



Inspection Report

Town House Sample

Property Address:
Inspection Address
Inspection Town, NJ Inspection Zip



All In One Home Inspection LLC

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Date: 5/16/2007	Time: 10:00 AM	Report ID:
Property: Inspection Address Inspection Town, NJ Inspection Zip	Customer: Town House 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 10 Years

Client Is Present:
Yes

Radon Test:
No

Water Test:
No

Weather:
Cloudy

Temperature:
Over 65

Rain in last 3 days:
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:
Binoculars

Chimney (exterior):
Vinyl siding

Roof Structure:
Engineered wood trusses

Attic Insulation:
Batt

Roof-Type:
Gable

Roof Ventilation:
Ridge vents
Soffit Vents

Ceiling Structure:
4" or better

Roof Covering:
Asphalt/Fiberglass

Method used to observe attic:
From entry

Attic info:
Pull Down stairs

Inspection Items

1.0 ROOF COVERINGS

Comments: Inspected

1.1 FLASHINGS

Comments: Inspected

1.2 ROOF VENTILATION

Comments: Inspected

1.3 ROOF DRAINAGE SYSTEMS (gutters and downspouts)

Comments: Inspected

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

Comments: Inspected

1.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Not Present

1.6 INSULATION IN ATTIC

Comments: Inspected

1.7 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 Style:

Lap

Appurtenance:

Patio

Siding Material:

Vinyl

Driveway:

Asphalt


Exterior Entry Doors:

Steel

Inspection Items

2.0 WALL CLADDING FLASHING AND TRIM

Comments: Repair or Replace

 The Wood trim at the rear of home deteriorated along bottom edge of both windows. Caulking in disrepair. Further deterioration can occur if not corrected. A qualified person should repair or replace as needed.



2.0 Picture 1



2.0 Picture 2



2.0 Picture 3

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: 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:
Metal

Auto-opener Manufacturer:
STANLEY

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: Repair or Replace

📌 The bottom garage door panel at the front of home is damaged . A qualified person should repair or replace as needed.



3.3 Picture 1

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

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

Range/Oven:
FRIGIDAIRE

Cabinetry:
Wood

Dryer Power Source:
Gas Connection

Disposer Brand:
IN SINK ERATOR

Built in Microwave:
GENERAL ELECTRIC

Countertop:
Laminate

Exhaust/Range hood:
RE-CIRCULATE

Trash Compactors:
NONE

Clothes Dryer Vent Material:
Flexible Metal

Inspection Items

4.0 CEILINGS

Comments: Inspected

4.1 WALLS


Comments: Inspected

4.2 FLOORS

Comments: Inspected

4.3 WINDOWS

Comments: Repair or Replace

 Sliding glass door has condensation between panes. Seal broken. Replace.



4.3 Picture 1

4.4 COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

Center island cabinets not secured to floor. Listing agent stated this was to facilitate moving to side wall as needed.



4.4 Picture 1

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 FOOD WASTE DISPOSER

Comments: Inspected

4.12 MICROWAVE COOKING EQUIPMENT

Comments: Not Inspected

4.13 CLOTHES DRYER VENT PIPING

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

Interior Doors:

Hollow core

Wall Material:

Drywall

Window Types:

Casement

Double-hung

Floor Covering(s):

Hardwood T&G

Window Manufacturer:

UNKNOWN

Inspection Items

5.0.A CEILINGS

Comments: Inspected

5.1.A WALLS

Comments: Inspected

5.2.A FLOORS

Comments: Inspected

5.3.A STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

5.4.A WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

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

Wall Material:
Drywall

Floor Covering(s):
Carpet

Interior Doors:
Hollow core

Window Types:
Double-hung

Window Manufacturer:
UNKNOWN

Inspection Items

5.0.B CEILINGS

Comments: Inspected

5.1.B WALLS

Comments: Inspected

5.2.B FLOORS

Comments: Inspected

5.3.B STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

5.4.B DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

5.5.B WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

5.6.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

Inspection Items**5.0.C CEILINGS**

Comments: Inspected

5.1.C WALLS

Comments: Inspected

5.2.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:
Hollow core

Window Types:
Casement
Double-hung

Window Manufacturer:
UNKNOWN

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 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). Hall Bath

Styles & Materials

Exhaust Fans:
Fan only

Inspection Items

6.0.A COUNTERS AND CABINETS

Comments: Inspected

6.1.A DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

6.2.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

6.3.A PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected

6.4.A OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

6.5.A EXHAUST FAN

Comments: Inspected

6(B). Master Bath**Styles & Materials**

Exhaust Fans:
None

Inspection Items**6.0.B COUNTERS AND CABINETS**

Comments: Inspected

While present in the toilet room, there is no fan in the shower tub area. A window is present.

6.1.B DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

6.2.B WINDOWS

Comments: Inspected

6.3.B PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

6.4.B PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected

6.5.B OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

6.6.B EXHAUST FAN

Comments: Not Present

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:
Poured concrete

Method used to observe Crawlspace:
Could not access

Floor Structure:
Not visible

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: Not Inspected

Items not inspected were not visible due to lack of access below.

7.1 WALLS (Structural)

Comments: Not Inspected

7.2 COLUMNS OR PIERS

Comments: Not Inspected

7.3 FLOORS (Structural)

Comments: Not Inspected

7.4 CEILINGS (structural)

Comments: Not Inspected

7.5 INSULATION UNDER FLOOR SYSTEM

Comments: Not Inspected

7.6 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments: Not Inspected

7.7 VENTILATION OF FOUNDATION AREA (crawl space or basement)

Comments: Not 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 Filters:

None

Washer Drain Size:

2" Diameter

Water Heater Capacity:

40 Gallon (1-2 people)

Plumbing Water Supply (into home):

Copper

Plumbing Waste Line:

PVC

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: Inspected

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: 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:
Below ground

Electric Panel Manufacturer:
GENERAL ELECTRIC

Panel capacity:
125 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: 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

9.7 SMOKE DETECTORS

Comments: Not Inspected

9.8 CARBON MONOXIDE DETECTORS

Comments: Not 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): One
Heat System Brand: YORK	Ductwork: Insulated	Filter Type: Disposable
Filter Size: 16x25	Types of Fireplaces: Solid Fuel	Operable Fireplaces: One
Number of Woodstoves: None	Cooling Equipment Type: Heat Pump Forced Air (also provides warm air)	Cooling Equipment Energy Source: Electricity
Central Air Manufacturer: YORK	Number of AC Only Units: None	

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



The insulated duct pipe is damaged in the attic. Ceiling vents in 2nd floor had no discernable air flow when testing both AC and heating systems. I recommend service repair to the crushed duct to restore air flow.



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: Not Inspected

10.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Comments: Inspected

10.7 COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected

10.8 NORMAL OPERATING CONTROLS

Comments: Inspected

10.9 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Inspected

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.

Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2004 : Licensed To All In One Home Inspection LLC

General Summary



All In One Home Inspection LLC

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

Customer
Town House 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.

2. Exterior

2.0 WALL CLADDING FLASHING AND TRIM


Repair or Replace

-  The Wood trim at the rear of home deteriorated along bottom edge of both windows. Caulking in disrepair. Further deterioration can occur if not corrected. A qualified person should repair or replace as needed.

3. Garage

3.3 GARAGE DOOR (S)


Repair or Replace

-  The bottom garage door panel at the front of home is damaged . A qualified person should repair or replace as needed.

4. Kitchen Components and Appliances

4.3 WINDOWS


Repair or Replace

-  Sliding glass door has condensation between panes. Seal broken. Replace.

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

-  The insulated duct pipe is damaged in the attic. Ceiling vents in 2nd floor had no discernable air flow when testing both AC and heating systems. I recommend service repair to the crushed duct to restore air flow.

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: 5/16/2007
Report ID:

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

Inspection Fee:

	Service	Price	Amount	Sub-Total
Townhome		325.00	1	325.00
				Tax \$0.00
				Total Price \$325.00

Payment Method: Check
Payment Status: Paid At Time Of Inspection
Note: C#2469



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