



Inspection Report

Condo Sample

Property Address:
Inspection Address
Inspection Town, NJ Inspection Zip



All In One Home Inspection LLC

Joseph Fleming III, PE - NJ Home Inspector License #GI000456
35 1st Ave
Westwood, New Jersey 07675
201-263-0040
www.allinonehomeinspection.com
customerexperience@allinonehomeinspection.com



Date: 3/23/2007	Time: 11:00 AM	Report ID:
Property: Inspection Address Inspection Town, NJ Inspection Zip	Customer: Condo Sample	Real Estate Professional:

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), Plumbing Repair or Replace (PR), Electrical Repair or Replace (ER) = 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.

This condominium inspection is a partial inspection and is performed on only those components that the buyer or homeowner is responsible for. It does not include the exterior components of the property, crawlspace or attic and all of the components contained therein as this is usually owned by the association and is not owned by the buyer or home owner. It is up to the buyer to determine if any of these excluded areas are in fact the buyers responsibility and if so, to notify the inspector so these areas will be inspected. Please note a different charge will apply should the buyer want these areas inspected. It also is not possible in some cases to inspect attic areas where a duplex unit exist and the buyer is purchasing the lower unit, or vice versa. Our company makes no representation as to the condition of these areas that were not inspected.

Age Of Home:
Over 10 Years

Client Is Present:
Yes

Radon Test:
No

Water Test:
No

Weather:
Light Rain

Temperature:
Below 65

Rain in last 3 days:
Yes

1. Kitchen Components and Appliances



Styles & Materials

Dishwasher Brand:
KITCHEN AIDE

Range/Oven:
KITCHEN AIDE

Cabinetry:
Laminate

Disposer Brand:
NONE

Built in Microwave:
KITCHEN AIDE

Countertop:
Granite

Exhaust/Range hood:
RE-CIRCULATE

Trash Compactors:
NONE

Refrigerator:
KITCHENAIDE

Inspection Items

1.0 CEILINGS

Comments: Inspected

1.1 WALLS

Comments: Inspected

1.2 FLOORS

Comments: Inspected

1.3 COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Repair or Replace

The cabinet door (s) hardware is loose (right of stove). This is for your information. Recommend repair or replace as necessary.

1.4 PLUMBING DRAINS / VENT SYSTEMS

Comments: Inspected

1.5 PLUMBING WATER SUPPLY FAUCETS AND FIXTURES

Comments: Inspected

1.6 OUTLETS AND WALL SWITCHES

Comments: Inspected

1.7 DISHWASHER

Comments: Inspected

1.8 RANGES/OVENS/COOKTOPS

Comments: Inspected

1.9 RANGE HOOD

Comments: Inspected

1.10 TRASH COMPACTOR

Comments: Not Present

1.11 FOOD WASTE DISPOSER

Comments: Not Present

1.12 MICROWAVE COOKING EQUIPMENT

Comments: Not Inspected

2(A). Living Room**Styles & Materials**

Ceiling Materials:
Textured Paint

Interior Doors:
Wood

Wall Material:
Sheetrock

Floor Covering(s):
Laminated T&G

Inspection Items**2.0.A CEILINGS**

Comments: Inspected

2.1.A WALLS

Comments: Inspected

2.2.A FLOORS

Comments: Inspected

2.3.A STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

2.4.A DOORS (REPRESENTATIVE NUMBER)

Comments: Repair or Replace

The entry door to balcony needs doorknob and hardware repaired or replaced to work properly . This is a maintenance issue and is for your information. A qualified person should repair or replace as needed.

2.5.A WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

2.6.A OUTLETS AND WALL SWITCHES

Comments: Inspected

2(B). Bedrooms



Styles & Materials

Ceiling Materials:
Textured Paint
Interior Doors:
Wood

Wall Material:
Sheetrock

Floor Covering(s):
Laminated T&G

Inspection Items

2.0.B CEILINGS

Comments: Inspected

2.1.B WALLS

Comments: Inspected

2.2.B FLOORS

Comments: Inspected

2.3.B DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

2.4.B WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

2.5.B OUTLETS AND WALL SWITCHES

Comments: Inspected

2(C). Hallway and Other Rooms

Styles & Materials

Ceiling Materials:

Textured Paint

Interior Doors:

Wood

Wall Material:

Sheetrock

Floor Covering(s):

Laminated T&G

Inspection Items

2.0.C CEILINGS

Comments: Inspected

2.1.C WALLS

Comments: Inspected

2.2.C FLOORS

Comments: Inspected

2.3.C DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

2.4.C WINDOWS (REPRESENTATIVE NUMBER)

Comments: Not Present

2.5.C OUTLETS AND WALL SWITCHES

Comments: Inspected

3. Bathrooms and Components



Styles & Materials

Exhaust Fans:
Passive vent

Inspection Items

3.0 CEILINGS

Comments: Inspected

3.1 WALLS

Comments: Inspected

3.2 FLOORS

Comments: Inspected

3.3 COUNTERTOPS AND CABINETS

Comments: Inspected

3.4 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

3.5 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Not Present

3.6 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

3.7 PLUMBING WATER SUPPLY, DISTRIBUTION AND FIXTURES

Comments: Inspected

3.8 OUTLETS AND SWITCHES

Comments: Inspected

3.9 EXHAUST FAN

Comments: Inspected

4. Plumbing System

Styles & Materials

Water Source:

Public

Plumbing Water Distribution (inside home):

Copper

Water Heater Capacity:

Unknown

Clothes Dryer Vent Material:

Unknown

Water Filters:

(We do not inspect filtration systems)

Plumbing Waste:

Not Visible

Water Heater Manufacturer:

UNKNOWN

Plumbing Water Supply (into home):

Copper

Water Heater Power Source:

Building Supplied

Washer Drain Size:

2" Diameter

Inspection Items

4.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS
Comments: Not Inspected

Not visible.

4.1 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES
Comments: Inspected

4.2 FUNCTIONAL FLOW (water volume test)
Comments: Inspected

4.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS
Comments: Not Present

4.4 MAIN WATER SHUT-OFF DEVICE (Describe location)
Comments: Not Present

4.5 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)
Comments: Not Present

4.6 MAIN FUEL SHUT OFF (Describe Location)
Comments: Not Present

4.7 SUMP PUMP
Comments: Not Present

5. Electrical System

Styles & Materials

Electrical Service Conductors:
Copper
Electric Panel Manufacturer:
SQUARE D
Dryer Power Source:
Not Visible

Panel Capacity:
125 AMP
Branch wire 15 and 20 AMP:
Copper

Panel Type:
Circuit breakers
Wiring Methods:
Romex

Inspection Items

5.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

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

Comments: Inspected

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

Comments: Inspected

5.3 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

5.4 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

5.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

5.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

The sub panel box is located at the front entry wall.

5.7 SMOKE DETECTORS

Comments: Inspected

6. Heating / Central Air Conditioning

Styles & Materials		
Heat Type: Forced Air Electric Base	Cooling Equipment Type: Air conditioner unit	Heating Equipment Energy Source: Building Supplied
Number of Heat Systems (excluding wood): Two	Heat System Brand: UNKNOWN	Central Air Manufacturer: UNKNOWN
Filter Size: N/A	Types of Fireplaces: None	Operable Fireplaces: None
Number of Woodstoves: None		

Inspection Items

6.0 HEATING EQUIPMENT / AIR HANDLER

Comments: Not Present

Building Manager stated heating unit was not available for inspection. Air filter is a maintenance issue provided by the building as requested. Louvered filter cabinet should not be obstructed. Electric baseboard has a six position dial at right side adjusted by using a small screwdriver.



6.0 Picture 1

6.1 COOLING EQUIPMENT / AIR HANDLER

Comments: Not Inspected

The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit (s).

6.2 NORMAL OPERATING CONTROLS

Comments: Inspected

6.3 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Not Present

Not present in bath or kitchen .

6.4 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Not Inspected

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

Comments: Inspected

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

Comments: Not Present

6.7 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Comments: Not Present

6.8 GAS/LP FIRELOGS AND FIREPLACES

Comments: Not Present

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General Summary



All In One Home Inspection LLC

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Customer
Condo Sample

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Inspection Town, NJ Inspection Zip

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 appear to warrant 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, efficiency, or safety 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. Kitchen Components and Appliances

1.3 COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS

Repair or Replace

The cabinet door (s) hardware is loose (right of stove). This is for your information. Recommend repair or replace as necessary.

2(A). Living Room

2.4.A DOORS (REPRESENTATIVE NUMBER)

Repair or Replace

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6. Heating / Central Air Conditioning

6.0 HEATING EQUIPMENT / AIR HANDLER

Not Present

Building Manager stated heating unit was not available for inspection. Air filter is a maintenance issue provided by the building as requested. Louvered filter cabinet should not be obstructed. Electric baseboard has a six position dial at right side adjusted by using a small screwdriver.

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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INVOICE

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Inspected By: Joseph Fleming III, PE - NJ Home
Inspector License #GI000456

Inspection Date: 3/23/2007
Report ID:

Customer Info:	Inspection Property:
Condo Sample Customer Address Customer City NJ Customer Zip Customer's Real Estate Professional:	Inspection Address Inspection Town, NJ Inspection Zip

Inspection Fee:

	Service	Price	Amount	Sub-Total
	Condo Inspection	275.00	1	275.00

Tax \$0.00

Total Price \$275.00

Payment Method:Check
Payment Status:Paid At Time Of Inspection
Note:



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