



# Home Inspection Report

Inspection Date: 4/18/2019

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## Condo Sample Report

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**Property Address:**

Address

Unit#

City NJ



### All In One Home Inspection LLC

**Joseph W Fleming III, PE, ACI - Home Inspector License 24GI00045600**

**760 West Shore Trail**

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<b>Date:</b> 4/18/2019	<b>Time:</b> 12:30 PM	<b>Report ID:</b> Condo Sample Report
<b>Property:</b> Address Unit# City NJ	<b>Customer:</b> Condo Sample Report	<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.**

This home is older than 40 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. 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 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 on an older home. Sometimes in older homes there are 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 re-calls 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 40 Years

**Home Faces:**

Eastern Direction

**Client Is Present:**

Yes

**Realtor Is Present:**

Yes

**Temperature:**

Over 70

**Weather:**

Cloudy

**Rain in last 3 days:**

Yes

**Property Occupied:**

No

**Electric Turned On:**

Yes

**Gas Turned On:**

Yes

**Water Turned On:**

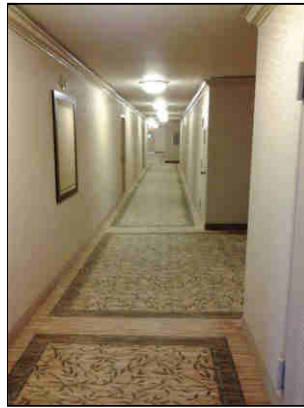
Yes

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## 1. Common Areas

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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.




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## Styles & Materials

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### Common Area Safety:

- Emergency Lighting
- Exit Signs
- Fire Alarm
- Fire Escape
- Fire Extinguisher
- Lighting
- Smoke Alarms

### Parking:

- Parking Garage

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## Items

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### 1.0 WALKWAYS, STEPS, RAILINGS & LIGHTING

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

Inspected

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

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

Inspected

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

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

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## 2. Exterior

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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.




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## Styles & Materials

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### Siding Material:

Brick Veneer

### Window Types:

Casement

### Outlet Style:

3 Prong Regular

### Exterior Entry Doors:

Steel

### Front Entryway:

Interior Hallway

### Side and Rear Entryway:

Balcony

### Driveway:

Concrete

Asphalt

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## Items

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

Inspected

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

### 2.1 EAVES, SOFFITS AND FASCIAS

Inspected

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

**2.2 PLUMBING WATER FAUCETS (hose bibs)**

Not Present

**2.3 OUTLETS & LIGHTING (exterior)**

Repair or Replace

Have an electrician change exterior outlets to GFCI for electrical safety when working or recreating around the home exterior.

**2.4 EXTERIOR VENTS**

Repair or Replace

Vent grills on the balcony HVAC unit are damaged. The grill should be replaced by a qualified contractor to help prevent the ingress of insects, vermin and moisture to the interior spaces of the home.



2.4 Item 1(Picture)

**2.5 WINDOWS (exterior)**

Inspected

**2.6 DOORS (exterior)**

Inspected

**2.7 STOOPS, STEPS, PORCHES AND APPLICABLE RAILINGS**

Not Inspected

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

**2.8 WALKWAYS AND AREAWAYS (With respect to their effect on the condition of the building)**

Not Inspected

Walkways and areaways are generally maintained by the local Association.

**2.9 DRIVEWAYS (With respect to their effect on the condition of the building)**

Not Inspected

Driveways are generally maintained by the local Association.

**2.10 VEGETATION (With respect to their effect on the condition of the building)**

Not Inspected

Landscaping is generally maintained by the local Association.

**2.11 GRADING AND DRAINAGE (With respect to their effect on the condition of the building)**

Not Inspected

Lots and grounds are generally maintained by the local Association.

**2.12 BALCONIES AND APPLICABLE RAILINGS**

Inspected

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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.



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### 3. Roofing / Chimneys and Roof Structure / Attic

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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.

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#### Styles & Materials

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##### Viewed roof covering from:

Not Inspected, Hidden From View  
Secured by the Management Association

##### Roof-Type:

Not Inspected, Hidden From View

##### Roof Covering:

Not Inspected, Hidden From View

##### Roofing Layers:

Not Inspected, Hidden From View

##### Estimated Age of Roof:

Unable to Observe, Hidden from View

##### Sky Light(s):

None

##### Roof Structure:

Not Inspected, Hidden From View

##### Ceiling Structure:

Not Inspected, Hidden From View

##### Roof Ventilation:

Not Inspected, Hidden From View

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#### Items

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##### 3.0 ROOF COVERINGS

Not Inspected

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

##### 3.1 ROOF FLASHING

Not Inspected

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

##### 3.2 SKYLIGHTS

Not Present

##### 3.3 ROOF PENETRATIONS

Not Inspected

Roof Penetrations are generally maintained by the management association, check the bylaws of the association.

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

Not Inspected

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

##### 3.5 ROOF VENTILATION

Not Inspected

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

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

Not Inspected

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

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(A) . Master Bath

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:**  
Common Highrise Vent

**Electrical Outlets:**  
3 Prong Outlet

**Heat Source:**  
Electric Heat Lamp and Blower

**Cooling Source:**  
None

## Items

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### 4.0.A CEILINGS

Inspected

### 4.1.A WALLS

Repair or Replace

The tile wall is deteriorated (loose tile present) and needs repair or replacement. The wall board and framing may need repair (not visible). I recommend tile repair or replacement using a qualified contractor.



4.1.A Item 1(Picture)

### 4.2.A FLOORS

Inspected

### 4.3.A COUNTERTOPS AND CABINETS

Inspected

### 4.4.A DOORS (REPRESENTATIVE NUMBER)

Inspected

### 4.5.A WINDOWS (REPRESENTATIVE NUMBER)

Not Present

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

Repair or Replace

The toilet would not flush when tested. The toilet is in need of repair by a qualified person or plumber.

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

Repair or Replace

- (1) The tub stopper is missing or not working. Recommend replacement or repair by a licensed plumber to make tub work as intended.
- (2) The tub is draining slowly. The tub drain needs cleaning or repair by a qualified person or licensed plumber.
- (3) The sink stopper is missing or not working. Replacement or repair recommended by a plumber.



4.7.A Item 1(Picture)

**4.8.A OUTLETS, LIGHTS AND SWITCHES**

Repair or Replace

I recommend having Ground Fault Circuit Interrupter (GFCI) outlets installed by an electrician for electrical safety in bathrooms.

**4.9.A VENTILATION**

Inspected

**4.10.A PRESENCE OF INSTALLED HEAT SOURCE**

Inspected

**4.11.A PRESENCE OF INSTALLED COOLING SOURCE**

Not Present

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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.

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**4(B) . Hall Bath**

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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.




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## Styles & Materials

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### Ventilation:

Common Highrise Vent

### Electrical Outlets:

None

### Heat Source:

Electric Heat Lamp and Blower

### Cooling Source:

None

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## Items

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### 4.0.B CEILINGS

Inspected

### 4.1.B WALLS

Repair or Replace

The tile wall is deteriorated (loose tile present) and needs repair or replacement. The wall board and framing may need repair (not visible). I recommend tile repair or replacement using a qualified contractor.

### 4.2.B FLOORS

Repair or Replace

The bathroom floor has cracked floor tile. Moisture may penetrate flooring and damage the interior spaces of the flooring cavity. The floor is in need of repair by a qualified contractor.



4.2.B Item 1(Picture)

#### **4.3.B COUNTERTOPS AND CABINETS**

Inspected

#### **4.4.B DOORS (REPRESENTATIVE NUMBER)**

Inspected

#### **4.5.B WINDOWS (REPRESENTATIVE NUMBER)**

Not Present

#### **4.6.B PLUMBING WATER SUPPLY, DISTRIBUTION AND FIXTURES**

Repair or Replace

The spa was inoperative at time of inspection. Controls appear to be not functioning, the circulator pump did not operate. Repair by a qualified spa service technician recommended. Have operation of spa unit demonstrated at final walk through.

#### **4.7.B PLUMBING DRAIN, WASTE AND VENT SYSTEMS**

Repair or Replace

(1) The sink drain is corroded as if it has been leaking or is about to leak. Repair of drain recommend as a preventative action to avoid damage to stored supplies, cabinets and interior spaces of home.



4.7.B Item 1(Picture)

(2) The tub stopper is missing or not working. Recommend replacement or repair by a licensed plumber to make tub work as intended.

#### **4.8.B OUTLETS, LIGHTS AND SWITCHES**

Repair or Replace

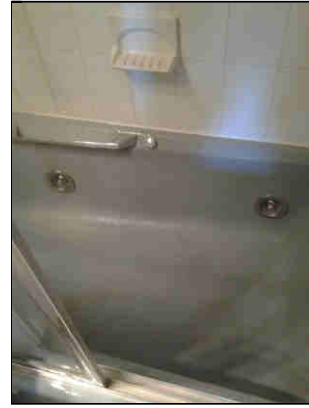
(1) A switch was present with a warning sign not to operate. The spa and electric space heater were inoperative at time of inspection. Unable to determine if the switch was for either of these appliances. Repair recommended by a qualified contractor.



4.8.B Item 1(Picture)



4.8.B Item 2(Picture)



4.8.B Item 3(Picture)

(2) There is no outlet found in the bath. I recommend a duplex GFCI outlet be installed by a licensed electrician for convenience.

#### 4.9.B VENTILATION

Inspected

#### 4.10.B PRESENCE OF INSTALLED HEAT SOURCE

Repair or Replace

The electric space heater was inoperative at time of inspection. Repair recommended by a qualified contractor.



4.10.B Item 1(Picture)

#### 4.11.B PRESENCE OF INSTALLED COOLING SOURCE

Not Present

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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.

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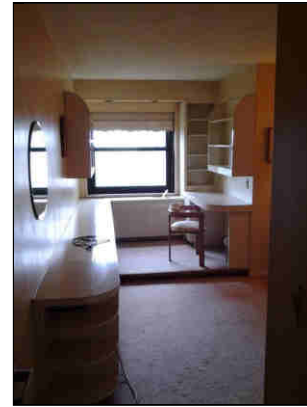
## 5(A) . Bedrooms

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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.




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## Styles & Materials

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**Ceiling Materials:**  
Concrete

**Wall Material:**  
Sheetrock

**Floor Covering(s):**  
Wood

**Interior Doors:**  
Hollow Core

**Heat Source:**  
Heating / Cooling Wall Unit

**Cooling Source:**  
Heating / Cooling Wall Unit

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## Items

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### 5.0.A CEILINGS

Inspected

### 5.1.A WALLS

Inspected

### 5.2.A FLOORS

Inspected

### 5.3.A STEPS, STAIRWAYS, BALCONIES AND RAILINGS (INTERIOR)

Not Present

### 5.4.A DOORS (REPRESENTATIVE NUMBER)

Inspected

### 5.5.A CLOSETS

Inspected

### 5.6.A WINDOWS (REPRESENTATIVE NUMBER)

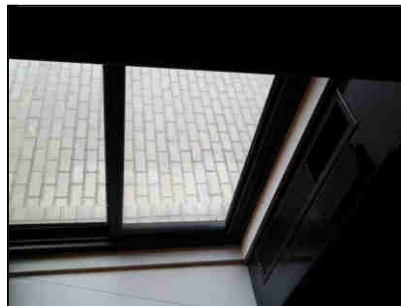
Repair or Replace

(1) Screens are missing from about half the windows. Recommend replacement to prevent the ingress of insects and vermin.





5.6.A Item 1(Picture)



5.6.A Item 2(Picture)

(2) Screens in some windows are torn or deteriorated. Screens need replacement to prevent the ingress of insects.



5.6.A Item 3(Picture)

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

Inspected

### 5.8.A PRESENCE OF INSTALLED HEAT SOURCE

Repair or Replace

The first bedroom heating and cooling unit was inoperative at time of inspection. Repair recommended by a qualified contractor.

### 5.9.A PRESENCE OF INSTALLED COOLING SOURCE

Repair or Replace

The first bedroom heating and cooling unit was inoperative at time of inspection. Repair recommended by a qualified contractor.

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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.

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## 5(B) . Living Room Area

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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.




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## Styles & Materials

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**Ceiling Materials:**  
Concrete

**Wall Material:**  
Sheetrock

**Floor Covering(s):**  
Wood

**Interior Doors:**  
None

**Heat Source:**  
Heating / Cooling Wall Unit

**Cooling Source:**  
Heating / Cooling Wall Unit

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## Items

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### 5.0.B CEILINGS

Inspected

### 5.1.B WALLS

Inspected

### 5.2.B FLOORS

Inspected

### 5.3.B STEPS, STAIRWAYS, BALCONIES AND RAILINGS (INTERIOR)

Not Present

### 5.4.B DOORS (REPRESENTATIVE NUMBER)

Not Present

### 5.5.B CLOSETS

Not Present

### 5.6.B WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

Screens missing from windows. Recommend replacement to prevent the ingress of insects and vermin.



5.6.B Item 1(Picture)

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

Repair or Replace

Outlets with three prongs have open grounds, this electrical hazard presents a safety issue to the occupants of the home, repairs are recommended. A qualified licensed electrician should perform repairs that involve wiring.



5.7.B Item 1(Picture)



5.7.B Item 2(Picture)

### 5.8.B PRESENCE OF INSTALLED HEAT SOURCE

Repair or Replace

Access door covers on the heating and cooling wall units are painted shut. The doors need repair for ease of access to the heating and cooling units.



5.8.B Item 1(Picture)

### 5.9.B PRESENCE OF INSTALLED COOLING SOURCE

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 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:

Concrete

### Wall Material:

Sheetrock

### Floor Covering(s):

Wood

### Interior Doors:

None

### Heat Source:

Heating / Cooling Wall Unit

### Cooling Source:

Heating / Cooling Wall Unit

## Items

### 5.0.C CEILINGS

Inspected

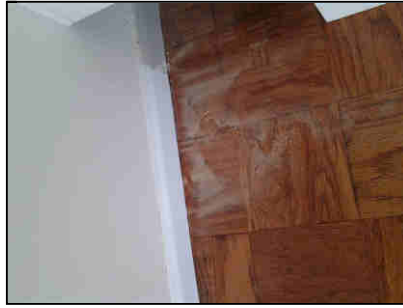
### 5.1.C WALLS

Inspected

### 5.2.C FLOORS

Repair or Replace

Dust and debris present along the baseboards in the living room area. When the HVAC system was operated the dust blew out from under the baseboards. Cleaning recommended by a qualified contractor.



5.2.C Item 1(Picture)

**5.3.C STEPS, STAIRWAYS, BALCONIES AND RAILINGS (INTERIOR)**

Not Present

**5.4.C DOORS (REPRESENTATIVE NUMBER)**

Not Present

**5.5.C CLOSETS**

Not Present

**5.6.C WINDOWS (REPRESENTATIVE NUMBER)**

Repair or Replace

(1) Screens in some windows are torn or deteriorated. Screens need replacement to prevent the ingress of insects.



5.6.C Item 1(Picture)

(2) Screens missing from windows. Recommend replacement to prevent the ingress of insects and vermin.

**5.7.C OUTLETS, LIGHTS AND WALL SWITCHES**

Inspected

**5.8.C PRESENCE OF INSTALLED HEAT SOURCE**

Inspected

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

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.

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**5(D) . 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.




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## Styles & Materials

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**Ceiling Materials:**  
Concrete

**Wall Material:**  
Paneling

**Floor Covering(s):**  
Wood

**Interior Doors:**  
Hollow Core

**Heat Source:**  
Heating / Cooling Wall Unit

**Cooling Source:**  
Heating / Cooling Wall Unit

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## Items

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### 5.0.D CEILINGS

Inspected

### 5.1.D WALLS

Inspected

### 5.2.D FLOORS

Inspected

### 5.3.D STEPS, STAIRWAYS, BALCONIES AND RAILINGS (INTERIOR)

Not Present

### 5.4.D DOORS (REPRESENTATIVE NUMBER)

Inspected

### 5.5.D CLOSETS

Inspected

### 5.6.D WINDOWS (REPRESENTATIVE NUMBER)

Inspected

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

Inspected

### 5.8.D PRESENCE OF INSTALLED HEAT SOURCE

Inspected

**5.9.D PRESENCE OF INSTALLED COOLING SOURCE**

Inspected

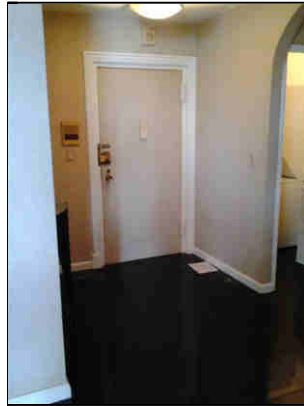
The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. 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(E) . Hallways, Stairs and Entry Areas**

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:**  
Concrete

**Wall Material:**  
Sheetrock

**Floor Covering(s):**  
Wood

**Interior Doors:**  
None

**Heat Source:**  
None

**Cooling Source:**  
None

**Items****5.0.E CEILINGS**

Inspected

**5.1.E WALLS**

Inspected

**5.2.E FLOORS**

Inspected

**5.3.E STEPS, STAIRWAYS, BALCONIES AND RAILINGS (INTERIOR)**

Not Present

**5.4.E DOORS (REPRESENTATIVE NUMBER)**

Not Present

**5.5.E CLOSETS**

Inspected

**5.6.E WINDOWS (REPRESENTATIVE NUMBER)**

Not Present

**5.7.E OUTLETS, LIGHTS AND WALL SWITCHES**

Inspected

**5.8.E PRESENCE OF INSTALLED HEAT SOURCE**

Not Present

**5.9.E PRESENCE OF INSTALLED COOLING SOURCE**

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.

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## **6. Kitchen Components and Appliances**

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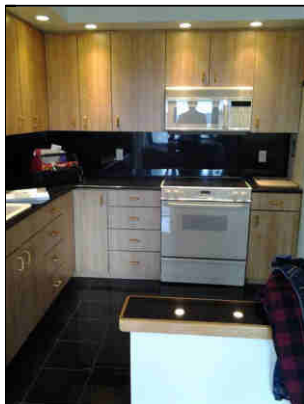
The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed 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.






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## Styles & Materials

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**Cabinetry:**

Wood

**Countertop:**

Granite

**Dishwasher Brand:**

GENERAL ELECTRIC

**Refrigerator:**

GENERAL ELECTRIC

**Range/Oven:**

GENERAL ELECTRIC

**Exhaust/Range Hood:**

GENERAL ELECTRIC

**Built in Microwave:**

GENERAL ELECTRIC

**Electrical Outlets:**

GFCI

**Disposer Brand:**

NONE

**Trash Compactors:**

NONE

**Heat Source:**

None

**Cooling Source:**

None

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## Items

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**6.0 CEILINGS**

Inspected

**6.1 WALLS**

Inspected

**6.2 FLOORS**

Inspected

**6.3 DOORS (REPRESENTATIVE NUMBER)**

Not Present

**6.4 PANTRY/CLOSET DOORS**

Not Present

**6.5 WINDOWS**

Not Present

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

Repair or Replace

Cabinet hinge is damaged, the cabinet door not closing properly, hinge needs repair or replacement.



6.6 Item 1(Picture)

## 6.7 PLUMBING WATER SUPPLY FAUCETS AND FIXTURES

Repair or Replace

Low water pressure is present at the sink faucet. The low pressure may be attributed to mis-adjusted pressure regulators, cut-off valves not completely open, or malfunctioning sink faucet. Although the bathroom had adequate water pressure, it is also possible the supply to the kitchen area is low pressure. I recommend evaluation and repair by the building maintenance supervisor and/or a licensed plumber.



6.7 Item 1(Picture)

## 6.8 PLUMBING DRAINS / VENT SYSTEMS

Inspected

## 6.9 OUTLETS, LIGHTS AND WALL SWITCHES

Repair or Replace

The GFCI (Ground Fault Circuit Interrupter) outlet is wired reverse polarity and will not "trip" when tested. Electrical issues are considered a hazard until repaired. A qualified licensed electrician should perform repairs that involve wiring.



6.9 Item 1(Picture)

**6.10 REFRIGERATOR**

Repair or Replace

The ice maker is not in use and appears disabled. Repair recommended by a qualified appliance contractor.

**6.11 DISHWASHER**

Repair or Replace

The dishwasher was not tested at time of inspection due to low water pressure and lack of water flow at the sink. The dishwasher should be tested once the water supply is repaired prior to closing.

**6.12 MICROWAVE COOKING EQUIPMENT (BUILT IN)**

Inspected

**6.13 RANGES / OVENS / COOKTOPS**

Inspected

**6.14 RANGE HOOD / VENTILATION**

Inspected

**6.15 TRASH COMPACTOR**

Not Present

**6.16 FOOD WASTE DISPOSER**

Not Present

**6.17 PRESENCE OF INSTALLED HEAT SOURCE**

Not Present

**6.18 PRESENCE OF INSTALLED COOLING SOURCE**

Not Present

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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.

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**7. Laundry Room/Area**

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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.




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## Styles & Materials

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<b>Ceiling:</b> Cement	<b>Walls:</b> Sheetrock	<b>Floor:</b> Tile
<b>Doors:</b> Hollow Core	<b>Laundry Room/Area Location:</b> 1st Floor Hall	<b>Dyer Vent:</b> Vinyl Flex Hose
<b>Dryer Fuel/Power:</b> 220 VAC	<b>Washer Drain:</b> Wall Mount	<b>Laundry Area Floor Drain:</b> None
<b>Heat Source:</b> None	<b>Cooling Source:</b> None	

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## Items

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### 7.0 CEILINGS

Inspected

### 7.1 WALLS

Inspected

**7.2 FLOORS**

Inspected

**7.3 DOORS**

Inspected

**7.4 WINDOWS**

Not Present

**7.5 LAUNDRY AREA OUTLETS AND LIGHTING**

Inspected

**7.6 WASHER VALVES AND DRAIN**

Inspected

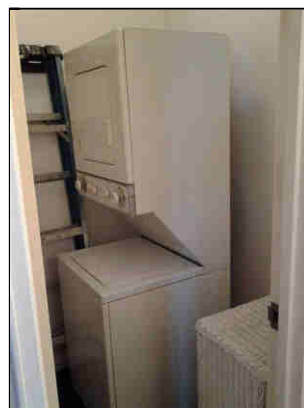
**7.7 DRYER POWER/FUEL SUPPLY AND VENTING**

Repair or Replace

The dryer vents to the interior the laundry closet. Build up of humidity, condensation, lint and mold possible in closet area. Recommend venting the dryer outside.



7.7 Item 1(Picture)



7.7 Item 2(Picture)

**7.8 PRESENCE OF INSTALLED HEAT SOURCE**

Not Present

**7.9 PRESENCE OF INSTALLED COOLING SOURCE**

Not Present

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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.

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**8. Electrical System**

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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.




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## Styles & Materials

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### Electrical Service Conductors:

220 VAC  
Copper

### Main Breaker Location:

With Meter in Association Utility Area

### Main Panel Location:

Closet

### Main Panel Manufacturer:

GOULD

### Main Panel Capacity:

100 AMP

### Main Breaker Size:

Unkown

### Main Panel Type:

Circuit Breakers

### Branch wire 15 and 20 AMP:

Copper

### Wiring Methods:

Romex

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## Items

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### 8.0 SERVICE ENTRANCE CONDUCTORS

Inspected

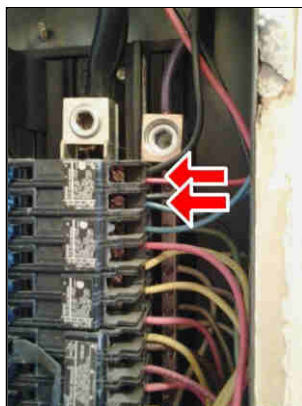
### 8.1 MAIN AND DISTRIBUTION PANELS, MAIN OVERCURRENT DEVICE, SERVICE AND GROUNDING EQUIPMENT

Inspected

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

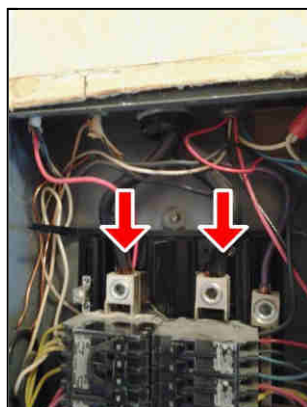
Repair or Replace

(1) Double tap wiring of breakers is present. Recommended practice is one wire per circuit breaker to prevent the connections and breaker from overheating. Consult with an electrician for evaluation and repair.

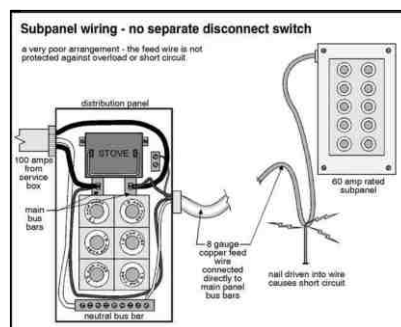


8.2 Item 1(Picture)

(2) Power for the subpanel is supplied from the main panel without use of a circuit breaker. This may be considered an unsafe practice (Electrical and Fire Safety) and should be evaluated and repaired by a licensed electrician.

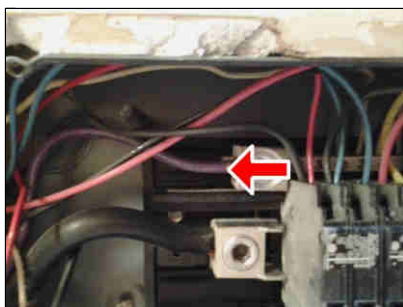


8.2 Item 2(Picture)



8.2 Item 3(Picture)

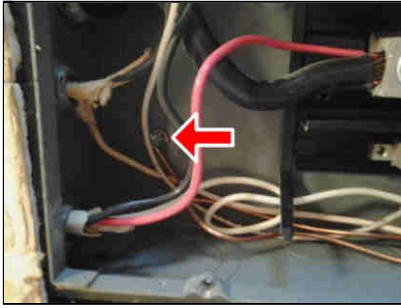
(3) The neutral connection at the panel appears undersized for the 150 Amp service. A shock and fire hazard are present until repaired by a qualified contractor.



8.2 Item 4(Picture)

(4) Power for the subpanel is supplied from the main panel without use of a circuit breaker. This may be considered an unsafe practice (Electrical and Fire Safety) and should be evaluated and repaired by a licensed electrician.

Ground and neutral connections are improperly made to the surface of the electrical panel interior. Electrical shock and fire hazards are present. Repair recommended by a qualified electrician.



8.2 Item 5(Picture)

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

Not Present

### 8.4 SMOKE DETECTORS

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

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.

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## 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.

### Styles & Materials

#### Gas Shut Off Location:

No Gas

#### Water Source:

Public

#### Water Shut Off Location:

Management Association Utility Area  
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:**  
Cast iron  
Copper  
PVC

**Water Heater #1 Location:**  
Management Association Supplies Hot Water  
Management Association Utility Area

## Items

### 9.0 MAIN FUEL SHUT OFF

Not Present

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

Inspected

### 9.2 MAIN WATER SHUT-OFF DEVICE

Inspected

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

Inspected

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

Inspected

### 9.5 FUNCTIONAL FLOW (water volume test)

Inspected

### 9.6 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

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

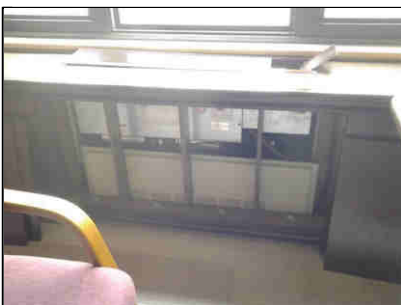
The home inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, 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 Heating Equipment Location:**  
Living Room

**#1 Heating Equipment Energy Source:**  
Electric

**#1 Cooling Equipment Manufacturer:**  
ISLANDAIRE

**#1 Cooling Equipment Age:**  
40+ Years

**#1 Filter Location:**  
Under the HVAC cover

**#2 Heating Equipment Brand:**  
ISLANDAIRE

**#2 Heating Equipment Age:**  
Over 40 Years

**#2 Cooling Equipment Type:**  
Wall Mounted HVAC

**#2 Cooling Equipment Operation:**  
Greater than 15 degrees differential

**#3 Heating Equipment Location:**  
Office

**#1 Heating Equipment Brand:**  
ISLANDAIRE

**#1 Heating Equipment Age:**  
40+ Years

**#1 Cooling Equipment Type:**  
Wall Mounted HVAC

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

**Types of Fireplaces:**  
None

**#2 Heating Equipment Type:**  
Wall Mounted Electric HVAC

**#2 Cooling Equipment Location:**  
Dining Room

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

**#2 Filter Type:**  
Washable

**#3 Heating Equipment Brand:**  
ISLANDAIRE

**#1 Heating Equipment Type:**  
Wall Mounted Electric HVAC

**#1 Cooling Equipment Location:**  
Living Room

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

**#1 Filter Type:**  
Washable

**#2 Heating Equipment Location:**  
Dining Room

**#2 Heating Equipment Energy Source:**  
Electric

**#2 Cooling Equipment Manufacturer:**  
ISLANDAIRE

**#2 Cooling Equipment Age:**  
40+ Years

**#2 Filter Location:**  
HVAC Fan Cabinet

**#3 Heating Equipment Type:**  
Wall Mounted Electric HVAC

**#3 Heating Equipment Energy Source:**  
Electric

**#3 Heating Equipment Age:**  
10+ Years

**#3 Cooling Equipment Location:**  
Office

**#3 Cooling Equipment Manufacturer:**  
Islandaire

**#3 Cooling Equipment Type:**  
Wall Mounted HVAC

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

**#3 Cooling Equipment Age:**  
10+ Years

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

**#3 Filter Type:**  
Washable

**#3 Filter Location:**  
HVAC Fan Cabinet

**#4 Heating Equipment Location:**  
Bedroom

**#4 Heating Equipment Brand:**  
ISLANDAIRE

**#4 Heating Equipment Type:**  
Wall Mounted Electric HVAC

**#4 Heating Equipment Energy Source:**  
Electric

**#4 Heating Equipment Age:**  
40+ Years

**#4 Cooling Equipment Location:**  
Bedroom

**#4 Cooling Equipment Manufacturer:**  
ISLANDAIRE

**#4 Cooling Equipment Type:**  
Wall Mounted HVAC

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

**#4 Cooling Equipment Age:**  
40+ Years

**#4 Cooling Equipment Operation:**  
Inoperative

**#4 Filter Type:**  
Washable

**#4 Filter Location:**  
HVAC Fan Cabinet

**#5 Heating Equipment Location:**  
Bedroom

**#5 Heating Equipment Brand:**  
ISLANDAIRE

**#5 Heating Equipment Type:**  
Wall Mounted Electric HVAC

**#5 Heating Equipment Energy Source:**  
Electric

**#5 Heating Equipment Age:**  
40+ Years

**#5 Cooling Equipment Location:**  
Bedroom

**#5 Cooling Equipment Manufacturer:**  
ISLANDAIRE

**#5 Cooling Equipment Type:**  
Wall Mounted HVAC

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

**#5 Cooling Equipment Age:**  
40+ Years

**#5 Cooling Equipment Operation:**  
Greater than 15 degrees differential

**#5 Filter Type:**  
Washable

**#5 Filter Location:**  
HVAC Fan Cabinet

**#6 Heating Equipment Location:**  
Bedroom

**#6 Heating Equipment Brand:**  
ISLANDAIRE

**#6 Heating Equipment Type:**  
Wall Mounted Electric HVAC

**#6 Heating Equipment Energy Source:**  
Electric

**#6 Heating Equipment Age:**  
10+ Years

**#6 Cooling Equipment Location:**  
Bedroom

**#6 Cooling Equipment Manufacturer:**  
ISLANDAIRE

**#6 Cooling Equipment Type:**  
Wall Mounted HVAC

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

**#6 Cooling Equipment Age:**  
10+ Years

**#6 Cooling Equipment Operation:**  
Greater than 15 degrees differential

**#6 Filter Type:**  
Washable

**#6 Filter Location:**  
HVAC Fan Cabinet

## Items

### 10.0 HEATING EQUIPMENT / AIR HANDLER

Repair or Replace

(1) The AC unit in the dining room makes noise as if something is about to break. Repair recommended by a qualified contractor.



10.0 Item 1(Picture)

(2) The interior of the HVAC wall unit facing the balcony is rusted and weathered from constant exposure to the outside world. Repair recommended by a qualified contractor.



10.0 Item 2(Picture)

(3) The HVAC wall unit in the first bedroom is inoperative. Repair recommended by a qualified contractor.



10.0 Item 3(Picture)

(4) The coils in the HVAC wall units are dirty and clogged with dust and mold. Cleaning recommended by a qualified contractor.



10.0 Item 4(Picture)

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

Inspected

**10.2 HUMIDIFIER**

Not Present

**10.3 COOLING EQUIPMENT / AIR HANDLER**

Repair or Replace

The HVAC wall unit in the first bedroom is inoperative. Repair recommended by a qualified contractor.

**10.4 AIR FILTERS**

Inspected

**10.5 NORMAL OPERATING CONTROLS**

Inspected

**10.6 AUTOMATIC SAFETY CONTROLS**

Inspected

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

Inspected

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

Not Present

**10.9 GAS/LP FIRELOGS AND FIREPLACES**

Not Present

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

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**11. Structural Components**

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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.

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## Styles & Materials

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### Foundation:

Not Visible, Hidden From View

### Columns or Piers:

If Present, Not Visible

### Basement/Lower Level Floor:

Not Visible Hidden From View

### Floor Structure:

Not visible, Hidden From View

### Floor System Insulation:

Not visible hidden from view

### Wall Structure:

Not visible hidden from view

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## Items

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### 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.)

Not 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)

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 (crawlspac or basement)

Not Inspected

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

Not Present

#### 11.4 INSULATION UNDER FLOOR SYSTEM

Not Present

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

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)**

Inspected

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

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

Inspected

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

**11.8 COLUMNS OR PIERS**

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

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### All In One Home Inspection LLC

**760 West Shore Trail  
Sparta, NJ 07871  
201-263-0040**

**www.allinonehomeinspection.com  
customerexperience@allinonehomeinspection.com**

### Customer

Condo Sample Report

### Address

Address

Unit#

City NJ

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.

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## 2. Exterior

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### 2.3 OUTLETS & LIGHTING (exterior)

**Repair or Replace**

Have an electrician change exterior outlets to GFCI for electrical safety when working or recreating around the home exterior.

**2.4 EXTERIOR VENTS****Repair or Replace**

Vent grills on the balcony HVAC unit are damaged. The grill should be replaced by a qualified contractor to help prevent the ingress of insects, vermin and moisture to the interior spaces of the home.

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**4(A) . Master Bath**

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**4.1.A WALLS****Repair or Replace**

The tile wall is deteriorated (loose tile present) and needs repair or replacement. The wall board and framing may need repair (not visible). I recommend tile repair or replacement using a qualified contractor.

**4.6.A PLUMBING WATER SUPPLY, DISTRIBUTION AND FIXTURES****Repair or Replace**

The toilet would not flush when tested. The toilet is in need of repair by a qualified person or plumber.

**4.7.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS****Repair or Replace**

- (1) The tub stopper is missing or not working. Recommend replacement or repair by a licensed plumber to make tub work as intended.
- (2) The tub is draining slowly. The tub drain needs cleaning or repair by a qualified person or licensed plumber.
- (3) The sink stopper is missing or not working. Replacement or repair recommended by a plumber.

**4.8.A OUTLETS, LIGHTS AND SWITCHES****Repair or Replace**

I recommend having Ground Fault Circuit Interrupter (GFCI) outlets installed by an electrician for electrical safety in bathrooms.

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**4(B) . Hall Bath**

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**4.1.B WALLS****Repair or Replace**

The tile wall is deteriorated (loose tile present) and needs repair or replacement. The wall board and framing may need repair (not visible). I recommend tile repair or replacement using a qualified contractor.

**4.2.B FLOORS****Repair or Replace**

The bathroom floor has cracked floor tile. Moisture may penetrate flooring and damage the interior spaces of the flooring cavity. The floor is in need of repair by a qualified contractor.

**4.6.B PLUMBING WATER SUPPLY, DISTRIBUTION AND FIXTURES**

**Repair or Replace**

The spa was inoperative at time of inspection. Controls appear to be not functioning, the circulator pump did not operate. Repair by a qualified spa service technician recommended. Have operation of spa unit demonstrated at final walk through.

**4.7.B PLUMBING DRAIN, WASTE AND VENT SYSTEMS****Repair or Replace**

(1) The sink drain is corroded as if it has been leaking or is about to leak. Repair of drain recommend as a preventative action to avoid damage to stored supplies, cabinets and interior spaces of home.

(2) The tub stopper is missing or not working. Recommend replacement or repair by a licensed plumber to make tub work as intended.

**4.8.B OUTLETS, LIGHTS AND SWITCHES****Repair or Replace**

(1) A switch was present with a warning sign not to operate. The spa and electric space heater were inoperative at time of inspection. Unable to determine if the switch was for either of these appliances. Repair recommended by a qualified contractor.

(2) There is no outlet found in the bath. I recommend a duplex GFCI outlet be installed by a licensed electrician for convenience.

**4.10.B PRESENCE OF INSTALLED HEAT SOURCE****Repair or Replace**

The electric space heater was inoperative at time of inspection. Repair recommended by a qualified contractor.

**5(A) . Bedrooms****5.6.A WINDOWS (REPRESENTATIVE NUMBER)****Repair or Replace**

(1) Screens are missing from about half the windows. Recommend replacement to prevent the ingress of insects and vermin.

(2) Screens in some windows are torn or deteriorated. Screens need replacement to prevent the ingress of insects.

**5.8.A PRESENCE OF INSTALLED HEAT SOURCE****Repair or Replace**

The first bedroom heating and cooling unit was inoperative at time of inspection. Repair recommended by a qualified contractor.

**5.9.A PRESENCE OF INSTALLED COOLING SOURCE****Repair or Replace**

The first bedroom heating and cooling unit was inoperative at time of inspection. Repair recommended by a qualified contractor.

**5(B) . Living Room Area****5.6.B WINDOWS (REPRESENTATIVE NUMBER)****Repair or Replace**

Screens missing from windows. Recommend replacement to prevent the ingress of insects and vermin.

#### **5.7.B OUTLETS, LIGHTS AND WALL SWITCHES**

##### **Repair or Replace**

Outlets with three prongs have open grounds, this electrical hazard presents a safety issue to the occupants of the home, repairs are recommended. A qualified licensed electrician should perform repairs that involve wiring.

#### **5.8.B PRESENCE OF INSTALLED HEAT SOURCE**

##### **Repair or Replace**

Access door covers on the heating and cooling wall units are painted shut. The doors need repair for ease of access to the heating and cooling units.

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### **5(C) . Dining Room Area**

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#### **5.2.C FLOORS**

##### **Repair or Replace**

Dust and debris present along the baseboards in the living room area. When the HVAC system was operated the dust blew out from under the baseboards. Cleaning recommended by a qualified contractor.

#### **5.6.C WINDOWS (REPRESENTATIVE NUMBER)**

##### **Repair or Replace**

- (1) Screens in some windows are torn or deteriorated. Screens need replacement to prevent the ingress of insects.
- (2) Screens missing from windows. Recommend replacement to prevent the ingress of insects and vermin.

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### **6. Kitchen Components and Appliances**

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

##### **Repair or Replace**

Cabinet hinge is damaged, the cabinet door not closing properly, hinge needs repair or replacement.

#### **6.7 PLUMBING WATER SUPPLY FAUCETS AND FIXTURES**

##### **Repair or Replace**

Low water pressure is present at the sink faucet. The low pressure may be attributed to mis-adjusted pressure regulators, cut-off valves not completely open, or malfunctioning sink faucet. Although the bathroom had adequate water pressure, it is also possible the supply to the kitchen area is low pressure. I recommend evaluation and repair by the building maintenance supervisor and/or a licensed plumber.

#### **6.9 OUTLETS, LIGHTS AND WALL SWITCHES**

##### **Repair or Replace**

The GFCI (Ground Fault Circuit Interrupter) outlet is wired reverse polarity and will not "trip" when tested. Electrical issues are considered a hazard until repaired. A qualified licensed electrician should perform repairs that involve wiring.

#### **6.10 REFRIGERATOR**

**Repair or Replace**

The ice maker is not in use and appears disabled. Repair recommended by a qualified appliance contractor.

**6.11 DISHWASHER****Repair or Replace**

The dishwasher was not tested at time of inspection due to low water pressure and lack of water flow at the sink. The dishwasher should be tested once the water supply is repaired prior to closing.

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**7. Laundry Room/Area**

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**7.7 DRYER POWER/FUEL SUPPLY AND VENTING****Repair or Replace**

The dryer vents to the interior the laundry closet. Build up of humidity, condensation, lint and mold possible in closet area. Recommend venting the dryer outside.

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**8. Electrical System**

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**8.2 OVERCURRENT DEVICES, BRANCH CIRCUIT CONDUCTORS AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE****Repair or Replace**

(1) Double tap wiring of breakers is present. Recommended practice is one wire per circuit breaker to prevent the connections and breaker from overheating. Consult with an electrician for evaluation and repair.

(2) Power for the subpanel is supplied from the main panel without use of a circuit breaker. This may be considered an unsafe practice (Electrical and Fire Safety) and should be evaluated and repaired by a licensed electrician.

(3) The neutral connection at the panel appears undersized for the 150 Amp service. A shock and fire hazard are present until repaired by a qualified contractor.

(4) Power for the subpanel is supplied from the main panel without use of a circuit breaker. This may be considered an unsafe practice (Electrical and Fire Safety) and should be evaluated and repaired by a licensed electrician.

Ground and neutral connections are improperly made to the surface of the electrical panel interior. Electrical shock and fire hazards are present. Repair recommended by a qualified electrician.

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**10. Heating / Central Air Conditioning**

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**10.0 HEATING EQUIPMENT / AIR HANDLER****Repair or Replace**

(1) The AC unit in the dining room makes noise as if something is about to break. Repair recommended by a qualified contractor.

(2) The interior of the HVAC wall unit facing the balcony is rusted and weathered from constant exposure to the outside world. Repair recommended by a qualified contractor.

(3) The HVAC wall unit in the first bedroom is inoperative. Repair recommended by a qualified contractor.

(4) The coils in the HVAC wall units are dirty and clogged with dust and mold. Cleaning recommended by a qualified contractor.

### 10.3 COOLING EQUIPMENT / AIR HANDLER

#### Repair or Replace

The HVAC wall unit in the first bedroom is inoperative. Repair recommended by a qualified contractor.

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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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