



Inspection Report

John Smith
Susan Smith

Property Address:
33 Fairplay Road
Anywhere, NJ 07003



All In One Home Inspection LLC

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| Date: 10/15/2007 | Time: 1:30 PM | Report ID: 2007_10_15 Smith |
| Property: 33 Fairplay Road Anywhere, NJ 07003 | Customer: John Smith Susan Smith | Real Estate Professional: Report Sample |

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Age Of Home:
1960's

Client Is Present:
Yes

Radon Test:
Yes
Test ID : CRM# 45483083

Weather:
Hot and Humid

Temperature:
Over 65

Rain in last 3 days:
Yes

Termite Inspection:
Yes

1. Roofing / Chimneys / Roof Structure and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Viewed roof covering from:

Ground

Chimney (exterior):

Masonry Stucco

Method used to observe attic:

Crawled

Roof-Type:

Gable

Sky Light(s):

None

Roof Structure:

2 X 6 Rafters

Plywood

Sheathing

Not visible

Roof Covering:

3-Tab fiberglass

Roof Ventilation:

Gable vents

Ceiling Structure:

6" or better

Attic info:

Scuttle hole

Light in attic

Attic Insulation:

Batt

Fiberglass

Inspection Items


1.0 ROOF COVERINGS

Comments: Inspected

2nd floor additions roof app. 13 years old. Rest is app. 20+ years.

1.1 FLASHINGS

Comments: Repair or Replace

 Leak stains present in attic behind ac/furnace by chimney. Does not appear to be ongoing and activity is not determined. Dry at time of inspection. This is in an area below additions' flashing and downspout. Monitor and have a qualified roofing contractor repair if necessary.



1.1 Picture 1



1.1 Picture 2



1.1 Picture 3



1.1 Picture 4 Note sag in sheathing

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

1.3 ROOF VENTILATION

Comments: Inspected

1.4 ROOF DRAINAGE SYSTEMS (gutters and downspouts)

Comments: Inspected

1.5 ROOF STRUCTURE AND ATTIC (Report leak signs or condensation)

Comments: Inspected

1.6 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Not Present

1.7 INSULATION IN ATTIC

Comments: Inspected

1.8 VISIBLE ELECTRIC WIRING IN ATTIC

Comments: Inspected

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Material:

Vinyl

Exterior Entry Doors:

Wood

Metal

Appurtenance:

Deck with steps

Driveway:

Asphalt

Inspection Items

2.0 WALL CLADDING FLASHING AND TRIM

Comments: Inspected

2.1 DOORS (Exterior)

Comments: Inspected

2.2 WINDOWS

Comments: Inspected

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Comments: Repair or Replace

- 🏠 The deck railing at the rear of home is missing balusters. A fall or injury could occur if not corrected. Spacing more than 4 inches apart could allow an adult, child or pet to fall through. A qualified contractor should repair or replace as needed. Two wood posts below deck cantilever and stairs are "floating" or not supporting any weight. Recommend replacement and use of proper support "ties".



2.3 Picture 1

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Inspected

2.5 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

2.6 PLUMBING WATER FAUCETS (hose bibs)

Comments: Inspected

2.7 OUTLETS (exterior)

Comments: Inspected

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

Styles & Materials

Garage Door Type:

One automatic

Garage Door Material:Insulated
Metal**Auto-opener Manufacturer:**1/2 HORSEPOWER
SEARS

Inspection Items

3.0 GARAGE CEILINGS**Comments:** Inspected**3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)****Comments:** Inspected, Repair or Replace

- 📍 South wall has heavy settlement crack. This does not appear to be active or detrimental. Recommend caulking to prevent insect ingress and monitoring for further movement.



3.1 Picture 1

3.2 GARAGE FLOOR**Comments:** Inspected**3.3 GARAGE DOOR (S)****Comments:** Inspected**3.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME****Comments:** Inspected**3.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)****Comments:** Inspected**3.6 Garage Heating System****Comments:** Not Present

4. Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand:
FRIGIDAIRE

Disposer Brand:
NONE

Exhaust/Range hood:
VENTED
UNKNOWN BRAND

Range/Oven:
GENERAL ELECTRIC

Built in Microwave:
NONE

Trash Compactors:
NONE

Cabinetry:
Wood

Countertop:
Laminate

Clothes Dryer Vent Material:
Flexible Vinyl

Dryer Power Source:
Gas Connection

Inspection Items

4.0 CEILINGS

Comments: Inspected

4.1 WALLS

Comments: Inspected

4.2 FLOORS

Comments: Inspected

4.3 PANTRY/CLOSET DOORS

Comments: Inspected

4.4 WINDOWS

Comments: Inspected

4.5 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

4.6 PLUMBING DRAIN AND VENT SYSTEMS


Comments: Inspected

4.7 PLUMBING WATER SUPPLY FAUCETS AND FIXTURES

Comments: Inspected

4.8 OUTLETS WALL SWITCHES and FIXTURES

Comments: Repair or Replace

 One "three-prong" outlet is not grounded at the kitchen. Electrical issues are considered a hazard until repaired. A qualified licensed electrician should perform repairs that involve wiring.

4.9 DISHWASHER

Comments: Inspected

4.10 RANGES/OVENS/COOKTOPS

Comments: Inspected

4.11 RANGE HOOD

Comments: Inspected

4.12 TRASH COMPACTOR

Comments: Not Present

4.13 FOOD WASTE DISPOSER

Comments: Not Present

4.14 MICROWAVE COOKING EQUIPMENT

Comments: Not Inspected

4.15 CLOTHES DRYER VENT PIPING

Comments: Repair or Replace

- 🏠 The dryer vent piping is plastic vinyl and is not recommended when dryer is powered by gas/propane. Some professionals consider plastic dryer vents as generally unsafe and recommend rigid or metal flexible pipe. I recommend repair as needed.



4.15 Picture 1

4.16 Refrigerator

Comments: Not Present

Water supply for refrigerator is not connected.



4.16 Picture 1

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(A). Living Room

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Tile

Window Types:

Casement

Inspection Items

5.0.A CEILINGS

Comments: Inspected

5.1.A WALLS

Comments: Inspected

5.2.A FLOORS

Comments: Inspected

5.3.A DOORS (REPRESENTATIVE NUMBER)

Comments: Not Present

5.4.A WINDOWS (REPRESENTATIVE NUMBER)

Comments: Repair or Replace



Front bay windows do not close/lock properly. This a security issue. Adjustment or possible replacement necessary.

5.5.A OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(B). Bedrooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Drywall
Plaster

Wall Material:

Drywall

Floor Covering(s):

Carpet

Interior Doors:

Hollow core
Wood
Functional

Window Types:

Double-hung

Inspection Items

5.0.B CEILINGS

Comments: Inspected

5.1.B WALLS

Comments: Inspected

5.2.B FLOORS

Comments: Inspected

5.3.B DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

5.4.B WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

5.5.B OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(C). Dining Room

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Tile

Window Types:

Casement

Inspection Items

5.0.C CEILINGS

Comments: Inspected

5.1.C WALLS

Comments: Inspected

5.2.C FLOORS

Comments: Inspected

5.3.C WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

5.4.C OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(D). Hallway and Other Rooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Carpet

Hardwood T&G

Interior Doors:

Functional

Window Types:

Casement

Double-hung

Inspection Items

5.0.D CEILINGS

Comments: Inspected

5.1.D WALLS

Comments: Inspected

5.2.D FLOORS

Comments: Inspected

5.3.D STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Repair or Replace



Head height is below 6'8" on 2nd floor stairs. Basement stairs are missing balusters. This can be a safety hazard.



5.3.D Picture 1



5.3.D Picture 2

5.4.D DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

5.5.D WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

5.6.D OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6(A). Downstairs Bath**Styles & Materials****Exhaust Fans:**

None

Inspection Items**6.0.A Ceiling****Comments:** Inspected**6.1.A COUNTERS AND CABINETS****Comments:** Inspected**6.2.A DOORS (REPRESENTATIVE NUMBER)****Comments:** Inspected**6.3.A WINDOWS****Comments:** Inspected**6.4.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS****Comments:** Inspected**6.5.A PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES****Comments:** Inspected**6.6.A OUTLETS SWITCHES AND FIXTURES****Comments:** Repair or Replace

GFCI (Ground Fault Circuit Interrupt) at downstairs bath has an open ground and won't trip. Electrical issues are considered a hazard until repaired. A qualified licensed electrician should perform repairs that involve wiring.

6.7.A EXHAUST FAN**Comments:** Not Present**6.8.A Floor****Comments:** Inspected**6.9.A Walls****Comments:** Inspected

6(B). Hall Bath**Styles & Materials****Exhaust Fans:**

Fan only

Inspection Items**6.0.B Ceiling****Comments:** Inspected**6.1.B COUNTERS AND CABINETS****Comments:** Inspected**6.2.B DOORS (REPRESENTATIVE NUMBER)****Comments:** Inspected**6.3.B WINDOWS****Comments:** Inspected**6.4.B PLUMBING DRAIN, WASTE AND VENT SYSTEMS****Comments:** Inspected**6.5.B PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES****Comments:** Inspected**6.6.B OUTLETS SWITCHES AND FIXTURES****Comments:** Inspected**6.7.B EXHAUST FAN****Comments:** Inspected**6.8.B Floor****Comments:** Inspected**6.9.B Walls****Comments:** Inspected

7. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:

Masonry block

Floor Structure:

2 X 8
Wood joists

Wall Structure:

2 X 4 Wood

Columns or Piers:

Steel lally columns

Floor System Insulation:

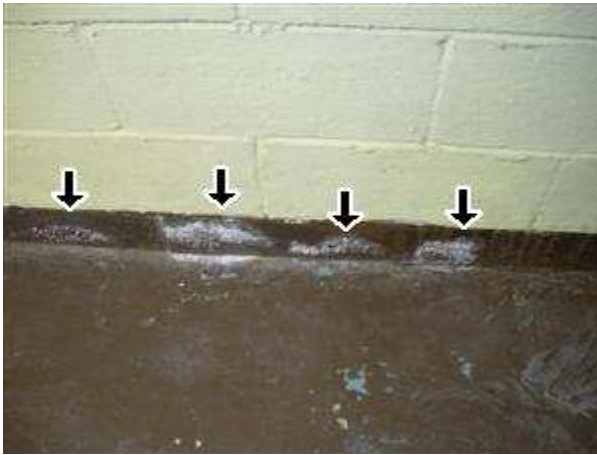
NONE

Inspection Items

7.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

White efflorescence (powder substance) on block wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the block if necessary. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.



7.0 Picture 1




7.0 Picture 2 Moisture trails from back corner

7.1 WALLS (Structural)

Comments: Inspected

7.2 COLUMNS OR PIERS

Comments: Repair or Replace

 Rust blisters are present on steel lally columns in basement. Recommend cleaning and use of a rust

inhibiting paint. Eventual replacement may be necessary. Monitor and repair as necessary.



7.2 Picture 1

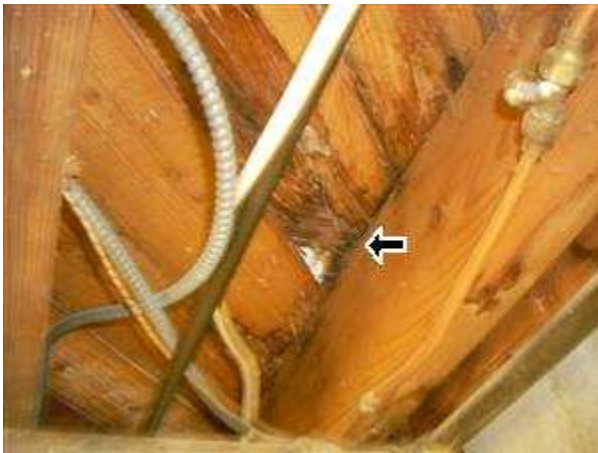
7.3 FLOORS (Structural)

Comments: Inspected

7.4 CEILINGS (structural)

Comments: Inspected

Several areas in basement ceiling of exposed framing have moisture stains. Noticeably the north wall and area under refrigerator. This does not appear to be ongoing. Most of the walls and ceilings in the finished basement are covered and structural members are not visible. No obvious problems discovered. I could not see behind these coverings.



7.4 Picture 1



7.4 Picture 2

7.5 INSULATION UNDER FLOOR SYSTEM

Comments: Not Present

7.6 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments: Not Present

7.7 VENTILATION OF FOUNDATION AREA (crawlspac or basement)

Comments: Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items

mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source:

Public

Plumbing Water Distribution (inside home):

Copper

Water Heater Power Source:

Gas (quick recovery)

Water Heater Age-Approximate:

2 years

Water Filters:

None

Washer Drain Size:

Drains to laundry sink

Water Heater Capacity:

50 Gallon (2-3 people)

Plumbing Water Supply (into home):

Copper

Plumbing Waste Line:

Cast iron

Water Heater Manufacturer:

GE


Inspection Items

8.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

8.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Repair or Replace

 Basement sink is actively leaking. Tub is cracked.



8.1 Picture 1

8.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Inspected

8.3 MAIN WATER SHUT-OFF DEVICE (Describe location)


Comments: Inspected

The main shut off is the black knob located in the basement on the front wall. This is for your information.

8.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting,

supports, leaks)

Comments: Not Present

-  Abandoned oil line present in NE corner of basement. Patched holes in basement wall indicate oil tank may have been in basement before removal. Consult a tank search contractor for confirmation.



8.4 Picture 1

8.5 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected

The main gas shut off is at the gas meter in the basement.

8.6 SUMP PUMP

Comments: Not Present

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:

Overhead service
Copper

Electric Panel Manufacturer:

CUTLER HAMMER

Panel capacity:

125 AMP

Branch wire 15 and 20 AMP:

Copper

Panel Type:

Circuit breakers

Wiring Methods:

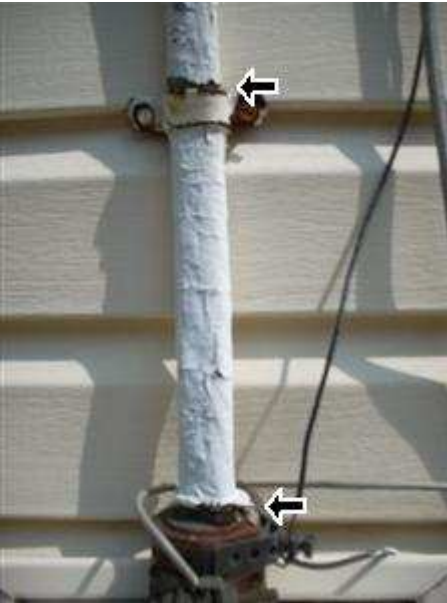
Romex and Armored

Inspection Items

9.0 SERVICE ENTRANCE CONDUCTORS

Comments: Repair or Replace

- The problem(s) discovered with Service Entrance Conductors such as weather seal is deteriorated, conduit frayed, and any other problems that an electrician may discover while performing repairs need correcting. I recommend a licensed electrician inspect further and correct as needed.

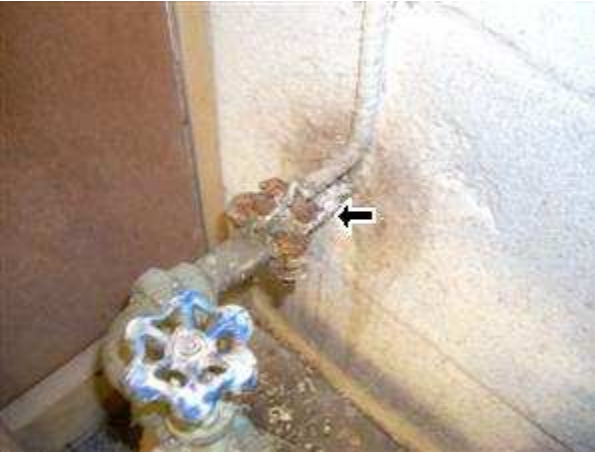


9.0 Picture 1

9.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Repair or Replace

- Some labels are present, but are illegible or confusing. I recommend correcting for safety reasons. The ground wire clamp at plumbing entrance is heavily corroded. Ground contact suspect. Recommend replacement.



9.1 Picture 1

9.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected

9.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Inspected

9.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Inspected

9.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

9.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

The main panel box is located at the garage.

9.7 SMOKE DETECTORS

Comments: Inspected

9.8 CARBON MONOXIDE DETECTORS

Comments: Inspected

9.9 Outlets

Comments: Inspected

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

| | | |
|---|--|--|
| Heat Type: Forced Air | Energy Source: Gas | Number of Heat Systems (excluding wood): Two |
| Heat System Brand: FRASER-JOHNSTON | Ductwork: Insulated and Non-insulated | Filter Type: Disposable |
| Operable Fireplaces: None | Cooling Equipment Type: Air conditioner unit | Cooling Equipment Energy Source: Electricity |
| Central Air Manufacturer: FRASER-JOHNSTON | Number of AC Only Units: Two | |

Inspection Items

10.0 HEATING EQUIPMENT

Comments: Inspected

Debris in furnace burner area needs cleaning and reinspection.



10.0 Picture 1

10.1 NORMAL OPERATING CONTROLS

Comments: Inspected

10.2 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

10.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Repair or Replace



Un insulated dryer vent used for ac/heat duct in basement. Condensation formed quickly. Recommend replacing with insulated duct.



10.3 Picture 1

10.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

10.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Comments: Inspected

The liner was not inspected by our company. I recommend a qualified chimney sweep inspect for safety.

10.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Comments: Not Present

10.7 GAS/LP FIRELOGS AND FIREPLACES

Comments: Not Present

10.8 COOLING AND AIR HANDLER EQUIPMENT

Comments: Repair or Replace

- 🏠 Condensation is dripping from elbow missing insulation down through exchanger cabinet. Have an qualified HVAC tech inspect further and correct.



10.8 Picture 1 Condensation drip



10.8 Picture 2 Leak at condensate pump

10.9 NORMAL OPERATING CONTROLS

Comments: Inspected

10.10 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Inspected

10.11 Asbestos

Comments: Not Present

Old tiles present in basement may possibly contain asbestos. Lab tests are necessary to determine. Not currently "Friable".



10.11 Picture 1

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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General Summary



Action Home Inspections
Courteous and Reliable
 All In One Home Inspection LLC

**8 Ferncliff Rd
 Bloomfield NJ 07003
 1-973-460-5300**

Customer
 John Smith
 Susan Smith


Property Address
 33 Fairplay Road
 Anywhere, NJ 07003

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing / Chimneys / Roof Structure and Attic

1.1 FLASHINGS


Repair or Replace

-  Leak stains present in attic behind ac/furnace by chimney. Does not appear to be ongoing and activity is not determined. Dry at time of inspection. This is in an area below additions' flashing and downspout. Monitor and have a qualified roofing contractor repair if necessary.

2. Exterior

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS


Repair or Replace

-  The deck railing at the rear of home is missing balusters. A fall or injury could occur if not corrected. Spacing more than 4 inches apart could allow an adult, child or pet to fall through. A qualified contractor should repair or replace as needed. Two wood posts below deck cantilever and stairs are "floating" or not supporting any weight. Recommend replacement and use of proper support "ties".


3. Garage

3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)


Inspected, Repair or Replace

-  South wall has heavy settlement crack. This does not appear to be active or detrimental. Recommend caulking to prevent insect ingress and monitoring for further movement.


4. Kitchen Components and Appliances**4.8 OUTLETS WALL SWITCHES and FIXTURES****Repair or Replace**

-  One "three-prong" outlet is not grounded at the kitchen. Electrical issues are considered a hazard until repaired. A qualified licensed electrician should perform repairs that involve wiring.


4.15 CLOTHES DRYER VENT PIPING**Repair or Replace**

-  The dryer vent piping is plastic vinyl and is not recommended when dryer is powered by gas/propane. Some professionals consider plastic dryer vents as generally unsafe and recommend rigid or metal flexible pipe. I recommend repair as needed.


5(A). Living Room**5.4.A WINDOWS (REPRESENTATIVE NUMBER)****Repair or Replace**

-  Front bay windows do not close/lock properly. This a security issue. Adjustment or possible replacement necessary.


5(D). Hallway and Other Rooms**5.3.D STEPS, STAIRWAYS, BALCONIES AND RAILINGS****Repair or Replace**

-  Head height is below 6'8" on 2nd floor stairs. Basement stairs are missing balusters. This can be a safety hazard.

6(A). Downstairs Bath**6.6.A OUTLETS SWITCHES AND FIXTURES****Repair or Replace**

-  GFCI (Ground Fault Circuit Interrupt) at downstairs bath has an open ground and won't trip. Electrical issues are considered a hazard until repaired. A qualified licensed electrician should perform repairs that involve wiring.

7. Structural Components**7.2 COLUMNS OR PIERS****Repair or Replace**


-  Rust blisters are present on steel lally columns in basement. Recommend cleaning and use of a rust inhibiting paint. Eventual replacement may be necessary. Monitor and repair as necessary.

8. Plumbing System**8.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES**


Repair or Replace

-  Basement sink is actively leaking. Tub is cracked.


8.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)**Not Present**

-  Abandoned oil line present in NE corner of basement. Patched holes in basement wall indicate oil tank may have been in basement before removal. Consult a tank search contractor for confirmation.


9. Electrical System**9.0 SERVICE ENTRANCE CONDUCTORS****Repair or Replace**

-  The problem(s) discovered with Service Entrance Conductors such as weather seal is deteriorated, conduit frayed, and any other problems that an electrician may discover while performing repairs need correcting. I recommend a licensed electrician inspect further and correct as needed.


9.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS**Repair or Replace**

-  Some labels are present, but are illegible or confusing. I recommend correcting for safety reasons. The ground wire clamp at plumbing entrance is heavily corroded. Ground contact suspect. Recommend replacement.

10. Heating / Central Air Conditioning**10.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)****Repair or Replace**

-  Un insulated dryer vent used for ac/heat duct in basement. Condensation formed quickly. Recommend replacing with insulated duct.

10.8 COOLING AND AIR HANDLER EQUIPMENT**Repair or Replace**

-  Condensation is dripping from elbow missing insulation down through exchanger cabinet. Have an qualified HVAC tech inspect further and correct.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence

or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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All In One Home Inspection LLC

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1-973-460-5300



Inspection Agreement

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the home inspection company web site.