



Inspection Report

Single Family Sample

Property Address:
Inspection Address
Inspection Town, NJ Inspection Zip



All In One Home Inspection LLC

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Date: 4/10/2007	Time: 9:00 AM	Report ID:
Property: Inspection Address Inspection Town, NJ Inspection Zip	Customer: Single Family 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) = 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:
Over 25 Years

Client Is Present:
Yes

Radon Test:
Yes

Weather:
Clear

Temperature:
Below 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):

Brick

Method used to observe attic:

Walked

Attic info:

Pull Down stairs

Roof-Type:

Gable

Sky Light(s):

None

Roof Structure:

2 X 6 Rafters

Plywood

Sheathing

Attic Insulation:

Below

R-19

Roof Covering:

Asphalt/Fiberglass Shingles

Roof Ventilation:

Gable vents

Ceiling Structure:

6" or better

Inspection Items

1.0 ROOF COVERINGS

Comments: Inspected

1.1 FLASHINGS

Comments: Inspected

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: Repair or Replace

-  Fiberglass (Batts) insulation is old and has settled, and less than six inches in thickness remains. Heat loss can occur more on this home than one that is properly insulated. Repair or replace as needed.



1.7 Picture 1

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

Appurtenance:

Patio

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: Inspected


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: Not Inspected

Exterior plumbing shut down for season.

2.7 OUTLETS (exterior)
Comments: Repair or Replace

 Exterior outlet by sump pump is open and facing into the dirt. Corrosion is present. PVC conduit for this outlet is broken as well. Conduit ideally should be buried at least 18" or firmly attached to the fence for protection.



2.7 Picture 1



2.7 Picture 2

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:
Two automatic

Garage Door Material:
Wood

Auto-opener Manufacturer:
1/2 HORSEPOWER
SEARS

Inspection Items

3.0 GARAGE CEILINGS

Comments: Inspected

3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Comments: Inspected

3.2 GARAGE FLOOR

Comments: Inspected

3.3 GARAGE DOOR (S)

Comments: Inspected

3.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Comments: Repair or Replace



The occupant door from inside garage to inside the home is not a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door.

3.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Comments: Inspected

The sensors are in place for the right garage door and will reverse the door. Auto reverse functioned for left door facing front.

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: KENMORE	Disposer Brand: NONE	Exhaust/Range hood: RE-CIRCULATE FASCO
Range/Oven: KENMORE	Built in Microwave: NONE	Trash Compactors: NONE
Cabinetry: Wood	Countertop: Laminate	Clothes Dryer Vent Material: Flexible Metal
Dryer Power Source: Gas Connection		

Inspection Items

- 4.0 CEILINGS**
Comments: Inspected
- 4.1 WALLS**
Comments: Inspected
- 4.2 FLOORS**
Comments: Inspected
- 4.3 WINDOWS**
Comments: Inspected
- 4.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS**
Comments: Inspected
- 4.5 PLUMBING DRAIN AND VENT SYSTEMS**
Comments: Inspected
- 4.6 PLUMBING WATER SUPPLY FAUCETS AND FIXTURES**
Comments: Inspected
- 4.7 OUTLETS WALL SWITCHES and FIXTURES**
Comments: Inspected
- 4.8 DISHWASHER**
Comments: Inspected
- 4.9 RANGES/OVENS/COOKTOPS**
Comments: Inspected
- 4.10 RANGE HOOD**
Comments: Inspected
- 4.11 TRASH COMPACTOR**
Comments: Not Present
- 4.12 FOOD WASTE DISPOSER**
Comments: Not Present
- 4.13 MICROWAVE COOKING EQUIPMENT**
Comments: Not Inspected
- 4.14 CLOTHES DRYER VENT PIPING**
Comments: Repair or Replace



The dryer vent piping is leaking in the basement. Allowing lint to be released in the air is not healthy in closed rooms, crawlspaces or basements. I recommend repair as needed.



4.14 Picture 1

4.15 Refrigerator

Comments: Inspected

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):

Carpet

Window Types:

Double-hung

Inspection Items**5.0.A CEILINGS****Comments:** Inspected**5.1.A WALLS****Comments:** Inspected**5.2.A FLOORS****Comments:** Inspected**5.3.A WINDOWS (REPRESENTATIVE NUMBER)****Comments:** Inspected**5.4.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

Wall Material:

Drywall

Floor Covering(s):

Carpet

Interior Doors:

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

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):

(Tongue and Groove)

Window Types:

Double-hung

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

Interior Doors:

Functional

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: Inspected

5.4.D DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

5.5.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). Hall Bath

Styles & Materials

Exhaust Fans:
Fan only

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: Inspected

6.7.A EXHAUST FAN

Comments: Inspected

6.8.A Floor

Comments: Inspected

6(B). Master 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

No outlet was present in master bath.

6.7.B EXHAUST FAN

Comments: Inspected

6.8.B Floor

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: Repair or Replace

- 🏠 Visible signs of water intrusion and mold in the basement are present from water. It appears to be originating from a leak where the sump discharge passes through the foundation. It is recommend to repair leak and caulk opening.



7.0 Picture 1



7.0 Picture 2

7.1 WALLS (Structural)

Comments: Inspected

7.2 COLUMNS OR PIERS

Comments: Inspected

7.3 FLOORS (Structural)

Comments: Repair or Replace

- 🏠 The several of the floor joists floor sag under the Dining Room. Opinions on this type of repair will vary. Sistering the joist or shimming might solve the bouncing. Consult a qualified contractor if stabilizing is desired.

7.4 CEILINGS (structural)

Comments: Inspected

7.5 INSULATION UNDER FLOOR SYSTEM

Comments: Not Present

7.6 VENTILATION OF FOUNDATION AREA (crawl space 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:
New (1-2 years)

Water Filters:
None

Washer Drain Size:
1 1/2" Diameter (undersized)

Water Heater Capacity:
60 Gallon

Plumbing Water Supply (into home):
Copper

Plumbing Waste Line:
Cast iron
Copper

Water Heater Manufacturer:
RHEEM

Inspection Items

8.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

8.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES


Comments: Inspected

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

Comments: Inspected

8.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Repair or Replace

 The main shut off are the knobs located in the basement on the front wall. One is corroded stuck and will likely need replacement. This is for your information.



8.3 Picture 1

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

Comments: Inspected

8.5 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected

8.6 SUMP PUMP

Comments: Inspected

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:
200 AMP

Branch wire 15 and 20 AMP:
Copper

Panel Type:
Circuit breakers

Wiring Methods:
Romex

Inspection Items

9.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

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


Comments: Inspected

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: Repair or Replace

 Ceiling fan/light combos are below head height. While replacement might not be practical, this a safety issue that should be noted.



9.3 Picture 1

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: Not Inspected

9.9 Outlets

Comments: Repair or Replace

 One outlet in master bedroom is not operable . No outlet in master bath.

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): One
Heat System Brand: CARRIER	Ductwork: Non-insulated	Filter Type: Disposable
Filter Size: 16x25	Types of Fireplaces: Vented gas logs	Operable Fireplaces: One
Number of Woodstoves: None	Cooling Equipment Type: Air conditioner unit	Cooling Equipment Energy Source: Electricity

Inspection Items

10.0 HEATING EQUIPMENT

Comments: Inspected

10.1 NORMAL OPERATING CONTROLS


Comments: Inspected

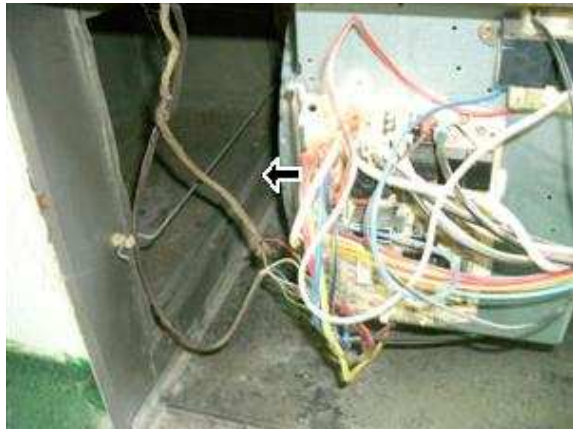
10.2 AUTOMATIC SAFETY CONTROLS

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

 Ducts in garage are not insulated, which can lead to increased heating costs. Furnace cabinet has visible dirt accumulation and is missing it's disposable filter. A complete duct cleaning is recommended and insulation of all exposed ducts in non heated spaces. One vent in living room on the front wall was not functional. Cause not determined.



10.3 Picture 1



10.3 Picture 2



10.3 Picture 3

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: Inspected

10.8 COOLING AND AIR HANDLER EQUIPMENT

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).

10.9 Asbestos

Comments: Not Present

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



All In One Home Inspection LLC

35 1st Ave
Westwood, New Jersey 07675
201-263-0040
www.allinonehomeinspection.com
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Customer

Single Family Sample

Property Address

Inspection Address

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 **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

1.7 INSULATION IN ATTIC

Repair or Replace



Fiberglass (Batts) insulation is is old and has settled, and less than six inches in thickness remains. Heat loss can occur more on this home than one that is properly insulated. Repair or replace as needed.

2. Exterior

2.7 OUTLETS (exterior)

Repair or Replace



Exterior outlet by sump pump is open and facing into the dirt. Corrosion is present. PVC conduit for this outlet is broken as well. Conduit ideally should be buried at least 18" or firmly attached to the fence for protection.

3. Garage

3.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Repair or Replace



The occupant door from inside garage to inside the home is not a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door.

4. Kitchen Components and Appliances

4.14 CLOTHES DRYER VENT PIPING

Repair or Replace



The dryer vent piping is leaking in the basement. Allowing lint to be released in the air is not healthy in closed rooms, crawlspaces or basements. I recommend repair as needed.

7. Structural Components

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.)

Repair or Replace



Visible signs of water intrusion and mold in the basement are present from water. It appears to be originating from a leak where the sump discharge passes through the foundation. It is recommend to repair leak and caulk opening.

7.3 FLOORS (Structural)

Repair or Replace



The several of the floor joists floor sag under the Dining Room. Opinions on this type of repair will vary. Sistering the joist or shimming might solve the bouncing. Consult a qualified contractor if stabilizing is desired.

8. Plumbing System

8.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Repair or Replace



The main shut off are the knobs located in the basement on the front wall. One is corroded stuck and will likely need replacement. This is for your information.

9. Electrical System

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)

Repair or Replace



Ceiling fan/light combos are below head height. While replacement might not be practical, this a safety issue that should be noted.

9.9 Outlets

Repair or Replace



One outlet in master bedroom is not operable . No outlet in master bath.

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



Ducts in garage are not insulated, which can lead to increased heating costs. Furnace cabinet has visible dirt accumulation and is missing it's disposable filter. A complete duct cleaning is recommended and insulation of all exposed ducts in non heated spaces. One vent in living room on the front wall was not functional. Cause not determined.

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

All In One Home Inspection LLC
35 1st Ave
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Inspected By: Joseph Fleming III, PE - NJ Home
Inspector License #GI000456

Inspection Date: 4/10/2007
Report ID:

Customer Info:	Inspection Property:
Single Family 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
	Single Family	375.00	1	375.00
	Radon with Inspection	75.00	1	75.00

Tax \$0.00

Total Price \$450.00

Payment Method:Credit Card
Payment Status:Paid At Time Of Inspection
Note:



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