See Photo 1)

### 3 - ITEMS TO MONITOR

### 4 - MAINTENANCE / IMPROVEMENTS

### 5 - GENERAL COMMENTS & LIMITATIONS

- This page typically references the electrical system at the main panel(s) and sub panel(s). Please read the other pages for electrical comments found throughout the house.
- Smoke detectors are now required on each floor of the house and in each bedroom.
- GFI protected electrical outlets are now required at the exterior, garage, kitchen countertops, baths and unfinished basement areas.
- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, telephone wiring, TV cable, ancillary wiring, and other components which are not part of the primary electrical power distribution system.
- See Additional comments page (#15) for further pertinent comments. - Add cover plates to open junction boxes, outlets and switches whenever missing these plates for safety.

## WHAT WE INSPECTED:

KITCHEN COMPONENTS		APPLIANCES	LAUNDRY COMPONENTS	
Walls & Ceiling	Sink & Faucet	Gas Cooktop	Sink & Faucet	
Floors	Sink Drain	Gas Oven	Washer Hookups	
Doors & Windows	Supply & Waste Pipes	Exhaust Fan	Washer Drain	
Lights & Outlets	Heating	Dishwasher	Lights & Outlets	Dryer Gas Line
GFI Protection			Washer/Dryer	Dryer Vent
Cabinets & Counters		Refrigerator		

## WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

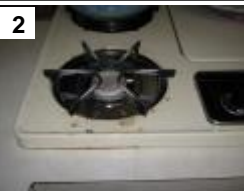
### Photos

### 1 - MAJOR CONCERNS / SAFETY HAZARDS



### 2 - REPAIRS

- The kitchen sink hand sprayer is not operating properly and needs to be replaced. - (See Photo 1)
- The front left gas cooktop burner is not working. Have repaired. - (See Photo 2)



### 3 - ITEMS TO MONITOR

### 4 - MAINTENANCE / IMPROVEMENTS

- Keep the kitchen exhaust fan filter clean to prevent grease fires. - Keep dryer vent clean to prevent clogs/overheating/fires.

### 5 - GENERAL COMMENTS & LIMITATIONS

- It is beyond the scope of this inspection to test the self cleaning capabilities of the oven(s).
- Appliances are tested by turning them on for a short period of time. It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of appliances. It is further recommended that appliances be tested during any scheduled pre-closing walk through. Like any mechanical device, appliances can malfunction at any time (including the day after taking possession of the house).- Appliance thermostats, timers and other specialized features and controls are not tested.
- The effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection. - See Additional comments page (#15) for further pertinent comments.



## WHAT WE INSPECTED:

### BATHROOMS

1 - Half Bath	1 - Full Bath		
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### BATHROOM COMPONENTS

Walls & Ceiling	GFI Protection	Sink Drains	
Floors	Exhaust Fan	Supply & Waste Pipes	Tub Walls
Doors & Windows	Cabinets & Counters	Toilets	
Lights & Outlets	Sinks & Faucets	Tub & Faucets	Heating

## WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

### Photos

### 1 - MAJOR CONCERNS / SAFETY HAZARDS

### 2 - REPAIRS

- The faucet at the half bath is leaking. Have repaired by a plumber. - (See Photo 1)

### 3 - ITEMS TO MONITOR

### 4 - MAINTENANCE / IMPROVEMENTS

- Bathtubs and showers typically need regular caulking and/or grouting maintenance at the tiles. Grout and caulk as needed.

### 5 - GENERAL COMMENTS & LIMITATIONS



## WHAT WE INSPECTED:

### INTERIOR ROOMS

Living Room	Stairways	4 - Bedrooms	
Dining Room	Hallways		
Family Room			

### INTERIOR ROOM COMPONENTS

Walls & Ceiling	Lights & Outlets	Stairs
Floors		Railings
Doors & Windows	Heating	

## WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

### Photos

### 1 - MAJOR CONCERNS / SAFETY HAZARDS

- There are water stains on the ceiling of the master bedroom that appear to be from an active roof leak. Have evaluated/repared by a licensed roofer and have all areas below checked for water damage. - (See Photo 1)

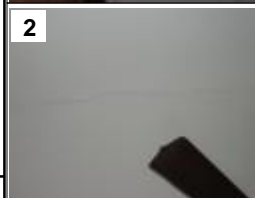


### 2 - REPAIRS

- The house has a few hairline stress and settling cracks that should be patched and monitored. Have done by a structural contractor. - (See Photo 2)

- One outlet by the front door has no power. Have checked/repared by an electrician. - (See Photo 3)

- One rear lower level picture window is cracked and needs to be replaced. - (See Photo 4)



### 3 - ITEMS TO MONITOR

### 4 - MAINTENANCE / IMPROVEMENTS

### 5 - GENERAL COMMENTS & LIMITATIONS

- The interior inspection of the house was limited due wall/ceiling/floor coverings and may be limited due to the owners stored articles. Therefore, hidden defects or clues to defects may exist.

- For proper emergency exit and ventilation, all operable windows should open and close without restrictions and every bedroom should have an operable window.

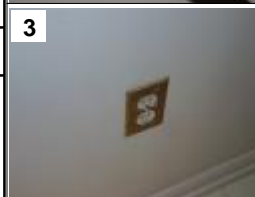
- Electrical components concealed behind finished surfaces or furniture could not be inspected.

- Only a representative sampling of outlets and light fixtures were tested.

- An analysis of indoor air quality is beyond the scope of this inspection.

- Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture.

- See Additional comments page (#15) for further pertinent comments. - Some outlets are the ungrounded type. Grounded outlets are recommended.



## WHAT WE INSPECTED:

ATTIC AREAS	ACCESSIBILITY	HOW INSPECTED				
1 Main	Limited	Entered				
2						

ACCESS	FRAMING	INSULATION	VENTILATION	WIRING	CHIMNEYS	FAN VENTS
Hatch	Wood Rafters	Roll-Batt	Attic Ventilation	Light Fixtures	Not Viewable	Bathrooms
Accessibility	Sheathing		Vent Screening	Visible Wiring		
	Floor Joists	R Value 30	Attic Fan	Plumbing		
		Av Depth 4-6				

## WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

### Photos

### 1 - MAJOR CONCERNS / SAFETY HAZARDS

- Wet stains in attic were found above the noted water stains on the interior page. As stated, this leak needs to be repaired by a roofer. Have done before closing to prevent further water entry and damage.



### 2 - REPAIRS

- Improper wire splicing noted in the attic near the access hatch. This should be evaluated and repaired by a licensed electrician.
- The screening is torn or missing at some of the attic vents. This is allowing bees to access the attic and should be repaired.
- The attic light is not working. Check bulb first. If bulb is not the problem, have evaluated/repared by a licensed electrician. - (See Photo 1)

### 3 - ITEMS TO MONITOR

### 4 - MAINTENANCE / IMPROVEMENTS

- Additional ventilation is recommended above the garage. Add passive vents and/or fan to prevent moisture and heat related problems.

### 5 - GENERAL COMMENTS & LIMITATIONS

- The amount of insulation in the attic makes an inspection of all wiring components in the attic impossible. The inspection of the wiring was limited.
- Any estimates of insulation R values or depths are rough average values.
- See Additional comments page (#15) for further pertinent comments. - For safety, don't use an attic for storage unless permanently floored.

## WHAT WE INSPECTED:

FOUNDATION TYPES	ACCESSIBILITY	HOW INSPECTED
1 Basement	Bsmt. Access	Entered
2 Concrete Slab		
3	Steps/Rails	

FOUNDATION	FLOOR FRAMING	DRYNESS	INSULATION	VENTILATION	MECHANICALS	
Concrete Block	Joists	Beams	Basement	Fiberglass	Windows	Visible Wiring
Concrete Floor		Columns		Wood Destroying		Visible Plumbing
	Sill Plates	Visible Framing		Insects		

## WHAT WE FOUND: The items inspected are in ACCEPTABLE condition except as noted below.

### Photos

### 1 - MAJOR CONCERNS / SAFETY HAZARDS

- Signs of active seepage noted. Efflorescence, peeled paint on many areas of basement floor, mildew, \*suspected mold at front wall of basement, damp water stains at front and rear left corners. Corrections to the exterior are recommended to reduce seepage conditions.- If the exterior/ground corrections are not effective, a more formal waterproofing system is recommended. - (See Photo 3)

-FURTHER REVIEW- \*Some suspected mold was noted in basement at front wall. Mold can be a health risk. Evaluating the risks of mold is beyond the scope of this inspection. To determine if health risks exist and if cleanup is required, contact a mold or environmental specialist before closing. - (See Photo 2)



### 2 - REPAIRS

- One joist in basement had surface damage but was sealed and shows no signs of sagging. Monitor for further cracking and repair as needed. - (See Photo 1)



### 3 - ITEMS TO MONITOR



### 4 - MAINTENANCE / IMPROVEMENTS

### 5 - GENERAL COMMENTS & LIMITATIONS

- Please read the other pages of the report for mechanical deficiencies found in other areas of the house. - Assessing the structural integrity of a building is beyond the scope of a typical home inspection. A certified professional engineer is recommended where there are structural concerns about the building.- Water seepage and moisture penetration are common in most basements, usually resulting from inadequate exterior drainage control. Many water problems can be greatly improved by correcting grading and water control around the foundation. - See Additional comments page (#15) for further pertinent comments. - Contact and structural engineer for a more detailed analysis of the house's structure.

- The foundation/structure was partially obstructed by storage items. The slab portion inspection was limited due to floor coverings and no access beneath. Hidden defects may exist.





Inspector: **David Grossman**

This page is provided for quick access to the CONCERNS in this report. It only lists CONCERNS that were visible on the inspection date. We do not list below items that were inconclusive, obstructed, etc. or what may occur in the future due to settlement, rain, etc. Therefore, items under the sections REPAIRS, MONITOR, FURTHER REVIEW, OBSTRUCTED, etc. should also be evaluated before closing to see if they are actually CONCERNS.

## 1 - MAJOR CONCERNS / SAFETY HAZARDS

### GROUNDS

- Termite damage was noted at the rear fence where it meets the home's siding (rear right corner of home). Have the home treated for termites and all bug damage from this infestation should be evaluated/repared by a structural contractor before closing. - (See Photo 3)

### ELECTRICAL

- There is no smoke detector in the basement. Add a smoke detector for safety

### INTERIOR ROOMS

- There are water stains on the ceiling of the master bedroom that appear to be from an active roof leak. Have evaluated/repared by a licensed roofer and have all areas below checked for water damage. - (See Photo 1)

### ATTIC

- Wet stains in attic were found above the noted water stains on the interior page. As stated, this leak needs to be repaired by a roofer. Have done before closing to prevent further water entry and damage.

### FOUNDATION

- Signs of active seepage noted. Efflorescence, peeled paint on many areas of basement floor, mildew, \*suspected mold at front wall of basement, damp water stains at front and rear left corners. Corrections to the exterior are recommended to reduce seepage conditions.- If the exterior/ground corrections are not effective, a more formal waterproofing system is recommended. - (See Photo 3)

-FURTHER REVIEW- \*Some suspected mold was noted in basement at front wall. Mold can be a health risk. Evaluating the risks of mold is beyond the scope of this inspection. To determine if health risks exist and if cleanup is required, contact a mold or environmental specialist before closing. - (See Photo 2)



*Client:* Sample Report

*Property:* 123 Main Street  
Anytown, NJ 11111

*Date:* 3/3/2009

Read carefully. It lists important maintenance, limitation and general comments that are needed to better understand the inspection & the home. Also read the "About the inspection" pages in the front of the report binder for more limitation comments.

**Roof-** Rain caps are recommended on all chimney flues. Gutters and downspouts should be cleaned twice a year and monitored for leaks or water damage may occur. Keep all above ground downspouts extended at least 2-3 ft. away from the home and any underground drains clean. Seal roof coverings periodically with tar or caulk as needed to prevent leaks. If any flat or low pitched roofs exist on the home, additional maintenance is required. Keep free of debris and well sealed at flashing areas. Use only built-up or rolled roofing when replacing these roofs. NOTE- many roof leaks can only be verified during or immediately after a sustained heavy rain. If deficiencies area found at the roof coverings and/or water stains are found in the home, then it is suggested that the roof be reinspected during a heavy rain for leaks, prior to closing. See attic and interior pages of this report to see if any signs of active leaks were found. Since all roof flashings are prone to leaks, maintain these areas by checking every 1-2 years and sealing as needed. The roof inspection is limited to the visible portions only. No certification, warranty or guaranty is given as to the water tight integrity or remaining useful life of the roof. - The chimney review is limited to the visible and/or accessible components only. We do not inspect interior of chimneys. Consult a chimney expert for an interior evaluation.

**Exterior-** Windows were randomly operated from the interior. An exact accounting for all screens was not performed. Maintain exterior by keeping all windows, doors, utility entrances, slabs, flashings, etc. well caulked/sealed to prevent water entry. Outlets and lights are randomly tested. Note- It is suggested that you check with town records, prior to closing, to confirm that the house was built with permits. Also check that any known changes, alterations, additions, etc. to the home were performed with permits and checked by code officials. Any work inside or outside the home listed in this report as "Non Professional" could have code/safety violations and should be checked/repared by specialists before closing.

**Grounds-** Keep all downspouts extended at least 2-3 feet away from the home. Any underground drains should be cleaned/repared as needed. Cut all shrubs, trees, vines away from the home as needed to prevent limb damage and bug/animal activity. Seal all asphalt driveways annually and patch repair as needed. Regrade soils or divert water away from the home whenever pooling or water build up occurs near the home. Use clay type soils when regrading. All walkways, driveways and patios should be maintained so that no portions are pitched toward the home. Pooling water near the home will cause seepage, rot, erosion & attract bugs if not corrected. We are not able to determine the condition or exact location of any buried piping or wiring. \*Vegetation pertains only to how it affects the building and does not refer to the health of the plants, trees, etc. Tree should be pruned routinely & dead branches/trees should be removed as needed for safety.

**Garage-** The interior inspection of the garage can be limited due to owners stored articles and vehicles. For attached garages, see roof page for any roof related comments and exterior page for any siding/trim comments. Secure any garage door springs with steel cable for safety. Ask for any garage door opener remotes at closing. It is recommended that you upgrade any door openers that have the touch sensitive reversing feature with the laser light reversing feature for better safety.

**Foundation-** I recommend waterproofing all foundations as needed with paint and water sealers. Few basements/crawls are exempt from at least minor seepage during torrential rains. The only way to truly determine the extent of a seepage problem is to inspect the home during or immediately after a sustained heavy rain. If water penetration signs are listed in the report and the inspection was during a dry period, it is recommended that the home be reinspected during a heavy rain, prior to closing. A dehumidifier is recommended for all basements/and or crawl spaces. Access to the foundation can be limited due to storage, furnishings and wall/ceiling/floor coverings. The comments in this report refer only to the visible portions of the house structure. Verify all sump pumps operate before major storms. We recommended that someone inspect all crawl spaces at least once a year. Crawl spaces contain plumbing, heating, electrical and structural components which are too important to ignore. Contact a structural engineer for a more detailed analysis of the house structure.

**Heating/Cooling-** We recommend annual professional maintenance on all heating and cooling systems. Service contracts are recommended with fuel suppliers or local contractors. Maintain all humidifiers by cleaning routinely and replacing filters as required. Premium Home Inspections is not an oil tank locating company. The only way to truly find out if an underground oil tank ever existed on the property is to check town records or hire a tank locating company. If an abandoned tank is suspected, have located, prior to closing. Only run an A/C unit if the outside temp. is above 65 degrees. The inspection does not determine if the systems will heat or cool the house evenly. I suggest all air filters be cleaned/changed as needed.

**Plumbing-** We suggest not setting the water heater temp. settings higher than 125 degrees for safety. We are not able to determine the condition of any buried or concealed piping. For gas homes, a detailed inspection with a gas detector of all gas lines was not performed. Any plumbing repairs/corrections suggested should be performed by licensed plumbers only.

**Electrical-** Smoke detectors were not tested. At least one detector is required on each floor. If detectors are missing, it will be listed on the summary page. Minimize the use of extension cords and use only UL rated wiring. Outlets are randomly tested. Various pages of the report may have outlet comments. Grounded and GFI outlets are recommended within 6 feet of any water source. I suggest testing smoke detectors & GFI's routinely. Any electrical repairs/corrections suggested should be performed only by licensed electricians.

**Kitchen/Laundry-** It is beyond the scope of the inspection to test the self cleaning capabilities of the oven(s). Keep all dryer vents clean. A clogged vent may overheat unit and even cause fires.

**Interior-** Repoint with new mortar between any bricks at fireplace as needed. Note - if any fireplace flues are dirty, the true condition of the interior walls of the chimney may be obstructed. If so, it is suggested that the flues be cleaned for a proper inspection before closing. Note- If any deficiencies, damage, etc. are found anywhere inside or outside the home & any portions nearby are covered by wall/ceiling/floor coverings, siding, etc., it is recommended that a contractor remove the coverings to determine if more damage and/or other related problems are hidden from view. Add weep holes to any windows with wood sill and storm windows to prevent rot. The interior of the house can be limited due to owners stored articles. If so, not all outlets, windows, heat sources, switches etc. can be inspected/tested. For proper emergency exit and ventilation, all operable windows should open and close without restrictions and every bedroom should have an operable window.

**Attic-** Be sure to keep the nuts and bolts tight on all folding stairs. Any insulated attics makes an inspection of all wiring components in the attic impossible. As stated previously, the best way to verify if a stain found during the inspection is an active leak is during or immediately after a sustained heavy rain. If water stains are listed in the report & the inspection was performed during a dry period, then a reinspection during a heavy rain is recommended, prior to closing. We offer no warranty or guaranty regarding the water tight integrity of the roof. Use caution when walking in unfinished attics with no formal floors or with loose floor boards since stepping on the sheetrock at the attic floor can cause damage and injury. Stepping on loose boards/nails/etc. can also cause injuries.