



# Inspection Report

Inspection Date: 1/1/2011

## Condo Sample

**Property Address:**

Street Address

City NJ Zip



**All In One Home Inspection LLC**

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<b>Date:</b> 1/1/2011	<b>Time:</b> 9:30:00 AM	<b>Report ID:</b> Condo Sample
<b>Property:</b> Street Address City NJ Zip	<b>Customer:</b> Condo Sample	<b>Real Estate Professional:</b>

### 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.

**This Condominium or Town House 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.**

Homes more than 5 years old may have areas that are not current in code requirements. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is sometimes common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult in a lived in home. Sometimes homes have signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer recalls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

**Style of Home:**  
Condo High-Rise

**Age Of Home:**  
Over 5 Years

**Home Faces:**  
Eastern Direction

**Client Is Present:**  
Yes

**Realtor Is Present:**  
Yes

**Temperature:**  
Over 60

**Weather:**  
Cloudy

**Rain in last 3 days:**  
Yes

**Property Occupied:**  
Yes

## 1. Common Areas

Common areas may include: lots, grounds, siding, roofing, interior hallways, interior stairwells, storage areas, laundry areas, parking, entrance doors, etc. These areas are usually operated and maintained by the Condo/Townhouse Association.



### Styles & Materials

#### Common Area Safety:

Emergency Lighting  
Emergency Stairs  
Exit Signs  
Fire Extinguisher  
Lighting  
Smoke Alarms  
Sprinklers

#### Parking:

Parking Garage  
Parking Lot

### Inspection Items

#### 1.0 WALKWAYS, STEPS, RAILINGS & LIGHTING

**Comments:** Inspected

Walkways, Steps and Railings are generally maintained by the management association, check the bylaws of the association.

#### 1.1 MAIN ENTRY DOORS, DOORBELLS, MAILBOXES, INTERCOM OR DOOR BUZZER

**Comments:** Repair or Replace

Main Entry Doors, Mail Boxes and Door Buzzers are generally maintained by the management association, check the bylaws of the association.

The intercom to the lobby reception area was inoperative at time of inspection. Repair for security.

#### 1.2 HALLWAYS, STAIRS & LIGHTING (Ceilings, Walls, Floors, Windows, etc.)

**Comments:** Inspected

Hallways, Stairs and Lighting are generally maintained by the management association, check the bylaws of the association.

#### 1.3 PARKING AREA

**Comments:** Inspected

Parking Areas are generally maintained by the management association, check the bylaws of the association.

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 Condo/Townhouse Association be consulted as it relates to the comments in this inspection report.

## 2. Exterior

Common areas may include: lots, grounds, siding, roofing, interior hallways, interior stairwells, storage areas, laundry areas, parking, entrance doors, etc. These areas are usually operated and maintained by the Condo/Townhouse Association.

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:**

Brick Veneer  
EFIS Trim  
EIFS Siding

**Exterior Entry Doors:**

Steel

**Driveway:**

Asphalt

**Window Types:**

Double-hung

**Front Entryway:**

Interior Hallway

**Outlet Style:**

None

**Side and Rear Entryway:**

None

### Inspection Items

#### 2.0 WALL CLADDING / SIDING, FLASHING AND TRIM

**Comments:** Inspected

Exterior siding is generally maintained by the management association, check the bylaws of the association.

#### 2.1 EAVES, SOFFITS AND FASCIAS

**Comments:** Inspected

Eaves, soffits and fascias are generally maintained by the management association, check the bylaws of the association.

#### 2.2 OUTLETS & LIGHTING (exterior)

**Comments:** Not Inspected

The walkway and parking area lighting are probably maintained by the management association, check the bylaws of the association.

#### 2.3 EXTERIOR VENTS

**Comments:** Inspected

#### 2.4 WINDOWS (exterior)

**Comments:** Inspected

#### 2.5 DOORS (exterior)

**Comments:** Repair or Replace

(1) The door latch sticks open causing the door to not latch or lock closed. The bolt probably needs lubrication to work properly. Otherwise evaluation and repair is recommended by a qualified person, door contractor or locksmith for security.



2.5 Picture 1

(2) The cover plate is missing from the "peep" hole viewer. Replace the cover plate for privacy and security.



2.5 Picture 2

## 2.6 STOOPS, STEPS, PORCHES AND APPLICABLE RAILINGS

**Comments:** Inspected

The stoops and steps are probably maintained by the management association, check the bylaws of the association.

## 2.7 WALKWAYS AND AREAWAYS (With respect to their effect on the condition of the building)

**Comments:** Inspected

Walkways and areaways are generally maintained by the local Association.

## 2.8 DRIVEWAYS (With respect to their effect on the condition of the building)

**Comments:** Inspected

Driveways are generally maintained by the local Association.

## 2.9 VEGETATION (With respect to their effect on the condition of the building)

**Comments:** Inspected

Landscaping is generally maintained by the local Association.

## 2.10 GRADING AND DRAINAGE (With respect to their effect on the condition of the building)

**Comments:** Inspected

Lots and grounds are generally maintained by the local Association.

## 2.11 FENCES (With respect to their effect on the condition of the building)

**Comments:** Inspected

Fences are generally maintained by the local Association.

## 2.12 BALCONIES AND APPLICABLE RAILINGS

**Comments:** Not Present

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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. Roofing / Chimneys and Roof Structure / Attic

Common areas may include: lots, grounds, siding, roofing, interior hallways, interior stairwells, storage areas, laundry areas, parking, entrance doors, etc. These areas are usually operated and maintained by the Condo/Townhouse Association.

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:**  
Not Inspected, Hidden From View

**Roofing Layers:**  
One

**Roof Structure:**  
Not Inspected, Hidden From View

**Method used to observe attic:**  
Not Inspected, Hidden From View

**Roof-Type:**  
Not Inspected, Hidden From View

**Estimated Age of Roof:**  
5+ Years

**Ceiling Structure:**  
Not Inspected, Hidden From View

**Attic info:**  
No Access if Present

**Roof Covering:**  
Asphalt Shingle

**Sky Light(s):**  
None

**Roof Ventilation:**  
Not Inspected, Hidden From View

**Attic Insulation:**  
Not Visible, Hidden from View

#### Inspection Items

##### 3.0 ROOF COVERINGS

**Comments:** Not Inspected

Roof covering is generally maintained by the management association, check the bylaws of the association.

##### 3.1 ROOF FLASHING

**Comments:** Not Inspected

Roof flashing is generally maintained by the management association, check the bylaws of the association.

##### 3.2 SKYLIGHTS

**Comments:** Not Present

##### 3.3 CHIMNEYS

**Comments:** Not Present

##### 3.4 ROOF PENETRATIONS

**Comments:** Not Present

##### 3.5 ROOFING DRAINAGE SYSTEMS (gutters and downspouts)

**Comments:** Not Inspected

Gutters, downspouts and leaders are generally maintained by the management association, check the bylaws of the association.

##### 3.6 ROOF VENTILATION

**Comments:** Not Inspected

Attic vents and exhaust fans are generally maintained by the management association, check the bylaws of the association.

##### 3.7 ATTIC ACCESS

**Comments:** Not Present

##### 3.8 ROOF STRUCTURE (Report leak signs or condensation)

**Comments:** Not Inspected

Roof Structure is generally maintained by the management association, check the bylaws of the association.

##### 3.9 ATTIC INSULATION



**Comments:** Not Inspected

### 3.10 VISIBLE ELECTRIC WIRING IN ATTIC

**Comments:** Not Inspected

### 3.11 BATHROOM EXHAUST VENTS

**Comments:** Not 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.

## 4. Bathrooms and Components

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. Also shall observe: walls, ceilings, floors, countertops, a representative number of installed cabinets, a representative number of doors and windows, the interior water supply, the distribution systems including all fixtures and faucets, the drain, the waste and vent systems including all fixtures.

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 safety valves or shut-off valves; 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. Also not required to: Inspect the paint, wallpaper, and other finish treatments, the carpeting, the window treatments or recreational facilities.



### Styles & Materials

**Ventilation:**

Fan

**Cooling Source:**

Heating / Cooling Register

**Electrical Outlets:**

GFCI Outlet

**Heat Source:**

Heating / Cooling Register

### Inspection Items

#### 4.0 CEILINGS

**Comments:** Inspected

#### 4.1 WALLS

**Comments:** Inspected

#### 4.2 FLOORS

**Comments:** Inspected

#### 4.3 COUNTERTOPS AND CABINETS



**Comments:** Inspected

#### 4.4 DOORS (REPRESENTATIVE NUMBER)

**Comments:** Inspected

#### 4.5 WINDOWS (REPRESENTATIVE NUMBER)

**Comments:** Not Present

#### 4.6 PLUMBING WATER SUPPLY, DISTRIBUTION AND FIXTURES

**Comments:** Inspected

#### 4.7 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

**Comments:** Inspected

#### 4.8 OUTLETS, LIGHTS AND SWITCHES

**Comments:** Inspected

#### 4.9 VENTILATION

**Comments:** Inspected

#### 4.10 PRESENCE OF INSTALLED HEAT SOURCE

**Comments:** Inspected

#### 4.11 PRESENCE OF INSTALLED COOLING SOURCE

**Comments:** Inspected

The bathroom 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. 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.

### 5(A). 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:**  
Sheetrock

**Interior Doors:**  
Hollow core

**Wall Material:**  
Sheetrock

**Heat Source:**  
Heating / Cooling Register

**Floor Covering(s):**  
Carpet

**Cooling Source:**  
Heating / Cooling Register

#### 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 (INTERIOR)

**Comments:** Not Present

#### 5.4.A DOORS (REPRESENTATIVE NUMBER)

**Comments:** Inspected

#### 5.5.A CLOSETS

**Comments:** Inspected

#### 5.6.A WINDOWS (REPRESENTATIVE NUMBER)

**Comments:** Inspected

#### 5.7.A OUTLETS, LIGHTS AND WALL SWITCHES

**Comments:** Inspected

#### 5.8.A PRESENCE OF INSTALLED HEAT SOURCE

**Comments:** Inspected

#### 5.9.A PRESENCE OF INSTALLED COOLING SOURCE

**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). Living Room Area

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:**

Sheetrock

**Interior Doors:**

None

**Wall Material:**

Sheetrock

**Heat Source:**

Heating / Cooling Register

**Floor Covering(s):**

Laminated T&G

**Cooling Source:**

Heating / Cooling Register

#### Inspection Items

#### 5.0.B CEILINGS

**Comments:** Inspected

#### 5.1.B WALLS

**Comments:** Inspected

**5.2.B FLOORS****Comments:** Inspected

The living room floor is crowned towards the middle. Evaluation and repair by a qualified flooring contractor if desired. Get quotes from several contractors to understand estimated costs.



5.2.B Picture 1

**5.3.B STEPS, STAIRWAYS, BALCONIES AND RAILINGS (INTERIOR)****Comments:** Not Present**5.4.B DOORS (REPRESENTATIVE NUMBER)****Comments:** Not Present**5.5.B CLOSETS****Comments:** Not Present**5.6.B WINDOWS (REPRESENTATIVE NUMBER)****Comments:** Inspected**5.7.B OUTLETS, LIGHTS AND WALL SWITCHES****Comments:** Inspected**5.8.B PRESENCE OF INSTALLED HEAT SOURCE****Comments:** Inspected**5.9.B PRESENCE OF INSTALLED COOLING SOURCE****Comments:** Inspected

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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 Area

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:**

Sheetrock

**Wall Material:**

Sheetrock

**Floor Covering(s):**

Laminated T&amp;G

**Interior Doors:**

None

**Heat Source:**

Heating / Cooling Register

**Cooling Source:**

Heating / Cooling Register

### Inspection Items

**5.0.C CEILINGS**
**Comments:** Inspected

**5.1.C WALLS**
**Comments:** Inspected

**5.2.C FLOORS**
**Comments:** Inspected

**5.3.C STEPS, STAIRWAYS, BALCONIES AND RAILINGS (INTERIOR)**
**Comments:** Not Present

**5.4.C DOORS (REPRESENTATIVE NUMBER)**
**Comments:** Not Present

**5.5.C CLOSETS**
**Comments:** Not Present

**5.6.C WINDOWS (REPRESENTATIVE NUMBER)**
**Comments:** Not Present

**5.7.C OUTLETS, LIGHTS AND WALL SWITCHES**
**Comments:** Inspected

**5.8.C PRESENCE OF INSTALLED HEAT SOURCE**
**Comments:** Inspected

**5.9.C PRESENCE OF INSTALLED COOLING SOURCE**
**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:**

Sheetrock

**Wall Material:**

Sheetrock

**Floor Covering(s):**

Laminated T&amp;G

**Interior Doors:**

None

**Heat Source:**

None

**Cooling Source:**

None

**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 (INTERIOR)****Comments:** Inspected**5.4.D DOORS (REPRESENTATIVE NUMBER)****Comments:** Not Present**5.5.D CLOSETS****Comments:** Inspected**5.6.D WINDOWS (REPRESENTATIVE NUMBER)****Comments:** Not Present**5.7.D OUTLETS, LIGHTS AND WALL SWITCHES****Comments:** Inspected**5.8.D PRESENCE OF INSTALLED HEAT SOURCE****Comments:** Not Present**5.9.D PRESENCE OF INSTALLED COOLING SOURCE****Comments:** Not Present

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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. 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. Also 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. Also 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 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 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.

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

**Cabinetry:**  
Wood

**Refrigerator:**  
GENERAL ELECTRIC

**Built in Microwave:**  
GENERAL ELECTRIC

**Trash Compactors:**  
NONE

**Countertop:**  
Laminate

**Range/Oven:**  
GENERAL ELECTRIC

**Electrical Outlets:**  
GFCI  
GFCI Protected Outlets

**Heat Source:**  
Heating / Cooling Register

**Dishwasher Brand:**  
GENERAL ELECTRIC

**Exhaust/Range hood:**  
GENERAL ELECTRIC

**Disposer Brand:**  
NONE

**Cooling Source:**  
Heating / Cooling Register

### Inspection Items

#### 6.0 CEILINGS

**Comments:** Inspected

#### 6.1 WALLS

**Comments:** Inspected

#### 6.2 FLOORS

**Comments:** Inspected

#### 6.3 DOORS (REPRESENTATIVE NUMBER)

**Comments:** Not Present

#### 6.4 PANTRY/CLOSET DOORS

**Comments:** Not Present

#### 6.5 WINDOWS

**Comments:** Not Present

#### 6.6 COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS

**Comments:** Inspected

#### 6.7 PLUMBING WATER SUPPLY FAUCETS AND FIXTURES

**Comments:** Inspected

#### 6.8 PLUMBING DRAINS / VENT SYSTEMS

**Comments:** Inspected

#### 6.9 OUTLETS, LIGHTS AND WALL SWITCHES

**Comments:** Inspected

#### 6.10 REFRIGERATOR

**Comments:** Inspected

#### 6.11 DISHWASHER

**Comments:** Inspected

#### 6.12 MICROWAVE COOKING EQUIPMENT

**Comments:** Inspected

#### 6.13 RANGES/OVENS/COOKTOPS

**Comments:** Inspected

#### 6.14 RANGE HOOD

**Comments:** Inspected



**6.15 TRASH COMPACTOR****Comments:** Not Present**6.16 FOOD WASTE DISPOSER****Comments:** Not Present**6.17 PRESENCE OF INSTALLED HEAT SOURCE****Comments:** Inspected**6.18 PRESENCE OF INSTALLED COOLING SOURCE****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.

## 7. Laundry Room/Area

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. Also shall observe: walls, ceilings, floors, countertops, a representative number of installed cabinets, a representative number of doors and windows, the interior water supply, the distribution systems including all fixtures and faucets, the drain, the waste and vent systems including all fixtures.

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 safety valves or shut-off valves; 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. Also not required to: Inspect the paint, wallpaper, and other finish treatments, the carpeting, the window treatments or recreational facilities.



### Styles & Materials

**Ceiling:**  
Sheetrock**Doors:**  
Bi-fold**Dryer Fuel/Power:**  
220 VAC**Heat Source:**  
None**Walls:**  
Sheetrock**Laundry Room/Area Location:**  
Closet  
Dining Room**Washer Drain:**  
Wall Mount**Cooling Source:**  
None**Floor:**  
Tile**Dyer Vent:**  
Metal Flex Hose**Laundry Area Floor Drain:**  
Drip Pan

### Inspection Items

#### 7.0 CEILINGS



**Comments:** Inspected

#### **7.1 WALLS**

**Comments:** Inspected

#### **7.2 FLOORS**

**Comments:** Inspected

#### **7.3 DOORS**

**Comments:** Inspected

#### **7.4 WINDOWS**

**Comments:** Not Present

#### **7.5 LAUNDRY AREA OUTLETS AND LIGHTING**

**Comments:** Inspected

#### **7.6 WASHER VALVES AND DRAIN**

**Comments:** Inspected

#### **7.7 DRYER POWER/FUEL SUPPLY AND VENTING**

**Comments:** Inspected

#### **7.8 PRESENCE OF INSTALLED HEAT SOURCE**

**Comments:** Not Present

#### **7.9 PRESENCE OF INSTALLED COOLING SOURCE**

**Comments:** Not Present

The laundry room or area 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. 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.

## **8. 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

**Electric Turned On:**

Yes

**Electrical Service Conductors:**

220 volts  
Copper

**Main Breaker Location:**

With Meter in Association Utility Area

**Main Panel Location:**

Hallway

**Main Panel Manufacturer:**

SQUARE D

**Main Panel Capacity:**

100 AMP

**Main Breaker Size:**

Unknown

**Main Panel Type:**

Circuit breakers

**Branch wire 15 and 20 AMP:**

Copper

Located in Utility/Meter Room

Utility Room locked at time of Inspection

**Wiring Methods:**

Romex

### Inspection Items

#### 8.0 SERVICE ENTRANCE CONDUCTORS

**Comments:** Inspected

#### 8.1 MAIN AND DISTRIBUTION PANELS, MAIN OVERCURRENT DEVICE, SERVICE AND GROUNDING EQUIPMENT

**Comments:** Inspected

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

**Comments:** Inspected

#### 8.3 OPERATION OF PANEL INSTALLED GROUND FAULT CIRCUIT INTERRUPTERS (GFCI)

**Comments:** Not Present

#### 8.4 SMOKE DETECTORS

**Comments:** Not Inspected

To obtain the Certificate of Occupancy the home owner typically insures that working smoke detectors are installed near bedrooms and other area of home as required.

#### 8.5 CARBON MONOXIDE DETECTORS

**Comments:** Not Inspected

To obtain the Certificate of Occupancy the home owner typically insures that working carbon monoxide detectors are installed near bedrooms and other area of home as required.

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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.

## 9. 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.



Water Cut Off Valves

### Styles & Materials

**Gas Turned On:**  
Yes

**Gas Shut Off Location:**  
Management Association Utility Area  
Local Shut Off Valves Located at each Appliance

**Water Turned On:**  
Yes

**Water Source:**  
Public

**Water Shut Off Location:**  
Condo/Town House Utility Closet  
Water Shut Offs Located at Individual Fixtures

**Water Filters:**  
None

**Plumbing Water Supply (into home):**  
Copper

**Plumbing Water Distribution (inside home):**  
Copper

**Sewage Disposal:**  
City

**Plumbing Waste:**  
PVC  
Copper

**Water Heater #1 Location:**  
Utility Closet

**Water Heater #1 Manufacturer:**  
STATE

**Water Heater #1 Power Source:**  
Electric

**Water Heater #1 Capacity:**  
40 Gallon (1-2 people)

**Water Heater #1 Age:**  
6+ Years

### Inspection Items

#### 9.0 MAIN FUEL SHUT OFF

**Comments:** Inspected

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

**Comments:** Inspected

#### 9.2 MAIN WATER SHUT-OFF DEVICE

**Comments:** Inspected

#### 9.3 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

**Comments:** Inspected

#### 9.4 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

**Comments:** Inspected

#### 9.5 FUNCTIONAL FLOW (water volume test)

**Comments:** Inspected

#### 9.6 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

**Comments:** Inspected

#### 9.7 FIRE SPRINKLERS

**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.

## 10. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating systems including: Heating equipment; 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. Central air conditioning systems including: Cooling and air handling equipment; Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room.

The home inspector shall describe: Energy source; and Heating/Cooling 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. Operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.



### Styles & Materials

**#1 Heat System Location:**  
Utility Closet

**#1 Heating Equipment Energy Source:**  
Natural gas

**#1 Central Air Manufacturer:**  
GAMA

**#1 AC System Age:**  
7+ Years

**#1 Filter Location:**  
HVAC Local Ductwork

**Operable Fireplaces:**  
None

**#1 Heat System Brand:**  
GAMA

**#1 Heating System Age:**  
7+ Years

**#1 Cooling Equipment Type:**  
Central Air Conditioning

**#1 Cooling Equipment Operation:**  
greater than 15 degrees differential

**Ductwork:**  
Insulated  
and  
Non-insulated

**Number of Woodstoves:**  
None

**#1 Heat Type:**  
Forced Air

**#1 Central Air Location:**  
Condo/Town House Utility Closet

**#1 Cooling Equipment Energy Source:**  
Electricity

**#1 Filter Type:**  
Washable

**Types of Fireplaces:**  
None

### Inspection Items

#### 10.0 HEATING EQUIPMENT / AIR HANDLER

**Comments:** Inspected

#### 10.1 CHIMNEYS, FLUES AND VENTS (for heat systems)

**Comments:** Inspected

#### 10.2 HUMIDIFIER

**Comments:** Not Present

### 10.3 COOLING EQUIPMENT / AIR HANDLER

**Comments:** Inspected

### 10.4 AIR FILTERS

**Comments:** Inspected

After you first move in, recommend inspecting every two weeks during heating or cooling season. If filter does not appear dirty then wait longer to check for dust build up. You will eventually figure out how often to change filter. If you can see dust on the filter, it is probably worth changing or cleaning. A totally clogged filter will cause the HVAC system to run inefficiently.

### 10.5 NORMAL OPERATING CONTROLS

**Comments:** Inspected

### 10.6 AUTOMATIC SAFETY CONTROLS

**Comments:** Inspected

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

**Comments:** Repair or Replace

The return duct to the furnace is not attached at the intake register. The duct is drawing air from the interior spaces of walls and ceilings that contains dust, fiberglass, construction debris and other foreign contaminants. I recommend evaluation and repair by a qualified HVAC contractor.



10.7 Picture 1

### 10.8 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

**Comments:** Not Present

### 10.9 GAS/LP FIRELOGS AND FIREPLACES

**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.

## 11. Structural Components

The home inspector shall observe: Structural components including foundations, floors, walls, columns or piers, ceilings and roof. Also shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control.

The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. Also shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces.

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. Also shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors.

The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

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:**  
Not Visible, Upper Floor Unit

**Basement/Lower Level Floor:**  
Not Visible Hidden From View

**Columns or Piers:**  
If Present, Not Visible

**Floor Structure:**  
Not visible, Hidden From View

**Floor System Insulation:**  
Not visible hidden from view

**Wall Structure:**  
Not visible hidden from view

### Inspection Items

**11.0 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

Foundations, crawlspaces and basement areas are generally maintained by the management association, check the bylaws of the association.

**11.1 BASEMENT/CRAWLSPACE FLOOR (Concrete Slab)**

**Comments:** Not Inspected

Foundations, crawlspaces and basement areas are generally maintained by the management association, check the bylaws of the association.

**11.2 VENTILATION OF FOUNDATION AREA (crawlspace or basement)**

**Comments:** Not Inspected

**11.3 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)**

**Comments:** Not Inspected

**11.4 INSULATION UNDER FLOOR SYSTEM**

**Comments:** Not Inspected

**11.5 FLOORS (Structural, Beams, Joists, Flooring, etc.)**

**Comments:** Inspected

Structural areas are generally maintained by the management association, check the bylaws of the association.

**11.6 CEILINGS (Structural, 1st Floor Ceiling and up)**

**Comments:** Inspected

Structural areas are generally maintained by the management association, check the bylaws of the association.

**11.7 WALLS (Structural, Framing, Masonry, Veneer, etc.)**

**Comments:** Inspected

Structural areas are generally maintained by the management association, check the bylaws of the association.

**11.8 COLUMNS OR PIERS**

**Comments:** Not Inspected

Structural areas are generally maintained by the management association, check the bylaws of the association.

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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.

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## General Summary



**All In One Home Inspection LLC**

**35 1st Ave.**

**Westwood, NJ 07675**

**201-263-0040**

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**[customerexperience@allinonehomeinspection.com](mailto:customerexperience@allinonehomeinspection.com)**

### **Customer**

Condo Sample

### **Address**

Street Address

City NJ Zip

Please read the Introduction and Chapter 1 of "How to Operate Your Home". There may be useful tips on what to look for during the pre-closing walk through and what to do the first few days in your new home.

We also advise that the first few weeks in your new home that you monitor the function of your installed system and appliances for proper operation. In particular:

- The first few rain storms observe that the downspouts and leaders are carrying water away from the foundation in a satisfactory way.
- Make sure that pipes, hoses and drains to and from dishwashers, washing machines and refrigerator ice makers are free of leaks when operated.
- During the home inspection the operational check of appliances are cursory in nature to demonstrate basic functionality. Monitor operation of refrigerators, dishwashers, washing machines, dryers, etc. for satisfactory functionality.

Please note the following about possible conditions of the inspected home:

- Health - Lead Paint & other Lead products - Lead may be found in paint, plumbing and water. Please note we do not inspect for the presence of lead. When the presence of Lead is a concern, we recommend consulting with a licensed Lead Inspection Company.
- Health - Asbestos - Many common building materials are known to latently contain asbestos. During the inspection we visually look for the presence of friable (loose) Asbestos. If during the inspection we observe possible presence of asbestos, we suggest positive identification be provided through lab analysis of samples.
- Chimney Flue - Due to the nature of the chimney flue's construction the internal portions of the flue are not readily accessible and as such are not included in this inspection.

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. Common Areas

### 1.1 MAIN ENTRY DOORS, DOORBELLS, MAILBOXES, INTERCOM OR DOOR BUZZER

#### Repair or Replace

Main Entry Doors, Mail Boxes and Door Buzzers are generally maintained by the management association, check the bylaws of the association.

The intercom to the lobby reception area was inoperative at time of inspection. Repair for security.

## 2. Exterior

### 2.5 DOORS (exterior)

#### Repair or Replace

(1) The door latch sticks open causing the door to not latch or lock closed. The bolt probably needs lubrication to work properly. Otherwise evaluation and repair is recommended by a qualified person, door contractor or locksmith for security.

(2) The cover plate is missing from the "peep" hole viewer. Replace the cover plate for privacy and security.

## 5(B). Living Room Area

### 5.2.B FLOORS

#### Inspected

The living room floor is crowned towards the middle. Evaluation and repair by a qualified flooring contractor if desired. Get quotes from several contractors to understand estimated costs.

## 10. Heating / Central Air Conditioning

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

#### Repair or Replace

The return duct to the furnace is not attached at the intake register. The duct is drawing air from the interior spaces of walls and ceilings that contains dust, fiberglass, construction debris and other foreign contaminants. I recommend evaluation and repair by a qualified HVAC contractor.

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 (If provided, cost of correction estimates from All In One Home Inspection LLC are for informational purposes only and should not be used in place of actual quotations from qualified contractors in evaluating the impact of repairs for the home.);
- 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;
- 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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