



**HOME INSPECTION**

[www.rootshomeinspection.com](http://www.rootshomeinspection.com)

908 769-0028 or 908 917-0028

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# HOME INSPECTION REPORT

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**Smith 032908**

**The Report in this Booklet should be read in its entirety.**

**Bill Root**

**908 917-0028**

**908 769-0028**

**NJ License # 24G100067600**

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Thank you for choosing “Roots Home Inspection”. Enclosed is a copy of my findings during my visual inspection of the property. My report includes a column check off for you to scan. Detailed notes are included to explain findings. Please read this report in its entirety.

The standards used in this report are set forth by the New Jersey Department of Law and Public Safety, Division of Consumer Affairs, State Board of Professional Engineers and Land Surveyors, Home Inspection Advisory Committee, N.J.A.C 13:40-15.1 et.seq and as amended to date. This can be found at [www.state.nj.us/lps/ca/pels/hilaws.pdf](http://www.state.nj.us/lps/ca/pels/hilaws.pdf) . For a complete description of the scope of the inspection, please refer to the Pre-Inspection Agreement, which is part of this report.

No home inspection can guarantee that some components or systems will not wear out or break in the near future. The few hours spent on this inspection only reports the condition of the home at the time of the inspection. Some problems will only be discovered after living in the home. A home inspection looks for the more serious problems that may exist that would influence your decision to buy the house. A home inspection is not an insurance policy. If you should have any questions regarding the findings, please contact me directly. Roots Home Inspection strives to complete quality work.

Good Luck with your new purchase.

Respectfully

Bill Root  
NJ Lic # 24G100067600

# Summary Report

Property Inspected		
<i>Address of property Inspected</i> street address .....	<i>Time/Day/Date:</i> Saturday/March/29/2008 3:30pm..	<input type="checkbox"/> Radon <input checked="" type="checkbox"/> Termite
<i>Client Name:</i> Smith	<i>Client tel</i> Tel 732    Cell ..	<i>Client e-mail</i>

## REPAIRS

Below you will find a summary of my main repair concerns as listed in the notes column of the detailed report:

- 1) R- The right chimney flashing is pulled away from the brick, needs repair to prevent water penetration and further damage ...
- 2) R - There is evidence of termite activity and damage to the exterior wooded fence. Repair and treatment are needed. See full evaluation in separate report sent via email.
- 3) R - There are three outlets in the Florida room with no power; needs repair by licensed electrician for safety.
- 4) R - The toilet bowl in the 1st floor hallway bathroom was loose at the floor. Recommend tightening and replacing a new wax seal to prevent leaks & water damage.
- 5) R – The shut off valve for the furnace is leaking gas and needs repair for safety. Suggest adding the Furnace system on an annual service & repair contract with PSEG or local HVAC contractor. ...
- 6) R - The asphalt driveway has some cracks that should be sealed to prevent water entry & further damage. Asphalt driveway surfaces require ongoing maintenance & should be sealed every 2-4 years. ...
- 7) R - The 2nd floor hallway bathroom tub drain stop is not working correctly & should be repaired or replaced

## **MAINTENANCE/NOTES**

Below you will find a summary of my main maintenance suggestions and notes on items/areas inspected as listed in the notes column of the detailed report:

- 1) M -This home has a finished basement. Therefore, a visual inspection beneath the walls & ceilings, in those areas, to detect any problems, was not possible
- 2) M - Suggest recaulking perimeter of the shower in the 1st floor hallway bathroom to prevent water intrusion & leaking in the future
- 3) M - Recommend installing Stainless Steel wrapped clothes washer water supply hoses to reduce or eliminate the possibility of bursting. This is a maintenance issue only.
- 4) M - Air Conditioning System could not be inspected/tested because it was too cold outside. The compressor unit cannot be operated when it is below 60 degrees without causing damage.



# Inspection Detail Report





Property Inspected		
Address of property Inspected street address .Clark.....	Time/Day/Date: Saturday/March/29/2008 3:30pm..	<input type="checkbox"/> Radon <input checked="" type="checkbox"/> Termite
Client Name: smith	Client tel Tel 732 Cell ..	Client e-mail
Attorney ..	Attorney Tel Tel 908 Fax 973	Attorney e-mail ..
Buyer's Realtor: ..	Buyer's Realtor Phone Cell 908 ..	Buyer's realtor e-mail ..
Client Present <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Approx Age 45 Style Colonial Split	Weather: Clear 50s


## Rating Key




<b>S</b>	<b>Serviceable/Satisfactory</b>	The system, component or area is functional, shows signs of typical aging and requires maintenance
<b>M</b>	<b>Marginal</b>	The system, component or area is functional, but may require immediate maintenance. Its condition should be monitored for further repairs or replacement within 2-5 years.
<b>P</b>	<b>Poor</b>	The system, component has reached the end of its life expectancy, is defective, and/or is not functioning at the time of inspection. It requires immediate repair or replacement.

## Findings

EXTERIOR	RATING	NOTES
 <b>Foundation</b>	<b>S M P</b>	
1) <b>Exterior Foundation</b> - Concrete Concrete Block	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
2) <b>Ground Slope &amp; Drainage (Grading)</b> Good	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
<b>Landscaping</b>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
<b>Walkways</b>		...
3) <b>Sidewalks</b> : Concrete	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
4) <b>Walkways</b> : Concrete/slate/Brick	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
<b>Porch/Patio/Deck</b>		
5) <input checked="" type="checkbox"/> <b>Porch</b> Front <input checked="" type="checkbox"/> <b>Stoop</b> <input checked="" type="checkbox"/> <b>Steps</b> Concrete	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
6) <input checked="" type="checkbox"/> <b>Patio</b> Concrete <input type="checkbox"/> <b>Stoop</b> <input type="checkbox"/> <b>Steps</b> ...	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	...
7) <input type="checkbox"/> <b>Deck/s</b> Rear <input type="checkbox"/> <b>Steps</b> None/.	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	...
8) <input type="checkbox"/> <b>Balcony/s</b> - None	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
<b>Driveway</b>	<b>S M P</b>	
9) <b>Driveway</b> : Asphalt	<input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	R - The asphalt driveway has some cracks that should be sealed to prevent water entry & further damage. Asphalt driveway surfaces require ongoing maintenance & should be sealed every 2-4 years. ...
<b>Fence</b>		...
10) <b>Fence</b> Wood ....	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
11) <b>Retaining Walls</b> None	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
<b>Chimney/Flue</b> from ground w/binoculars		
12) <input checked="" type="checkbox"/> <b>Chimney/s</b> : <input checked="" type="checkbox"/> <b>Flashing</b> ; ....	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	R- The right chimney flashing is pulled away from the brick, needs repair to prevent water penetration and further damage ...
13) <input checked="" type="checkbox"/> <b>Cap/s</b> ...	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
 <b>Roofing</b> from ground w/binoculars		...
14) <b>Roof Material</b> Fiberglass/Asphalt ONE Layer/s Approx Age 10to 12 Yrs Usual life exp 25. ..yrs	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
15) <b>Flashing</b> Vent Pipes & Other roof penetrations	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
16) <input type="checkbox"/> <b>Skylights</b> : None	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	

<b>Gutters &amp; Leaders</b>			
17) Gutters	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
18) Down Spouts & Elbows	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
19) Splash plates and extensions	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
<b>Exterior Siding</b>		<b>S M P</b>	...
20) Wall Covering/s: ....; Vinyl	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
21) Soffits/Eaves/Fascia: <input checked="" type="checkbox"/> Wood; Capped	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
22) Caulking (Exterior) -	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
 <b>Windows and Doors</b>			
23) Windows: Metal Vinyl	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
24) <input checked="" type="checkbox"/> Insulated Glass	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
25) <input type="checkbox"/> Glass Panes	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
26) Screens and Storm Windows ; Metal	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
27) Storm Door/s Metal	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
28) Exterior Doors Wood	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
 <b>Garage</b>		<b>S M P</b>	....
29) <b>Garage</b> <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached Not Inspected	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
30) Doors <input checked="" type="checkbox"/> Electric Opener/s <input type="checkbox"/> Manual Door/s	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
31) <input checked="" type="checkbox"/> Tested for Stop & Reverse	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
<b>Exterior Miscellaneous</b>			
32) Swimming Pool & Filter System			Not Tested/ Inspected
33) Sprinkler System			Not Tested/ Inspected
34) Security System			Not Tested/ Inspected
<b>INTERIOR</b>		<b>RATING</b>	<b>NOTES</b>
35) <b>Int. Walls</b> <input checked="" type="checkbox"/> Sheet Rock <input type="checkbox"/> Plaster <input type="checkbox"/> Wood Panel	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
36) <b>Ceilings</b> <input checked="" type="checkbox"/> Sheet Rock <input type="checkbox"/> Plaster <input type="checkbox"/> Suspend tiles	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
37) <b>Floor</b> <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Concrete <input checked="" type="checkbox"/> Carpets <input checked="" type="checkbox"/> Tile	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
38) <input type="checkbox"/> Linoleum <input type="checkbox"/> Squeaky <input type="checkbox"/> Sloped			
39) <b>Doors</b>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
40) <b>Steps, Stairways and Railings</b> - ...	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
41) <b>Fireplace</b> <input checked="" type="checkbox"/> Damper <input checked="" type="checkbox"/> Flue/Chimney <input type="checkbox"/> Gas Logs	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
 <b>Kitchen .</b>		<b>S M P</b>	
42) Kitchen Cabinets & Counter Tops	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
43) Kitchen Sinks Faucets	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
44) Kitchen Sink Sprayer - ...	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
45) Kitchen Sink Trap	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
46) Garbage Disposal - None	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
47) Dish Washer - ...	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
48) Stove Burners	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
49) Oven	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
50) Range Hood ...	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
51) Exhaust Fan ...	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
52) Light in Range Hood - ...	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
53) Refrigerator - ....	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
54) Refrigerator Gaskets - ....	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
 <b>Bathroom 1st Floor Full</b>			R - The toilet bowl in the 1st floor hallway bathroom was loose at the floor. Recommend tightening and replacing a new wax seal to prevent leaks & water damage.
55) Sink Faucets	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
56) Sink Stopper/s	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
57) Sink Trap/s	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		M - Suggest recaulking perimeter of the shower in the 1st floor hallway bathroom to prevent water intrusion & leaking in the future
58) Toilet Mechanism/Leaks	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
59) Toilet Secured to Floor	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>		

60) <input type="checkbox"/> Fan <input checked="" type="checkbox"/> Tile	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
61) <input type="checkbox"/> Tub <input type="checkbox"/> Jacuzzi Type	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
62) <input type="checkbox"/> Tub Drain Stop	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
63) <input checked="" type="checkbox"/> Shower - Faucet	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
64) <input checked="" type="checkbox"/> Shower Head & Drain	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
<b>Bathroom 2nd Floor Full</b>		R - The 2nd floor hallway bathroom tub drain stop is not working correctly & should be repaired or replaced
65) Sink Faucets	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
66) Sink Stopper/s	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
67) Sink Trap/s	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
68) Toilet Mechanism/Leaks	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
69) Toilet Secured to Floor	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
70) <input checked="" type="checkbox"/> Fan <input checked="" type="checkbox"/> Tile	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
71) <input checked="" type="checkbox"/> Tub <input type="checkbox"/> Jacuzzi Type	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
72) <input checked="" type="checkbox"/> Tub Drain Stop	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
73) <input checked="" type="checkbox"/> Shower - Faucet	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
74) <input checked="" type="checkbox"/> Shower Head & Drain	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
 <b>Laundry</b>	<b>S M P</b>	M - Recommend installing Stainless Steel wrapped clothes washer water supply hoses to reduce or eliminate the possibility of bursting. This is a maintenance issue only.
75) Plumbing Hookup for Washer	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
76) Clothes Washer - ....	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
77) Clothes Dryer - ....	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
78) Clothes Dryer Vented to Outside	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
<b>Attic</b>	<b>S M P</b>	
79) ATTIC ENTERED ..... Full Flooring	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
80) <b>Ventilation</b> <input type="checkbox"/> Soffit Vents <input checked="" type="checkbox"/> Roof Vents <input type="checkbox"/> Ridge Vents <input type="checkbox"/> Peak Vents <input type="checkbox"/> Windows	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
81) <input checked="" type="checkbox"/> Roof Fan <input type="checkbox"/> Peak Fan <input type="checkbox"/> Whole House Fan ....	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
82) Attic Access door Insulation: ..	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
83) <b>Structure</b> <input checked="" type="checkbox"/> Roof Framing <input type="checkbox"/> Trusses <input checked="" type="checkbox"/> Sheathing	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
84) NO visible leaks	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
85) <b>Insulation</b> 10" Apx.lch ...	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
86) <input checked="" type="checkbox"/> Vapor Retarders toward living or heated areas	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
<b>Basement</b>	<b>S M P</b>	M -This home has a finished basement. Therefore, a visual inspection beneath the walls & ceilings, in those areas, to detect any problems, was not possible
87) <input checked="" type="checkbox"/> <b>Basement</b>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
88) <input type="checkbox"/> <b>Concrete Slab</b>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
89) <input type="checkbox"/> <b>Crawl Space:</b> ... ----	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
90) <input type="checkbox"/> Crawl Space Insulation: ...	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
91) <b>Main Support Beam/s:</b> Wood	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
92) <b>Support Columns:</b> .. Steel and Cinderblock	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
93) <input checked="" type="checkbox"/> <b>Joists</b> <input checked="" type="checkbox"/> Joist Cross Bridge Supports	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
94) Water/Moisture Dry when Inspected	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
95) <input type="checkbox"/> Evidence of water penetration	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
96) <input type="checkbox"/> Efflorescence	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
97) <input type="checkbox"/> Water proof Coating	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
98) <input checked="" type="checkbox"/> Sump Pump Pit <input checked="" type="checkbox"/> Water in Pit <input checked="" type="checkbox"/> Sump Pump	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
99) <input checked="" type="checkbox"/> French Drain	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
100) <input checked="" type="checkbox"/> Dehumidifier	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
<b>Wood Destroying Insects</b>	<b>S M P</b>	R - There is evidence of termite activity and damage to the exterior wooded fence. Repair and treatment are needed. See full evaluation in separate report sent via email.
<b>Interior Other</b>	<b>S M P</b>	
101) Ceiling Fans ....	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
102) Central Vacuum None <input type="checkbox"/> Tested <input checked="" type="checkbox"/> NOT Tested	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	

SYSTEMS	RATING	NOTES	
 <b>Heating System</b>	<b>S M P</b>		
103) Manufacturer <b>Kenmore</b> ... Hot Air; Gas Fired; BTU'S 100,000 Approx Age 10. .. Yrs Usual life exp 25. ..yrs	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	R – The shut off valve for the furnace is leaking gas and needs repair for safety. Suggest adding the Furnace system on an annual service & repair contract with PSEG or local HVAC contractor. ...	
104) <b>Vent System:</b> <input checked="" type="checkbox"/> Flue <input checked="" type="checkbox"/> Chimney <input checked="" type="checkbox"/> Direct	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
105) <input type="checkbox"/> <b>Asbestos</b> in/around heating sys & ducts/pipes	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
106) <b>Furnace/A/C Filters:</b> ..	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
107) <b>Thermostat/s:</b> Automatic Digital Setback	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
108) <b>GAS/OIL Main Valve &amp; Location:</b> Basement	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
109) <input type="checkbox"/> Oil Tank/S** In the Ground			
110) <b>Carbon Monoxide leaks</b>			
<b>Air Conditioning</b>	<b>S M P</b>		...
111) CENTRAL A/C	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		M - Air Conditioning System could not be inspected/tested because it was too cold outside. The compressor unit cannot be operated when it is below 60 degrees without causing damage.
112) Manufacturer <b>Goodman</b> ... Approx. Size 3 Tons Approx Age 10 - .. Yrs Usual life exp 15 yrs	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
113) <input type="checkbox"/> Tested <input checked="" type="checkbox"/> Not Tested due to low outdoor temp	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
 <b>Electrical System</b>	<b>S M P</b>	R - There are three outlets in the Florida room with no power; needs repair by licensed electrician for safety.	
114) <b>Murray</b> 100 amps 110/240 Volts <b>Main Panel</b> in Basement <input checked="" type="checkbox"/> Circuit Breakers	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
115) <input checked="" type="checkbox"/> Copper wire <input type="checkbox"/> Aluminum wire	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
116) Entrance Cable Condition - ...	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
117) Service Ground .... <input checked="" type="checkbox"/> grounded to waterline	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
118) <input type="checkbox"/> Multi Taps	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
119) <b>Wiring</b> <input checked="" type="checkbox"/> Romex wire <input type="checkbox"/> BX/MC wire <input type="checkbox"/> Conduit	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
120) <input type="checkbox"/> Knob & Tube Wiring	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
121) <b>Outlets Wiring</b> <input type="checkbox"/> Outlets checked were wired properly & working	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
122) <b>(GFCI)</b> Ground Fault Circuit Interrupter Outlets	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
123) <input type="checkbox"/> Open Grounds <input checked="" type="checkbox"/> Rev Polarity <input checked="" type="checkbox"/> Open Neutl	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
 <b>Plumbing</b>	<b>S M P</b>	...	
124) <b>Plumbing</b> <input type="checkbox"/> Leaks (other than faucets/ traps)	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
125) Main Service Pipe: Copper	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
126) Piping Thru Home: Copper	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
127) Drain Pipe Material: Galvanized; PVC	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
128) Waste & Vent : Cast Iron ...	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
129) <b>Water Main Valve &amp; Location:</b> Basement	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
130) <b>Water Pressure</b> - ...	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
131) <input type="checkbox"/> *WELL Submerged Pump <input type="checkbox"/> Pressure Level & Gauge	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
132) <input type="checkbox"/> *Pressured Holding Tank <input type="checkbox"/> Leaks Location - Basement	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		
133) *Well Water: <input checked="" type="checkbox"/> NOT tested - ...			
134) *Water Treatment System: <input checked="" type="checkbox"/> Not Tested			
135) *SEWAGE DISPOSAL SYSTEM Tested <input checked="" type="checkbox"/> Not Tested			
<b>Ancillary Systems</b>			
136) <input checked="" type="checkbox"/> Carbon Monoxide Detectors			Not Tested
137) <input checked="" type="checkbox"/> Smoke Detectors			Not Tested - Most towns check them PRIOR to closing
138) <input checked="" type="checkbox"/> Humidifier <input type="checkbox"/> Summarized/off/not connected		Not Tested	
<b>Water Heater</b>	<b>S M P</b>	...	
139) Make ... Type GAS Size 50 Gals	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		



Approx Age <b>05</b> - .. Yrs Usual life exp <b>10 - 12</b> yrs		
140) Pressure Relief Valve Safety Extension Pipe	<input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>

The following items are not part of this inspection of any standard Home Inspection: Awnings, Bulkheads, Central Vacuum Systems, Cutoff Valves, Docks, Exterior Hose Faucets, Fuel Storage Tanks, Grills, Hot tubs, Out Building, Whirlpools , Piping (Including water, gas, Oil, or Propane), Pool Houses, Security Systems, Sheds, Barns or storage Buildings, Sprinkler Systems , Swimming Pools & Filter systems and/ or Exterior Wiring And Lighting (including low voltage landscape)

## Additional Testing

<b>LEAD PAINT</b>	<input type="checkbox"/>	Not Tested	
<b>RADON</b>	<input checked="" type="checkbox"/>	Tested	<b>See separate report</b>
<b>WOOD DESTROYING INSECTS *</b>	<input checked="" type="checkbox"/>	Tested	<b>See separate report</b>

- 1) **This is a visual, non-invasive home inspection.** Therefore, we can not determine issues that are not visible without destroying, damaging or removing obstacles or finished area.
- 2) **STORED ITEMS, OBSTRUCTIONS, CLUTTER** - A thorough inspection of the  Attic,  Basement,  Garage  , was not possible because some or all of the perimeter walls and/or Flooring were not visible due to furniture, heavy clutter, stored items, shelves or other blockages. Structural, water or insect damage could be present. It is important that you examine these areas during your pre-closing walk-thru inspection and report any problems immediately. **A \$195. Re-inspection fee applies** if you want to schedule a 2nd inspection of those areas after they are cleared and a visible inspection is possible.
- 3) **MOLD & MILDEW** - The presence of mold, mildew or other similar materials are difficult problems to diagnose. We make no representation that any mold does or does not exist in this home. Mold & mildew etc. could be concealed behind walls, under carpets, in the attic, the basement, the crawl space or other places not readily visible during this inspection. Mold & mildew are recognized as possible health hazards.
- 4) **UNDERGROUND OIL TANKS** – We cannot determine, with certainty, that there is no underground oil tank. We check for obvious signs of buried oil tanks, such as pipes coming through the basement wall or fill pipes in the yard. The only way to be sure there is no buried tank is to have an electronic scan done on the property. We strongly recommend a scan. It costs about \$250 and is performed by a certified company. If the owner claims to have removed a tank; you must obtain all paperwork including removal certifications and inspections to protect yourself against future problems. We do not evaluate any oil tanks, above or underground. If you know that an underground tank is present, be sure that the seller has tank insurance and have it transferred to you at or before closing. If no insurance policy exists, you should have it tested, certified and insured by a qualified company prior to closing. Also, ask at what age they will stop insuring the tank.
- 5) **CHIMENYS** – Fireplace and heating flue liners are not evaluated in this inspection. We provide a tier one level inspection of the chimney only. For homes over 30 years old we recommend an inspection by a certified chimney company.



**HOME INSPECTION**

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908 769-0028 or 908 917-0028