



GRAND VIEW
Property Services

Grand View Property Services LLC

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RESIDENTIAL INSPECTION



Address Withheld



INSPECTION DATE

August 25, 2026



PREPARED FOR

Sample Client



INSPECTOR

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📄 NJ 24GI00253200

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SUMMARY

Click any item to jump to it in the report

-  Information |  Deficiencies |  Moderate Defect/ Repair or Replace Needed |  Major Defects |  Minor Defects

UTILITY SHUTOFF LOCATION

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1. INSPECTION OVERVIEW

INSPECTION STATUS OVERVIEW				
Line Item	I	NI	NP	D
House Information	✓			
Notes Regarding Home Inspections	✓			
I = Inspected NI = Not Inspected NP = Not Present D = Deficient				

INFORMATION

1.1.1 · House Information

House Photo

- ✓ Front Photo
- ✓ Right Photo
- ✓ Back Photo
- ✓ Left Photo



OTHER

1.1.2 · House Information

Inspection Type

The options include common service categories such as **Pre-Listing Inspection, Pre-Purchase Inspection, Re-Inspection, Home Maintenance Inspection, and Add-on Services.**

Home Maintenance Inspection

OTHER

1.1.6 · House Information

Architectural Style

Gable/Colonial

OTHER

1.1.9 · House Information

Year Built (From Online Sources)

1987

<40

OTHER

1.1.12 · House Information

Bedrooms

4 Bedrooms

OTHER

1.1.3 · House Information

Main Entrance Face

Northeast

OTHER

1.1.7 · House Information

In Attendance

- ✓ Inspector
- ✓ Home Owner

1.1.10 · House Information

Number of Stories

2

1.1.13 · House Information

Bathrooms

5 Bathrooms

OTHER

1.1.5 · House Information

Type of Building

Single Family

OTHER

1.1.8 · House Information

Occupancy

- ✓ Furnished
- ✓ Occupied

1.1.11 · House Information

Square Footage

3500

1.1.14 · House Information

Weather Conditions

Sunny

1.1.15 · House Information

Outside Temp°F

76

1.1.16 · House Information

Precipitation in the Last 48 Hours

a record of any precipitation events that occurred within the preceding 48 hours. Indicate all applicable weather conditions observed at the property, such as rain, snow, sleet, hail, or the absence of precipitation. This information provides context for moisture-related observations noted elsewhere in the report.

✓ Rain

OTHER

1.1.17 · House Information

Soil Condition

Damp

OTHER

1.1.18 · House Information

Foundation Type

- ✓ Basement
- ✓ Crawl Space

OTHER

1.1.19 · House Information

Electrical Service Status

Power-On

OTHER

1.1.20 · House Information

Water Source/Status

- ✓ Public
- ✓ Water-on

OTHER

1.1.21 · House Information

Sewage Disposal

The property is connected to a municipal/public sewer system.

1.1.22 · House Information

Fuel Type and Status

Natural Gas

OTHER

1.2.1 · Notes Regarding Home Inspections

Applicable Standards of Practice for Home Inspections

1. InterNACHI's Home Inspection Standards of Practice and The International Code of Ethics for Home Inspectors
 2. New Jersey Administrative Code Title 13 Law and Public Safety Chapter 40 Subchapter 15
- Home Inspection Advisory Committee

1.2.2 · Notes Regarding Home Inspections

Room Location Legend

Bedrooms & Bathroom locations were assigned as follows:

Starting from the entrance door and walking clockwise throughout the home, the beds/baths were assigned in order (i.e., Bedroom 1, Bedroom 2, etc.)

1.2.3 · Notes Regarding Home Inspections

Setting Reasonable Expectations

Setting Reasonable Expectations When Things Go Wrong.

There may come a time that you discover something wrong with the house, and you may be upset or disappointed with your home inspection.

Intermittent Or Concealed Problems

Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs only leak when specific conditions exist (ie. strong trade winds). Some problems will only be discovered when carpets were lifted, furniture is moved or finishes are removed.

No Clues

These problems may have existed at the time of the inspection but there were no clues as to their existence. Our

inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

We May Miss Some Minor Things

Some of the minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the \$200 problems; it is to find the \$2,000 problems. These are the things that affect decisions to purchase.

Why We May Not Have Seen It

- **Conditions During Inspection** - For example: excessive personal belongings or stored items from previous owner blocking walls and floors in the home.
- **The Wisdom Of Hindsight** - When the problem manifests itself, it is very easy to have 20/20 hindsight. The roof may leak when a 30mph trade wind is blowing rain sideways. Predicting the problem under sunny conditions is a different story.
- **A Long Look** - If we spent 1/2 an hour under the kitchen sink or 45 minutes disassembling the A/C, we may find more problems. Unfortunately, the inspection would take several days and would cost considerably more.
- **We're Generalists** - We are generalists; we are not specialists. The electrical contractor may indeed have more electrical expertise than we do.
- **An Invasive Look** - Problems often become apparent when carpets or drywall are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform any invasive or destructive tests.

Not Insurance

In conclusion, a home inspection is designed to better your odds. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

We hope this is food for thought and helps to give a better understanding as to what to expect when reading your report.

1.2.4 · Notes Regarding Home Inspections

Inspector's Narrative Of The Home's Condition

Please keep in mind that no home is perfect. This report contains everything we could find not to discourage you from buying the home but to help you to make an informed decision. Hopefully, the maintenance items will give you a punch list of improvements you can make over time should you decide to purchase the home.

The report is designed to highlight defects but also has a copious amount of information about the home and its components. Please be sure to click on the **INFORMATION** tabs in the report for access to this section.

If a recommendation for further evaluation was made in this report, that evaluation should be performed prior to the end of your contingency period.

I thank you for your business and encourage you to call if you have any questions or would like to discuss the report.

1.2.5 · Notes Regarding Home Inspections

Important Advisory for the Client

It is strongly recommended that the Buyer carefully review this entire inspection report to understand the property's current condition. Furthermore, the Buyer should thoroughly examine the **Seller's Property Condition Disclosure Statement** for any known past issues. To ensure full compliance with local regulations, we advise the Buyer to consult with relevant **municipal departments** (such as Building, Zoning, or Health) to verify all necessary **permits, certificates of occupancy (CO), and technical documentation** related to any past or present improvements.

LIMITATIONS

1.1.4 · House Information

Stored or Furnished Items

Many walls, floors and/or ceiling surfaces were obscured by furniture and/or stored items. Certain areas could not be evaluated.

2. UTILITY SHUTOFF LOCATION

INSPECTION STATUS OVERVIEW				
Line Item	I	NI	NP	D
Electric Service Shutoff	✓			
Water Shutoff Valve Location	✓			
Gas Shutoff Valve Location	✓			
I = Inspected NI = Not Inspected NP = Not Present D = Deficient				

INFORMATION

2.1.1 · Electric Service Shutoff

Main Breaker / Service Disconnect Location

📍 Basement

Main Breaker / Service Disconnect Location: The main breaker or service disconnect is the primary point where electrical power to the dwelling can be isolated. It is required to be readily accessible for emergency shutdown and routine maintenance.

Typical locations include:

- **Exterior service disconnect box** mounted on the building envelope, often adjacent to the utility meter.
- **Interior service disconnect box** located within a utility, mechanical, or garage area.
- **Main distribution panel** (breaker panel) inside the home, positioned near the entry point of the service conductors and identified by a labeled main breaker.

Identifying the exact location is essential for safe operation, compliance with InterNACHI standards, and future service work. Homeowners should verify that the disconnect remains unobstructed and clearly labeled.

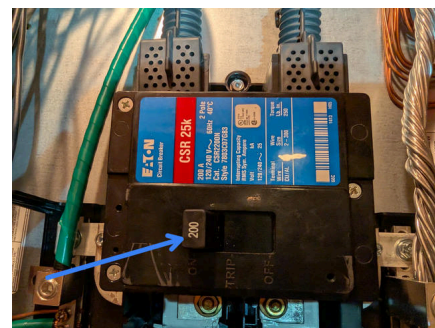
Main distribution panel



2.1.2 · Electric Service Shutoff

Electrical Service Disconnect - Power Shutoff Capability

The main **electrical service disconnect**, as shown in the photograph, provides a single point of control that can interrupt all electrical power to the residence. This device is designed to be used in emergencies or for routine servicing of the electrical system. The disconnect is properly labeled and appears to be readily accessible at the service entrance.



OTHER

2.2.1 · Water Shutoff Valve Location

Main Water Shutoff Valve - Locations

The main water supply shut-off valve is located in one of several typical areas. Verify its exact position in the basement, crawl space, utility room, garage, exterior meter box, under kitchen sink, bathroom ceiling, or behind an access panel.

- ✓ Basement
- ✓ Utility Room

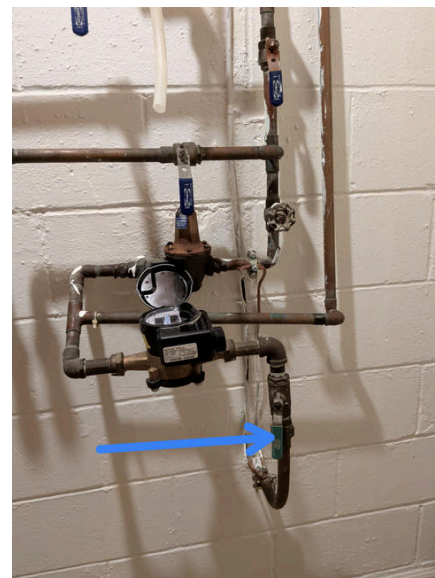


MAINTENANCE ITEM

2.2.2 · Water Shutoff Valve Location

Water Shutoff Valve - Function

The water shutoff valve shown controls the building's water supply and can be closed for emergencies or maintenance. It is a standard valve providing full isolation of the water service.



① MAINTENANCE ITEM

2.3.1 · Gas Shutoff Valve Location

Gas Main Shutoff Valve Location

📍 Basement

The **gas main shutoff valve** is located where the service line enters the dwelling. In single-family homes it is typically on the exterior wall near the gas meter or at the basement/garage riser. In multi-unit buildings it is found in a hallway utility closet or beneath the kitchen gas meter.

✓ **Basement or Garage**

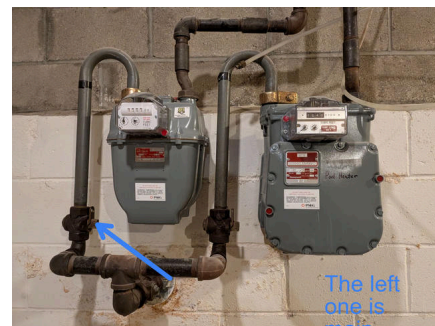


① MAINTENANCE ITEM

2.3.2 · Gas Shutoff Valve Location

Gas Main Shutoff Valve - Closure Situations

The gas main shutoff valve should be closed in emergencies such as gas leak, fire, or earthquake; during appliance replacement or pipe repair; and when the property will be vacant for extended periods to prevent hidden leaks.



⚠ SAFETY HAZARD

3. GROUND AND APPURTENANCES

INSPECTION STATUS OVERVIEW				
Line Item	I	NI	NP	D
Grounds Inspection Overview	✓			
Fence/Gate/ Post	✓			✓
Driveways	✓			✓
Parking Lot	✓			✓
Walk Path	✓			
Steps/ Stairs	✓			✓
stoops			✓	
Patio	✓			
Deck	✓			✓
Porch	✓			✓
Balcony			✓	
Sun Room			✓	
Retainning Wall	✓			✓
Vegetation/Grading Drainage	✓			✓
WDI			✓	
I = Inspected NI = Not Inspected NP = Not Present D = Deficient				

INFORMATION

3.1.1 · Grounds Inspection Overview

Grounds and Site Components Inspection Overview

The inspector performed a visual evaluation of the **grounds and exterior site components** at all visible and accessible areas, including driveways, walkways, grading and drainage, vegetation, porches, patios, exterior flatwork, decks, balconies, stairs, ramps, guards, railings, retaining walls, appurtenant roofs, sunrooms, carports, and gas meter or LP tank locations where present.

This inspection was limited to conditions that may affect drainage, structural performance of site-built improvements, or safe access around the structure. It does not include engineering analysis of soil conditions, grading design, structural capacity, or predictions of future performance.

OTHER

3.2.1 · Fence/Gate/ Post

Fence Material



- ✓ PVC
- ✓ Chain-link
- ✓ aliminum

OTHER

3.2.3 · Fence/Gate/ Post

Fence - Condition

Front yard left side

The fence on the front-yard left side, viewed from the front door looking toward the street, is constructed of white PVC. During the inspection no obvious blemishes, cracks, rot, or other visible defects were observed. The surface appears intact and the material shows no signs of deterioration or damage.

Continue periodic visual checks, especially after severe weather, to ensure the fence remains in good condition.



3.3.1 · Driveways

Material

- ✓ Asphalt



3.4.1 · Parking Lot

Material

- ✓ Asphalt

3.5.1 · Walk Path

Material

- ✓ Brick
- ✓ Gravel

3.5.2 · Walk Path

Walk Path - Observation

📍 Walk Path

The walkpath was inspected visually and no obvious safety or structural defects were observed. The surface appears level, free of cracks, breaks, or hazardous conditions, and the surrounding grading provides adequate drainage. Maintaining clear access and regular upkeep will help preserve its condition. No corrective actions are required at this time.



3.6.1 · Steps/ Stairs

Material

✓ Concrete Pavers

3.8.1 · Patio

Material

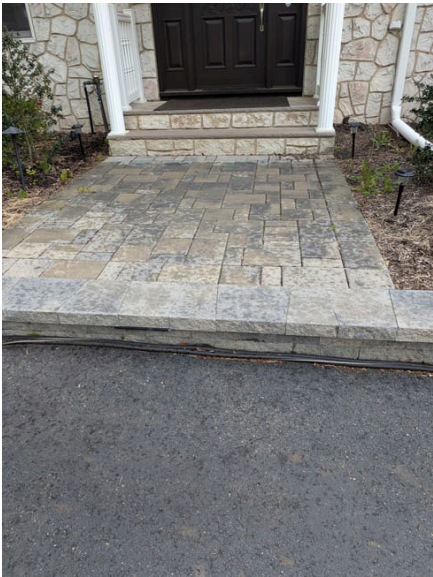
✓ Pavers

3.8.2 · Patio

Patio - Normal Operational Condition

📍 Main entrance patio

The main entrance patio was visually inspected and no obvious defects were observed. All surface materials appear intact, and there are no signs of cracking, spalling, or water intrusion. The patio grading and drainage seem adequate, and the overall condition aligns with the expected performance for a well-maintained exterior area.



3.9.1 · Deck

Materials

✓ Composite/PVC

✓ post-in-ground

3.10.1 · Porch

Structure Type

✓ Open Wood Frame



3.13.1 · Retaining Wall

Retaining wall type

✓ Concrete Block

3.13.2 · Retaining Wall

Retaining Wall - Satisfactory

No major deficiencies were noted with the retaining wall(s) at the time of the inspection.

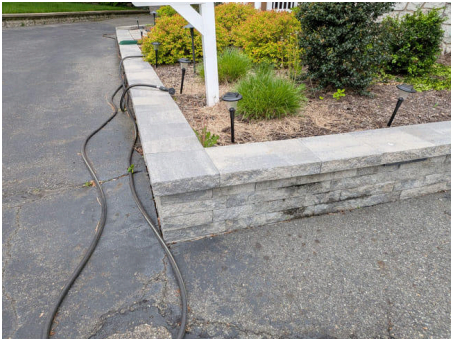
3.13.3 · Retaining Wall

Retaining Wall - Condition

📍 Retaining Wall

The retaining wall was inspected and found to be in overall good condition with no visible defects or obvious flaws observed. No cracks, leaning, or separation were noted during the visual examination.

Recommendation: Continue periodic visual monitoring of the wall to ensure any future changes are detected early. Routine maintenance such as clearing vegetation and checking drainage can help preserve its condition.



RECOMMENDATION

3.14.1 · Vegetation/Grading Drainage

Vegetation Type

📍 Front Yard, Back Yard, Side Yard, Driveway, Pool, Garden

- ✓ **Lawn**
- ✓ **Trees**
- ✓ **Shrubs**
- ✓ **raised bed**

DEFICIENCIES

3.2.2 · Fence/Gate/ Post

Gate Hinge - Loose

📍 FRONT YARD LEFT SIDE

The gate hinge was loose/not secured. Recommend repair for optimal function.

Photo removed for privacy

🕒 MAINTENANCE ITEM

3.3.2 · Driveways

Driveway - Damage/Cracking

📍 DRIVEWAY AND PARKING LOT AREA SURROUNDING LEFT SIDE OF HOUSE TO BACKYARD GARAGE DOOR, FRONT YARD

Damage/cracking was observed on the driveway surface. Recommend repair as desired.

Photo removed for privacy

Photo removed for privacy





 MODERATE DEFECT/ REPAIR OR REPLACE NEEDED

 MAINTENANCE ITEM

3.3.3 · Driveways

Basement Walkout Stairs - Retaining Wall Moisture Intrusion

BASEMENT WALKOUT STAIRS LEFT SIDE

During the inspection, rain water seepage was observed at the base of the retaining wall on the left side of the face to outside from the walkout door of the basement walk-out stairs. The moisture appears to be entering the wall cavity, creating a potential pathway for water to reach the basement interior. **Recommendation:** Repair the retaining wall and improve drainage promptly to prevent surface water from infiltrating the basement and causing further damage.



 MODERATE DEFECT/ REPAIR OR REPLACE NEEDED

 MAINTENANCE ITEM

3.4.2 · Parking Lot

Parking Lot - Pit

📍 BACKYARD PARKING LOT

During the inspection a **pit** was observed in the **Backyard Parking Lot**. The pit appears to have been formed by **surface water** erosion, creating a low spot that can collect water and pose a slip hazard. It is recommended that the pit be repaired promptly and that the surrounding grading be re-contoured to provide a positive slope away from the parking area, directing surface water safely away from the foundation and other hard-scaped surfaces.



🔧 MODERATE DEFECT/ REPAIR OR REPLACE NEEDED

📌 RECOMMENDATION

3.6.2 · Steps/ Stairs

Basement Walkout Stairs - Step Water Infiltration

📍 BASEMENT WALKOUT STAIRS TOP LEFT SIDE, DRIVEWAY

At the top left side of the walk-out stair treads, visible water infiltration was noted where surface water has collected against the step. This condition indicates inadequate grading or drainage, allowing water to pool and potentially seep into the stair structure. **Recommendation:** Regrade the area and install proper drainage to direct water away from the steps, thereby protecting the stair assembly and the basement below.



🔧 MODERATE DEFECT/ REPAIR OR REPLACE NEEDED

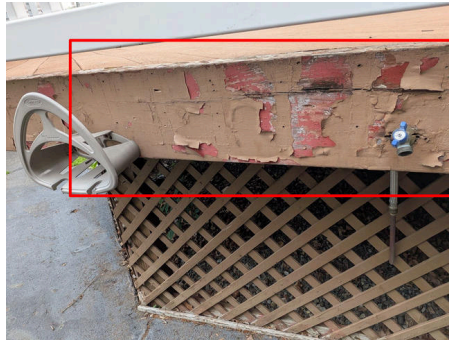
📌 MAINTENANCE ITEM

3.9.2 · Deck

Deck Beam - Damage

📍 DECK

Moisture and wood destroying organism damage was observed on the deck beam. Recommend further evaluation and replacement of damaged beam as needed.



🔧 MODERATE DEFECT/ REPAIR OR REPLACE NEEDED

📌 RECOMMENDATION

3.9.3 · Deck

Deck Post - Ground Contact

📍 DECK

Some of the deck posts were in contact with the ground or had moist dirt at the base. This will likely accelerate degradation due to potential moisture damage. Recommend ensuring debris is away from the post to limit damage over time. *All may not be shown.*



 MODERATE DEFECT/ REPAIR OR REPLACE NEEDED

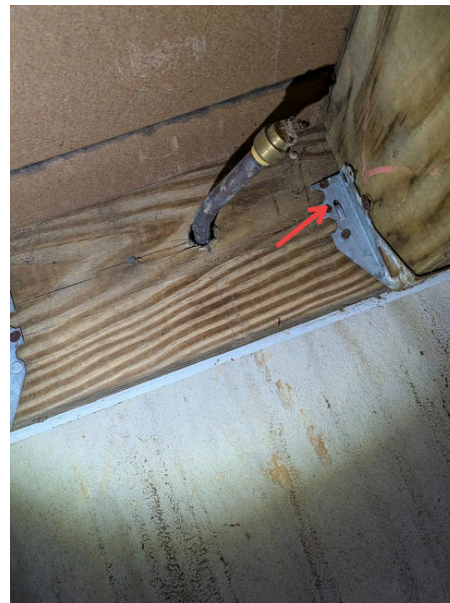
 RECOMMENDATION

3.9.4 · Deck

Deck - Hanger Screw Loose/Missing (Safety)

📍 DECK

The hanger screws between the deck and the ledger board are observed to be loose or missing. This condition constitutes a safety defect because it can allow deck components to become unsecured, creating a risk of collapse or injury. Immediate repair is recommended to re-install or tighten the hanger screws and ensure proper attachment of the deck to the ledger board.



MAJOR DEFECTS

SAFETY HAZARD

3.9.5 · Deck

Deck - Missing Support Posts

DECK NEAR BASEMENT WALKOUT

During the inspection, the deck area adjacent to the basement walkout was observed to have missing support posts, resulting in a suspended deck surface. This condition constitutes a **safety hazard** because the deck lacks proper structural support and could fail under load. It is recommended that a qualified contractor install appropriate support posts and reinforce the deck framing promptly to restore safe load-bearing capacity.



MAJOR DEFECTS

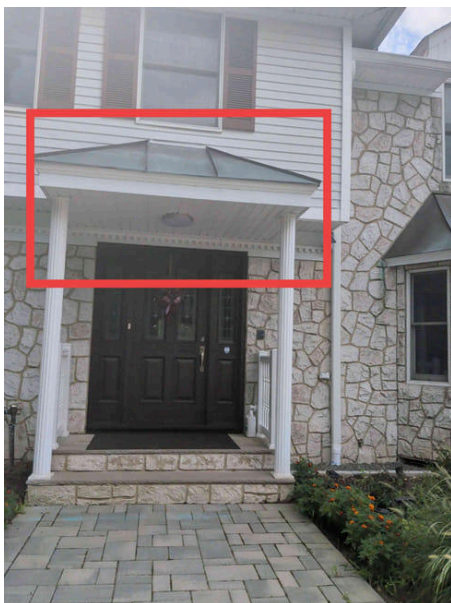
SAFETY HAZARD

3.10.2 · Porch

Gutter and downspout Missing

MAIN ENTRANCE PORCH

A gutter /downspout was missing in the noted location(s) which was causing erosion to the ground below. Recommend installation with proper downspouts to redirect water from home.



RECOMMENDATION

3.10.3 · Porch

Porch - Cracks

FRONT PORCH

The stone surface of the front porch exhibits visible cracks. These cracks can allow water infiltration, and during winter freeze-thaw cycles the moisture may expand, worsening the damage and potentially leading to further deterioration of the stone and underlying substrate.

It is recommended to repair the cracked stones promptly to prevent moisture intrusion and freeze-thaw related degradation.



MINOR DEFECTS

MAINTENANCE ITEM

3.14.2 · Vegetation/Grading Drainage

Raised Bed

FRONT YARD RAISED BED

Some flower raised beds/Plant Box attached to the foundation and exterior wall. This prevent a visual inspection of the foundation wall and the lower portion of the exterior siding/trim behind the planter.

The soil in the raised bed is in direct contact with the home's siding/trim. This traps moisture against the wall, leading to wood rot and decay. **Action:** Remove soil/planter or ensure a waterproof membrane and air gap exist between the planter and the wall.



RECOMMENDATION

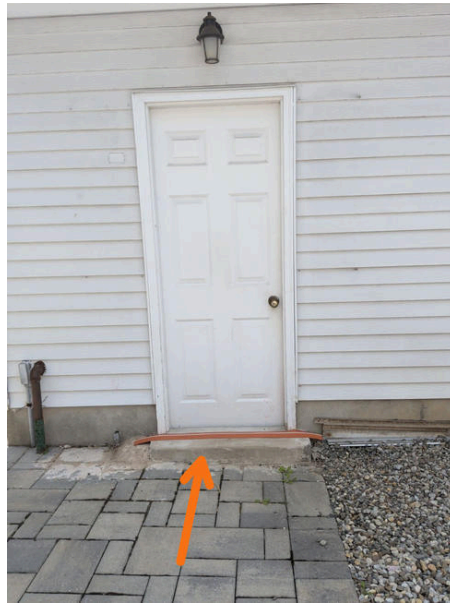
3.14.3 · Vegetation/Grading Drainage

Improper Drainage

REAR GARAGE DOOR

At the front of garage door, the grading transition between the driveway, the garage entrance slab, and the adjacent walk path is minimal, creating a low spot where surface water accumulates during heavy rain. Standing water was observed pooling at the foundation line and the garage floor indicating inadequate drainage away from the structure.

Recommendation: Install a French drain or re-grade the area to direct runoff away from the garage foundation, and consider adding swales or other drainage improvements.



 MODERATE DEFECT/ REPAIR OR REPLACE NEEDED

 RECOMMENDATION

3.14.4 · Vegetation/Grading Drainage

Improper Drainage

Standing water (ponding) observed near the foundation or in the yard. **Action:** Install a French drain or improve surface swales.

None selected

 MAINTENANCE ITEM



3.14.5 · Vegetation/Grading Drainage

Grading - Negative Slope Toward Foundation

RIGHT SIDE FOUNDATION WALL

The grading adjacent to the right-side foundation wall slopes toward the structure, creating a negative slope that directs rainwater toward the foundation base.

This condition can cause water accumulation at the footing, increase hydrostatic pressure, and elevate the likelihood of basement water intrusion, wall cracking, or wood rot.

It is recommended that a qualified landscape or grading contractor re-grade the area to achieve a minimum six-foot outward slope away from the foundation to provide proper drainage.



MODERATE DEFECT/ REPAIR OR REPLACE NEEDED

RECOMMENDATION

4. ROOF AND RELATED COMMONENTS

INSPECTION STATUS OVERVIEW				
Line Item	I	NI	NP	D
General	✓			
Coverings	✓			✓
Plumbing Vent/ Flashing	✓			
Attic Ventilation/ Flashing	✓			✓
Exhaust Pipe/ Cap/Flashing	✓			
Other Roof Vent/ Flashings			✓	
Skylight	✓			
Dormers/Flashing	✓			✓
Roof Valleys/Flashing	✓			
Roof Drainage Systems/Gutters and Downspouts	✓			✓
Low-Sloped / Flat Roof			✓	
I = Inspected NI = Not Inspected NP = Not Present D = Deficient				

INFORMATION

4.1.1 · General

Roof Type/Style

✓ Gable

4.1.2 · General

Inspection Method

✓ From Ladder At Eaves
✓ Ground
✓ Drone

4.2.1 · Coverings

Material

✓ Architectural (Asphalt)



4.2.2 · Coverings

Number of Layers

✓ 2 Layers

4.2.3 · Coverings

Estimated Age

2019

4.2.4 · Coverings

Roof Life Expectancy

- Asphalt Shingles, 3-tab - 15 to 18 years
- Asphalt Shingles, Architectural - 25 - 30 years
- Standing Seam (Metal) - 60+ years
- Corrugated (Metal) - 30 - 50 years
- Concrete Tile - 35 - 50 years
- Tile - 35 - 50 years
- Synthetic Tile - 50+ years
- Copper - ~ 100 years
- Wood Shake - 20 - 25 years (with regular maintenance)
- Elastomeric Roof - 10 - 20 years
- Rolled Asphalt Roof - 5 - 15 years
- Slate: 75 - 200 years
- Composite - 30 years
- Stone Coated Steel: 50+ years
- EPDM: 30 - 50+ years
- Fiber Cement (Transite): 30-50 years

But average lifespan estimates are based on average conditions. Many factors contribute to a longer or shorter life of the roof; so a particular roof's life can vary sometimes significantly from the average. Here's a list of conditions that affect roof longevity:

- Color of the roof - A dark roof absorbs more heat, which shortens the lifespan.

- The angle of roof slope - Higher pitch roofs tend to last longer.
- The orientation of roof surface - A roof slope facing south will get more sunlight, and have a shorter life
- Multiple-layer roof - A roof installed over an existing roof will have a shorter life.
- Quality of roof material - Economy roof materials have a shorter life.
- Installation - Sloppy or improper installation shortens roof life.
- Attic ventilation - An unventilated or poorly ventilated attic reduces roof lifespan.
- Trees near roof - Tree branches rubbing on a roof or the acidity from the accumulation of leaf debris on a roof shortens its life.
- Harsh climate - Severe weather and hot summers, along with big temperature swings within a 24-hour period, also shorten lifespan because of the expansion and contraction of roof materials.

4.2.7 · Coverings

Roof - Material

📍 Main entrance porch

The roof material observed at the Main entrance porch and bay window is copper. Copper roofing provides excellent durability and corrosion resistance, but it requires periodic inspection to ensure seams remain intact and fasteners are secure.

Recommend a visual inspection of seams and fasteners annually and consider a protective coating in harsh environments.

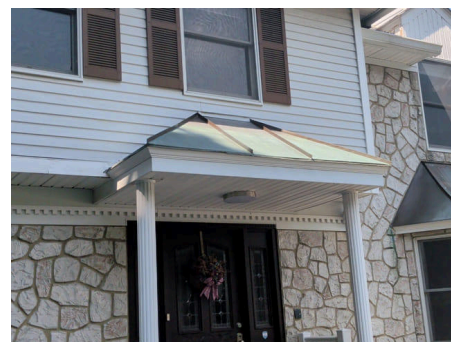
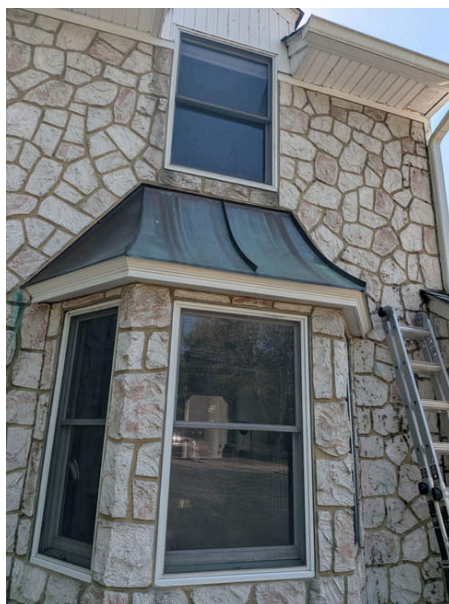


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📌 RECOMMENDATION

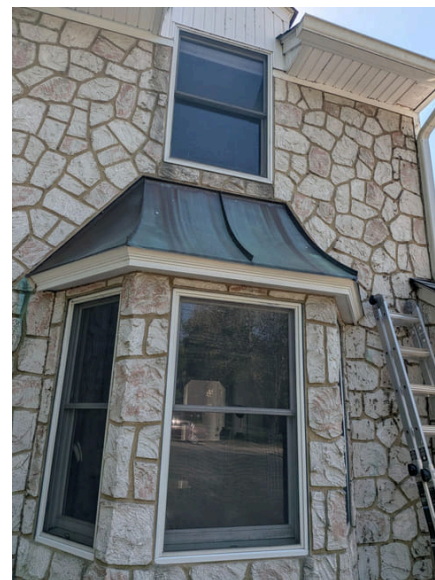
4.2.8 · Coverings

Roof - Material

📍 Family room bay window

The roof material observed at the Family room bay window is copper. Copper offers long-term durability and natural resistance to corrosion, but seams and flashing should be checked regularly for integrity.

Recommend an annual visual inspection of the copper seams and flashing, and apply a protective sealant if the roof is exposed to aggressive weather conditions.



① RECOMMENDATION

4.3.1 · Plumbing Vent/ Flashing

Material Identification - Flash Plate Base

The flash plate observed utilizes a base constructed of **aluminum, plastic, or full-lead** equipped with a rubber-sealed boot. Verify the installed material matches the specification and ensure the seal is intact.

Aluminum base with rubber seal boot

① OTHER

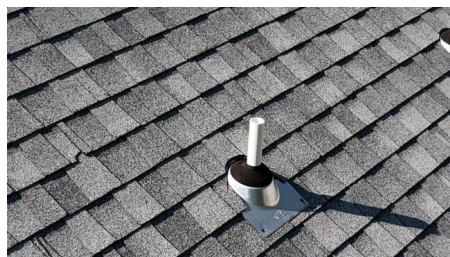
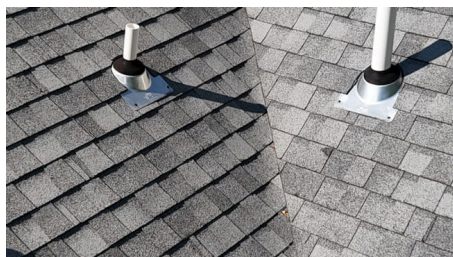
4.3.2 · Plumbing Vent/ Flashing

Plumbing Vent - Good Condition

📍 Roof

The roof plumbing vent waterproofing and installation overall condition is good. No obvious defects were observed during the inspection. The vent appears properly sealed and securely mounted, with no signs of moisture intrusion, corrosion, or damage.

It is recommended to perform periodic visual inspections to confirm the vent remains in this satisfactory condition.



4.4.1 · Attic Ventilation/ Flashing

Roof Vent Types - Observed Installation

Observed installation of various roof ventilation components, including roof-mounted static vents, ridge vents, and power ventilators.

These devices facilitate passive airflow and assist effectively and efficiently through moisture removal from the attic space.

- ✓ Power ventilator
- ✓ Roof-Mounted Static Vents / Turtle Vents
- ✓ Gable Vents
- ✓ Soffit Vents

OTHER

4.4.2 · Attic Ventilation/ Flashing

Attic Ventilation System Overview

Attic

Attic ventilation provides essential temperature and moisture control for the roof assembly by utilizing the chimney effect: cooler outdoor air enters through low-level intake vents and warmer air exits through high-level exhaust vents.

Typical intake vents are **soffit vents** located beneath the eaves. Common exhaust vent types observed include:

- **Ridge vents** – continuous openings along the roof ridge, offering the most efficient airflow.
- **Static (box) vents** – individual caps mounted on the roof surface.
- **Gable vents** – louvers positioned at the upper gable ends.
- **Powered attic fans** – mechanically driven fans equipped with temperature or humidity controls.

Proper installation and a balanced ratio of intake to exhaust vents are required for effective ventilation and compliance with local building codes.

- ✓ power attic fan
- ✓ Soffits Vent

OTHER

4.4.3 · Attic Ventilation/ Flashing

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Proper installation and a balanced ratio of intake to exhaust vents are required for effective ventilation and compliance with local building codes.

None selected

OTHER

4.4.4 · Attic Ventilation/ Flashing

Material Identification

The inspected component utilizes a base constructed of **Aluminum, Plastic, or Full Lead** material, paired with a rubber-sealed boot flash plate. Verify the installed material matches specifications. Document the material type in the report and ensure compatibility with surrounding systems.

✓ **Aluminum**

OTHER

4.4.5 · Attic Ventilation/ Flashing

Attic Ventilation - Methods

Attic

The attic ventilation system employs four distinct methods: **soffits**, **gable vent**, **power fan**, and a **turtle box**. All four were observed to be installed and functional during the inspection.



4.5.1 · Exhaust Pipe/ Cap/Flashing

Types of Exhaust Vent on Roof

The following exhaust vent types were observed on the roof and ventilation areas: **Storm Collar + Cone Flashing, High-Temperature Seal Base, B-Vent, Single-Wall Metal Pipe, PVC/CPVC vent, PVC/Metal Concentric Vent, and Power Vent.**

- ✓ **Bathroom Fan Exhaust Vent**
- ✓ **Exhaust Vent Cap**
- ✓ **Single-Wall Metal Pipe**
- ✓ **B-Vent**

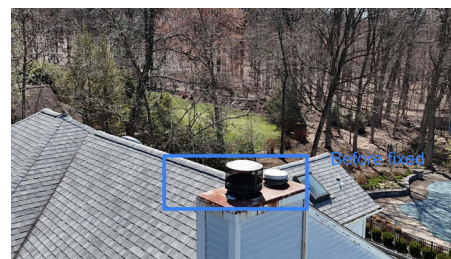
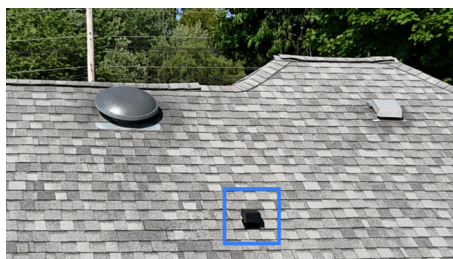


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OTHER

4.5.2 · Exhaust Pipe/ Cap/Flashing

Vent Pipe Flashing - Secure Installation

The vent pipe flashing is securely installed and the storm collar is tightly sealed, providing effective weather protection. No evidence of rust, puncture, or moisture intrusion was observed at this location.

OTHER

4.7.1 · Skylight

Skylight - Presence

Roof

The roof includes two fixed skylights. **One skylight** is located above the kitchen area on the first floor, and **the second skylight** is positioned over the master bedroom bathroom on the second floor. Both units were clearly visible during the visual inspection and no obvious installation defects were observed. Their glazing appears intact and there is no evidence of water intrusion at the time of inspection.



4.8.1 · Dormers/Flashing

Dormer Type & Cladding

Roof - Dormer

The inspector observed a dormer on the roof. The dormer configuration is identified as one of the following styles: **gable**, **shed**, or **hipped**. The exterior wall surrounding the dormer is clad with **wood panels**. This observation documents the architectural form and the cladding material for future reference, maintenance planning, and any required repairs.

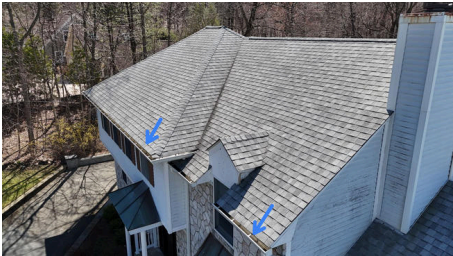
Gable - Wood



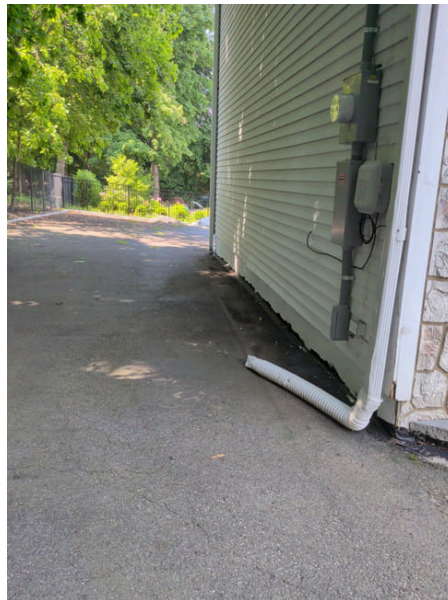
OTHER

4.9.1 · Roof Valleys/Flashing
Types of roof valley
Closed-Cut Valleys

4.10.1 · Roof Drainage Systems/Gutters
And Downspouts
Gutter Material
✓ Aluminum



4.10.2 · Roof Drainage Systems/Gutters And Downspouts
Downspout Material
✓ Aluminum



4.10.3 · Roof Drainage Systems/Gutters And Downspouts

Maintenance

Regular gutter maintenance should be performed to prolong the life of the system. Debris buildup can retain moisture and degrade the gutters, shortening their life span. I recommend a regular gutter cleaning schedule.

[Check out this DIY article for more information](#)

4.10.4 · Roof Drainage Systems/Gutters And Downspouts

Gutter and Downspout Drainage - Clear and Properly Graded

Gutters and **downspouts** are observed to be free of debris, allowing unobstructed water flow. **Drainage** from the roof is directed away from the foundation, reducing the risk of moisture intrusion into the building envelope.

Maintain regular cleaning of gutters and verify that downspout extensions continue to discharge water at least 3-4 feet from the foundation.

① MAINTENANCE ITEM

DEFICIENCIES

4.2.5 · Coverings

Roof - Installation Issue

📍 ROOF

The roof consists of two layers of shingles. During the 2019 roof replacement, the original roof material was not cleared before installing the new shingles. This can trap moisture and reduce the lifespan of the new roof system.

Recommendation: Closely monitor the roof condition and, when the next replacement is required, fully remove the existing roofing material and reinstall the new roof in accordance with applicable building codes and manufacturer specifications.



🔧 MODERATE DEFECT/ REPAIR OR REPLACE NEEDED

① RECOMMENDATION

4.2.6 · Coverings

Roof Tiles - Damaged

📍 ROOF

During the roof inspection, several tiles were observed with edge **damage**. The damaged areas could allow water infiltration if not addressed. It is recommended to monitor these tiles closely for any signs of leakage and consider repair or replacement of the affected tiles to maintain roof integrity. Additionally, ensure that any surrounding flashing remains intact.



🔧 MINOR DEFECTS

① MAINTENANCE ITEM

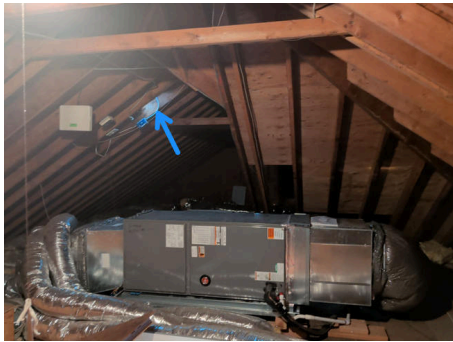
4.4.6 · Attic Ventilation/ Flashing

Attic Ventilation - Airflow Short-Circuit

📍 ATTIC

Using the four ventilation methods simultaneously creates an **airflow short-circuit**, which reduces overall ventilation effectiveness in the attic. The combined operation of the **turtle box** and **gable vent** with the **soffits** and **power fan** short-circuits the intended airflow path.

Recommendation: Close the **turtle box** and the **gable vent**, retaining only the **soffits** and **power fan** to restore proper ventilation.



MODERATE DEFECT/ REPAIR OR REPLACE NEEDED

RECOMMENDATION

4.4.7 · Attic Ventilation/ Flashing

Attic Ventilation - Gable Vent Closed

📍 ATTIC

Observation: The owner has **closed** the gable vent in the attic, which can keep airflow from the soffits vent system.

Implication: This action may improve the effectiveness of the existing soffit and power-fan ventilation.

⚙️ MINOR DEFECTS

🕒 MAINTENANCE ITEM

4.8.2 · Dormers/Flashing

Dormer Window Apron Flashing - Improper Installation

The apron flashing at the front lower portion of the dormer window is installed beneath the roofing shingles, creating a reverse water overlap that allows rainwater to flow directly beneath the roof.

Recommendation: Re-install the flashing above the shingles to ensure proper water shedding and prevent potential water intrusion.



⚠️ SAFETY HAZARD

4.8.3 · Dormers/Flashing

Improper Siding Clearance to Roof Tiles

📍 DORMER

Exterior siding of the **dormer siding** directly contacts the **roof shingles** with no 1-2 in. clearance. This lack of gap allows capillary water absorption, which can cause wood siding rot or fiber-cement delamination and hinders tile replacement and proper drainage.



⚙️ MODERATE DEFECT/ REPAIR OR REPLACE NEEDED

🕒 RECOMMENDATION

4.8.4 · Dormers/Flashing

Dormer - Missing Flashings

DORMER

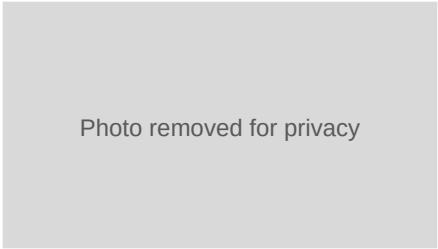
Observation: Flashings were not installed between the wall sheathing and the roof at the dormer.

Evaluation: Missing flashings compromise the water-shedding capability of the roof assembly, allowing moisture to penetrate behind the siding and sheathing. This can lead to rot, mold, and structural damage over time.

Recommendation: Recommend installing proper flashings at the wall-to-roof junction to direct water runoff and protect the structure.

MODERATE DEFECT/ REPAIR OR REPLACE NEEDED

RECOMMENDATION



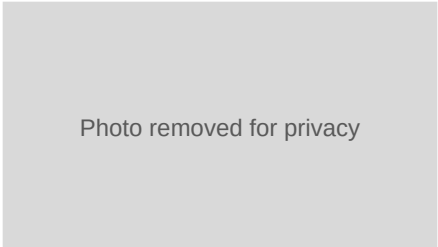
4.10.5 · Roof Drainage Systems/Gutters And Downspouts

Gutter Missing

A gutter was missing in the noted location(s) which was causing erosion to the ground below. Recommend installation with proper downspouts to redirect water from home.

MINOR DEFECTS

MAINTENANCE ITEM



5. EXTERIOR WALL AND COMPONENTS

INSPECTION STATUS OVERVIEW				
Line Item	I	NI	NP	D
Chimneys-outside and inside	✓			✓
Eaves, Soffits & Fascia	✓			✓
Siding, Flashing & Trim	✓			✓
Windows/screens-Exterior	✓			✓
Exterior Doors	✓			
Exterior Foundation	✓			
Dryer Pipe End	✓			✓
HVAC Exhaust/Intake Pipe End	✓			

Line Item	I	NI	NP	D
Other Penetration	✓			
Window Wells			✓	
Walk-outs Entry	✓			✓
Service Entry utility	✓			
Exterior receptacles	✓			✓
Exterior Lights Fixture	✓			✓
Irrigation System	✓			
Tiki Torches/Fire Pit			✓	
I = Inspected NI = Not Inspected NP = Not Present D = Deficient				

INFORMATION

5.1.1 · Chimneys-outside And Inside

Chimney Type

✓ Decorative Chimney Shrouds

5.1.2 · Chimneys-outside And Inside

Chimney Inspection Scope

Inspection of the chimney includes evaluation of chimney exterior, crown cap, spark arrestor, visible flue, cricket (if present), penetration flashing and counter-flashing, location on the roof.

5.1.3 · Chimneys-outside And Inside

Chimney Main Structure Material - Exterior

The **chimney's** primary structural system is **masonry**, constructed of brick or stone, with an exterior finish that matches the building's façade, typically red brick, stone, or stucco. This material composition provides structural stability and weather resistance.

Same as Exterior Siding

OTHER

5.1.4 · Chimneys-outside And Inside

Observation Method

The inspection employed a **high-magnification camera** and an **aerial drone** to document both exterior and interior components of the residence. Visual data were captured from ground level, through the fireplace opening, and via access points in the basement and attic. This multi-platform approach provides comprehensive coverage of all readily visible areas, aligning with InterNACHI Home Inspection Standards of Practice and ensuring that potential concerns are observed with sufficient detail.

Utilizing the camera allowed for close-up examination of surface conditions, material integrity, and workmanship, while the drone facilitated elevated viewpoints for roof, eaves, and other hard-to-reach locations. Together, these tools enhance the inspector's ability

to identify observable deficiencies without invasive procedures.

- ✓ Camera
- ✓ Drone

OTHER

5.1.5 · Chimneys-outside And Inside

Flue Lining Material

Chimney

Flue lining is installed internally with either terra-cotta tile or stainless steel. Verify the installed lining type to ensure code compliance, assess durability, and follow appropriate maintenance procedures regularly and safely.

- ✓ Stainless Steel

MAINTENANCE ITEM

5.1.6 · Chimneys-outside And Inside

Flue Lining Material

Flue lining is installed internally with either terra-cotta tile or stainless steel. Verify the installed lining type to ensure code compliance, assess durability, and follow appropriate maintenance procedures regularly and safely.

- ✓ Double-Wall Insulated Stainless Steel Pipe / Factory-Built Chimney System /

MAINTENANCE ITEM

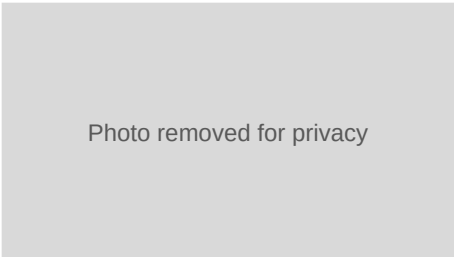
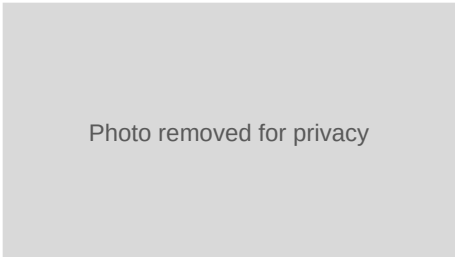
5.1.7 · Chimneys-outside And Inside

Chimney - Construction Material

Chimney

During the inspection the chimney was observed to be constructed with a wood frame structure. The exterior cladding of the chimney matches the house siding and consists of aluminum cladding panels.

Wood frame chimneys can be susceptible to moisture intrusion if not properly sealed, and aluminum cladding should be inspected for secure attachment and condition. It is recommended to verify that the chimney’s wood framing is protected from water exposure and that the aluminum panels are intact.



5.1.8 · Chimneys-outside And Inside

Chimney Liner - Abandoned Furnace

📍 Chimney

The chimney liner includes a second B-type galvanized steel chimney that was originally used for a furnace and is now abandoned.

An abandoned galvanized steel liner may be prone to corrosion and can allow moisture to enter the chimney cavity. It is recommended to evaluate the condition of the abandoned liner and consider removal or proper sealing to prevent potential water intrusion and corrosion.



5.1.9 · Chimneys-outside And Inside

Exterior Wall - Material

📍 Exterior walls

During the inspection the exterior wall material was observed to be aluminum cladding panels, matching the house siding.

Aluminum cladding provides a durable, low-maintenance exterior, but it should be inspected for secure fastening and any signs of corrosion or water intrusion. It is recommended to periodically check the cladding seams and fasteners to ensure the exterior envelope remains protected.

5.2.2 · Eaves, Soffits & Fascia

Fascia Material

The **fascia board** located at the **exterior roof edge** was inspected to determine its material composition. Identifying the correct material is essential for assessing durability, maintenance requirements, and compatibility with existing roofing components. Please select the material observed from the provided list: Wood, Aluminum Clad, PVC, or Composite Wood. Accurate documentation supports future repairs and ensures proper material matching.

Wood

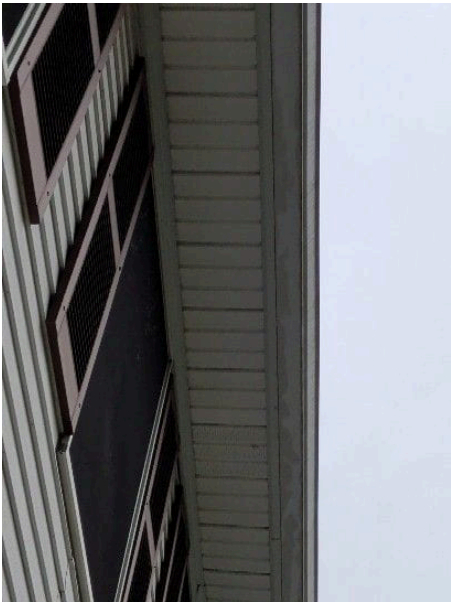
🕒 MAINTENANCE ITEM

5.2.3 · Eaves, Soffits & Fascia

Soffit Type - Ventilation Configuration

The **soffit** installed on the **roof overhang** was inspected to determine its type and ventilation characteristics. Three common configurations are recognized: **solid (no ventilation)**, **ventilated with discrete openings**, and **continuous vent channel**. Identifying the installed type is essential for confirming adequate attic ventilation and compliance with local building codes.

Ventilated (Discrete Openings)





🔍 MAINTENANCE ITEM

5.3.1 · Siding, Flashing & Trim

Siding Material

Aluminum

5.3.2 · Siding, Flashing & Trim

Trim Material

✓ Wood

5.4.1 · Windows/screens-Exterior

Window Operation Type

During the walkthrough, the inspector identified the following window operation types present throughout the residence:

Double-Hung: both sashes move vertically, the most common style in New Jersey homes; **Single-Hung:** only the lower sash is operable; **Casement:** opens outward via a crank mechanism for optimal ventilation; **Sliding:** sashes glide horizontally on tracks; **Fixed** (picture): non-operable, used primarily for daylight; **Jalousie:** multiple glass louvres, typical of older porches; **Awning:** top-hinged, opens outward for weather protection.

✓ Double-Hung

✓ Casement

5.4.2 · Windows/screens-Exterior

Window Frame Material

The window frame material influences durability, thermal performance, and maintenance requirements.

Vinyl: Popular, low-maintenance, good thermal properties, but may experience seal issues due to thermal expansion.

Wood: Excellent insulation; requires regular painting or staining to prevent rot.

Aluminum: Strong structure; conducts heat rapidly, leading to potential condensation in cold climates.

Clad (Vinyl/Aluminum over Wood): Combines wood's insulation with a protective exterior cladding for weather resistance.

✓ Vinyl

✓ Wood

✓ Clad (Vinyl/Aluminum over Wood)

🔍 MAINTENANCE ITEM

5.4.3 · Windows/screens-Exterior

Glass Types and Safety Standards Overview

The inspection identified the primary glazing configurations throughout the residence and evaluated each against current industry standards and safety requirements.

Double-Pane (Insulated) Glass consists of two glass sheets separated by an air or argon fill, providing enhanced thermal performance. Proper seal integrity is critical; any seal failure results in interior fogging or condensation, indicating a loss of insulating value.

Single-Pane Glass offers limited insulation and is typically found in older construction. When present, it is advisable to supplement with storm windows to reduce heat loss.

Low-E Coated Glass features a thin metallic coating that reflects infrared radiation while allowing visible light transmission, improving energy efficiency without sacrificing daylight.

Tempered (Safety) Glass is required in high-risk locations per safety codes: bathtub and shower enclosures, floor-to-ceiling windows larger than 9 ft² with a bottom edge within 18 in of the floor, doors and side windows within 24 in of the door swing, and glazing within 36 in of stair treads or landings. The presence of permanent safety etching marks confirms compliance; absence in these zones should be reported to a qualified glass contractor for verification or replacement.

✓ Double-Pane/Thermal Glass

✓ Single-Pane

✓ Tempered/Safety Glass

① OTHER

5.5.1 · Exterior Doors

Exterior Door Weatherstripping & Sweeps

Inspect all exterior doors for complete **weatherstripping** and functional **door sweeps** to prevent air infiltration, heat loss, water intrusion, and pest entry. Verify seals are continuous and sweeps are properly attached; repair or replace any gaps or missing components.

✓ Door sweep present

① MAINTENANCE ITEM

5.5.2 · Exterior Doors

Exterior Entry Doors - Functional Locks and Deadbolts

All exterior entry doors are equipped with operational lever handles and deadbolts, providing secure access and meeting standard safety requirements. No deficiencies observed; ensure regular maintenance of lock mechanisms to retain functionality.

① OTHER

5.5.3 · Exterior Doors

Exterior Doors - Egress Operability Requirement

All doors that provide access to the exterior of the home must be operable from the interior without the use of a key, tool, or special knowledge. This ensures a safe and rapid egress path in the event of a fire or other emergency. **Exterior doors** should open freely when a normal push or pull is applied, and any locking mechanisms must release without additional effort. Verify that each exterior door meets this requirement and address any deficiencies promptly.

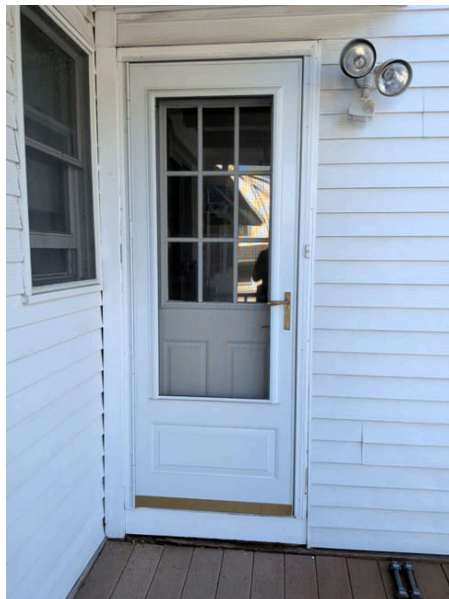
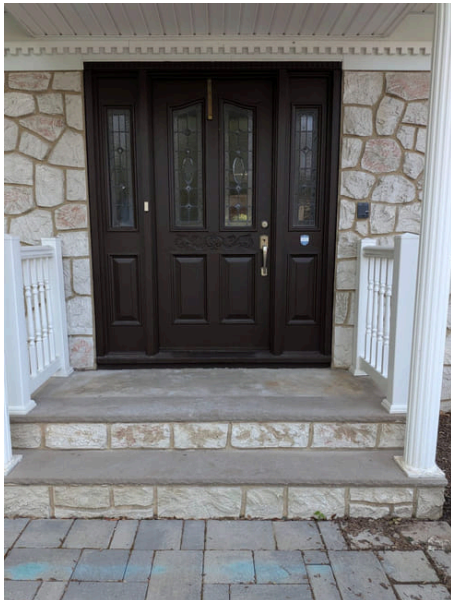
SAFETY HAZARD

5.5.4 · Exterior Doors

Exterior Door - Condition

📍 Exterior

The exterior door was inspected and found to be in good overall condition. All weatherstripping and door stand components are present and intact, and the door operates smoothly without resistance. No visible defects, cracks, or damage were observed, and the hardware functions properly. This indicates that the building envelope at this entry point is well maintained.



5.6.1 · Exterior Foundation

Foundation Type

.

Full Basement

5.6.2 · Exterior Foundation

Foundation Materials

CMU/Concrete Block

5.6.3 · Exterior Foundation

Foundation Wall Visual Examination - Observations

Scope of Inspection: Visual examination of all exposed foundation walls above grade, performed per InterNACHI standards to assess overall structural integrity and resistance to vertical loads and lateral pressures.

Key Focus Areas: Wall corners, mid-span sections of long walls, and primary support points were inspected for displacement, bowing, shear deformation, and visible vertical or horizontal cracking.

Method: Systematic walk-around around the perimeter using visual observation; a level or plumb line was employed where needed to verify straightness and to note crack patterns (e.g., stair-step, through-wall).

Observations: No evidence of wall movement, bowing, shear distortion, or significant cracking was found; all examined sections appeared straight and free of distress.

Recommendation: Maintain proper site drainage, monitor walls periodically, and consult a qualified structural engineer if new cracks or movement appear.

RECOMMENDATION

5.8.1 · HVAC Exhaust/Intake Pipe End

Category IV Gas System Ventilation Duct - Outdoor Exhaust

The **Category IV high-efficiency gas system** ventilation duct terminates outdoors and exhausts low-temperature gases that generate acidic condensate.

Routine inspection and maintenance are recommended to prevent corrosion and ensure proper operation.

Regularly clean and check for signs of wear or corrosion.

MAINTENANCE ITEM

5.8.2 · HVAC Exhaust/Intake Pipe End

High-efficiency Gas Furnace – Condensate Drain and Exhaust Slope Maintenance

The high-efficiency gas furnace (Category IV) produces acidic condensate during normal operation. Proper exhaust pipe slope is critical to allow this condensate to flow safely into the furnace's dedicated drain system.

Required slope: The exhaust must be installed with a minimum slope of 1/4 inch per foot toward the furnace. This ensures gravity assists the condensate in moving away from the unit.

Improper exterior slope: Tilting the exhaust pipe outward can cause condensate to accumulate at the exterior termination. In New Jersey winter conditions, the water may freeze at the pipe outlet, leading to blockage, system shutdown, or corrosion of the exterior wall foundation.

Maintenance actions: Regularly inspect the exterior exhaust termination for snow, ice, or debris that could obstruct flow. Verify that the slope remains within specification and that the condensate drain remains clear of obstructions.

① MAINTENANCE ITEM

5.8.3 · HVAC Exhaust/Intake Pipe End

Vent Pipe Material - Exterior Inspection

Inspected the exterior exposed exhaust and intake vent pipes. The observed materials are typical schedule 40 PVC, CPVC, or polypropylene, which are acceptable when installed per code. Verify that the installed material matches the listed types and is in good condition.



① MAINTENANCE ITEM

5.9.1 · Other Penetration

Wall Penetrations - Types and Sealing Requirements

During the walkthrough, numerous penetrations were observed crossing interior wall partitions throughout the residence.

Identified penetration types include:

- Refrigerant piping (air-conditioning line sets)
- Condensate drainage pipe
- Gas piping
- Electrical conduit
- Cable-TV / network cables
- Central-vacuum exhaust outlet

Each opening penetrates the building envelope and must be sealed and fire-rated in accordance with InterNACHI Standards and applicable codes. Unsealed penetrations can lead to air leakage, moisture intrusion, reduced energy efficiency, and safety hazards such as gas leaks or fire spread.

① RECOMMENDATION

5.9.2 · Other Penetration

Penetrations – Sealing Integrity Review

The sealing of all penetrations, including caulking around windows, doors, and utility openings, as well as escutcheon plates and wall sleeves, was inspected in accordance with InterNACHI standards and NJ building codes. All observed sealants appear intact, providing both watertight and airtight performance.

Maintain the integrity of these seals by periodically inspecting for cracks or gaps and resealing as needed to prevent moisture intrusion and air leakage.

① MAINTENANCE ITEM

5.11.1 · Walk-outs Entry

Walkout Entry Area - Stairs, Drainage, Retaining Wall, Doors

The inspector examined the **basement exterior entry area**, which provides direct access between the basement and the outdoors. The assessment included the **stairs** leading to the entry, the **floor drainage opening**, the **retaining wall** surrounding the area, and the **entry and exit doors**.

All components were observed for structural integrity, proper water management, and safe operation. The stairs were found to be securely attached to the framing with no visible movement or deterioration of the treads and risers. The floor drainage opening was clear of debris, allowing water to discharge away from the foundation. The retaining wall showed no signs of significant cracking, bulging, or settlement. Both doors operated smoothly, and the weatherstripping appeared intact, providing an effective barrier against moisture and drafts.

Although no immediate deficiencies were identified, routine maintenance is recommended to preserve functionality and prevent future issues. Periodic inspection of the drainage opening for blockage, verification of stair handrail stability, and monitoring of the retaining wall for any emerging cracks are advised.

① MAINTENANCE ITEM

5.11.2 · Walk-outs Entry

Structural Materials – Stairs and Retaining Walls

Structural Materials Overview

The entrance and exit stairways and associated floor surfaces are observed to be constructed from typical structural materials, which may include **cast-in-place concrete**, **precast concrete**, or **masonry**. The lateral retaining walls adjacent to these areas are comprised of **concrete block**, **stone**, or **pressure-treated wood** as commonly employed in residential construction.

These material selections provide adequate load-bearing capacity and resistance to moisture when installed and maintained in accordance with local building codes and industry standards. No visible signs of material degradation, cracking, or improper installation were noted at the time of inspection.

Recommendation: Confirm that the installed materials correspond to the design specifications and that any future repairs or alterations continue to use compatible, code-approved materials. Periodic visual inspections are advised to detect early signs of wear or damage.

① OTHER

5.11.3 · Walk-outs Entry

Drainage and Egress Safety Checklist

The inspector performed a comprehensive review of two essential safety areas: **basement drainage performance** and **emergency egress provisions** throughout the residence.

For drainage, the **drain grate** located at the lowest point of the basement was examined for debris, sediment, or corrosion that could restrict water flow. The existence, type, and operational condition of a **sump pump** or any auxiliary drainage system were also verified. Proper function of these components is required by InterNACHI standards to prevent water intrusion and potential structural damage.

For egress safety, all stair **handrails** were inspected for correct height, continuous run, and secure attachment to walls or balusters.

Emergency lighting fixtures and exit **door hardware** were tested to confirm unobstructed operation and adequate illumination during a power outage, meeting local building-code requirements for safe evacuation.

Any observed deficiencies should be addressed immediately. Recommended actions include cleaning or repairing the drain grate, servicing the sump pump, installing or repairing missing or inadequate handrails, ensuring exit doors open freely, and adding or upgrading battery-backed egress lighting.

- ✓ Drain Grate Clean
- ✓ Sump Pump Functional
- ✓ Exit Door Operable

🚫 SAFETY HAZARD

5.12.1 · Service Entry Utility

Service Entrance Type - Overhead or Underground

The property's electrical service entrance was inspected to determine the method by which utility power is delivered to the home.

Observation: power is supplied via a **cable** that is either **overhead** (suspended from utility poles) or **underground** (buried conduit). This information is essential for assessing future maintenance, potential exposure to weather-related damage, and compliance with local utility requirements.

No deficiencies were identified related to the service entrance at the time of inspection. However, homeowners should be aware of the type of entry, as overhead lines may be vulnerable to storm damage, while underground lines require periodic inspection of the trench and termination points.

Homeowners should periodically verify that the service entrance cable remains securely fastened and free of corrosion. In the case of an overhead service, inspect the supporting hardware and clear vegetation that could cause contact. For underground service, ensure the conduit cover is intact and the surrounding soil is not excessively moist, which could accelerate deterioration.

For any planned modifications, additions, or repairs to the electrical system, reference the identified service entrance type and consult a qualified electrician.

Overhead

🔍 OTHER

5.12.2 · Service Entry Utility

Electrical Service Panel - Amperage Rating Evaluation

The **service entrance conductors** and the **main circuit breaker** were examined to determine the system's rated capacity. Based on the size of the incoming service cable and the identification markings on the main breaker, the electrical service is rated for **200 Amp** as applicable.

This rating defines the maximum continuous load the service can safely supply. Exceeding this capacity can cause conductor overheating, frequent breaker trips, or increase the risk of fire. It also influences the sizing of downstream sub-panels and the selection of major appliances.

According to InterNACHI's Home Inspection Standards of Practice and local electrical codes, the service rating must be adequate for the calculated load of all permanent fixtures, heating and cooling equipment, and typical household usage. Proper documentation of the amperage rating is essential for future renovations or additions.

Recommendation: Verify that the total calculated load of the residence remains within the identified amperage rating. If the projected demand approaches or exceeds the rating, arrange for a qualified electrician to assess the feasibility of upgrading the service to a higher capacity to ensure safety and code compliance.



OTHER

5.12.3 · Service Entry Utility

Electrical Service Entrance – Drip Loops, Service Mast, Meter Base, SE Cable

During the inspection, the service-entrance electrical components were examined to verify compliance with InterNACHI standards and applicable electrical codes.

Drip Loops were inspected for proper configuration to prevent water ingress at cable entry points. No evidence of water pooling or damaged insulation was observed.

Service Mast (service conduit) was checked for secure attachment, correct material, and absence of corrosion. The mast appears to be firmly mounted and free of deterioration.

Meter Base was evaluated for accessibility, proper grounding, and intact enclosure. The meter base is readily accessible, properly grounded, and shows no signs of damage or tampering.

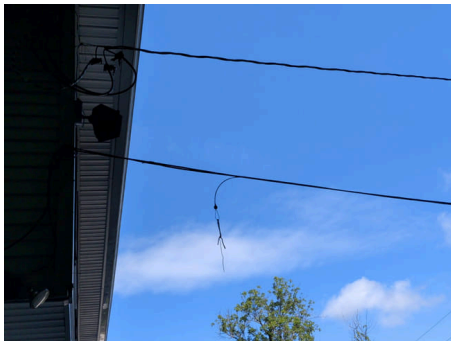
SE Cable (service entrance cable) entering the building was inspected for protective sheathing, correct routing, and lack of physical damage. The cable sheath is intact and correctly protected.

All observed components are in satisfactory condition with no deficiencies noted. Continued periodic visual inspections are recommended to ensure ongoing compliance and early detection of any future issues.

Homeowners should also ensure that any future modifications to these elements adhere to applicable code requirements.

✓ **Drip Loops**

✓ **Meter Base**



OTHER

5.12.4 · Service Entry Utility

Service Drop Clearance Requirements

Service Drop Clearance Requirements were reviewed at the exterior of the residence. The inspector measured the vertical clearance of the electrical service drop at the lowest point of the drip loop or span and compared it to the applicable standards.

Clearances of **10 ft (3.0 m)** are required in areas limited to pedestrian traffic such as sidewalks, private yards, and entryways. For residential driveways where vehicle traffic is permitted, a minimum clearance of **12 ft (3.7 m)** is mandated. When the service drop crosses public streets, major roads, or commercial driveways, the required clearance increases to **15-18 ft (4.5-5.5 m)** to accommodate larger trucks.

Additional horizontal clearances of **3 ft (0.9 m)** must be maintained from windows, doors, fire escapes, decks, or balconies to prevent accidental contact. A vertical clearance of **10 ft (3.0 m)** above swimming pool water is also

required to reduce the risk of electric shock during pool maintenance.

All observed clearances met the minimum distances specified in the applicable codes. No corrective action is required at this time, but the homeowner should ensure that future landscaping, structures, or equipment do not reduce these clearances.

SAFETY HAZARD

5.12.5 · Service Entry Utility

Service Entry - Specification

Service entry

The service entry is identified as SEU. The two hot conductors are sized at 4/0# and the neutral (ground) conductor is sized at 2/0#. All conductors are made of aluminum.

These specifications should be confirmed against the calculated load of the residence to ensure the service capacity is adequate. If the projected demand approaches the rating, a qualified electrician should evaluate the need for an upgrade.

5.13.1 · Exterior Receptacles

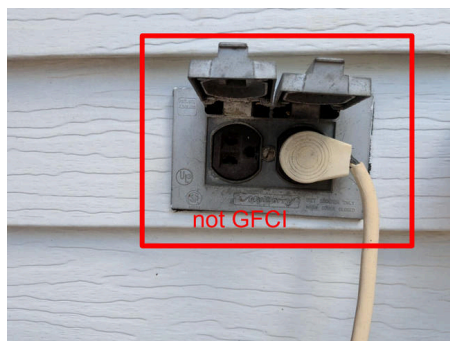
Electrical Outlet - Weatherproof Cover Evaluation

The inspector assessed the waterproof configuration of electrical outlets, focusing on the presence of weather-resistant covers, especially in damp or cold environments.

Outlets used in wet locations should be equipped with an in-use (bubble) cover to prevent moisture intrusion, which can lead to corrosion, malfunction, or electrical shock hazards.

Any outlet lacking a proper cover, or with a damaged cover, should be corrected to meet safety standards.

✓ Cover missing



SAFETY HAZARD

5.14.1 · Exterior Lights Fixture

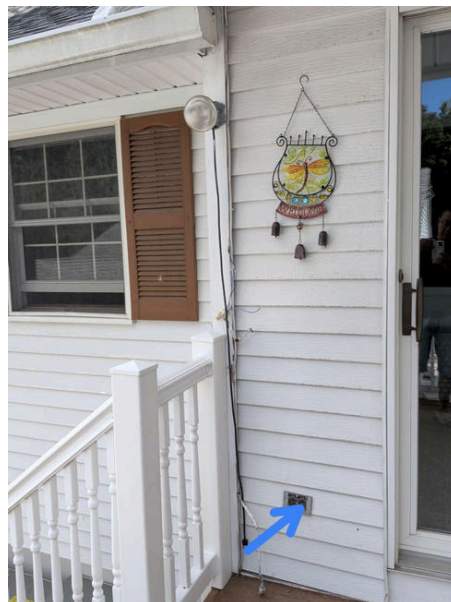
Exterior Light Fixtures and Control Switches - Inspection Summary

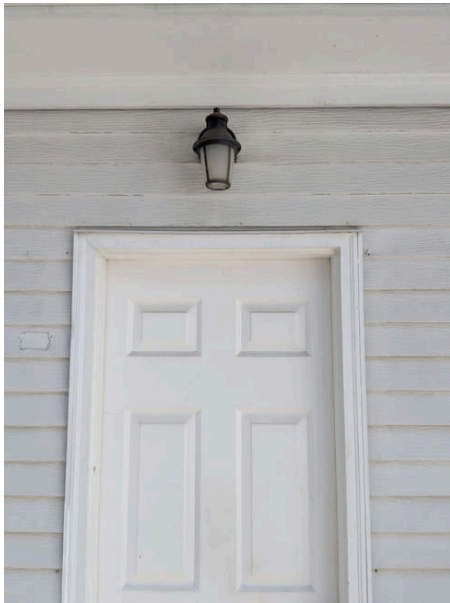
Exterior Light Fixtures and associated control switches were inspected throughout the property, including all mounted fixtures on the building envelope.

Each fixture was evaluated for proper mounting, secure attachment, condition of the housing, and functional operation of the lamp(s). Control switches were examined for correct wiring, secure connections, and operability from both interior and exterior locations. No signs of corrosion, cracked housings, or exposed wiring were observed on the majority of units. However, a few fixtures exhibited diminished illumination, likely due to aged bulbs or partial failure of the fixture components. Several control switches displayed intermittent operation, suggesting possible wear in the switch mechanism or loose connections.

Based on these observations, it is recommended to replace any non-functioning bulbs, repair or replace defective fixtures, and address any faulty switch mechanisms to ensure reliable exterior lighting, which is essential for safety and security.

✓ **Functional**



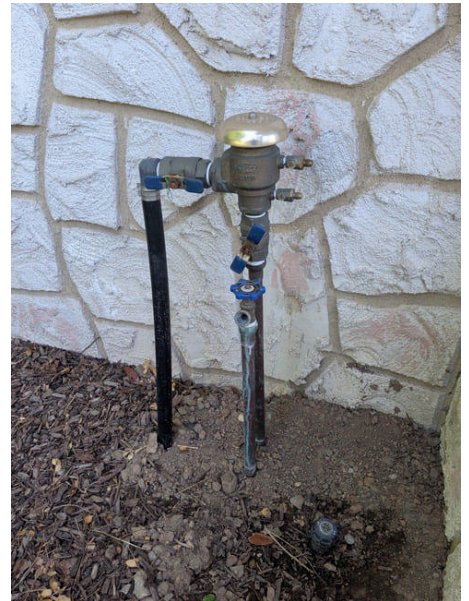


ⓘ MAINTENANCE ITEM

5.15.1 · Irrigation System

Tested

The Irrigation system was tested and found to be operative at the time of inspection.



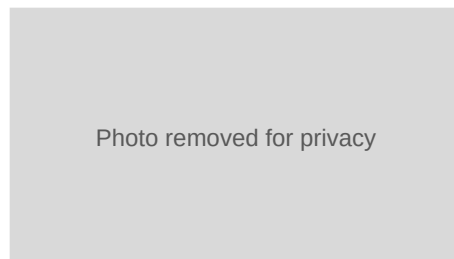
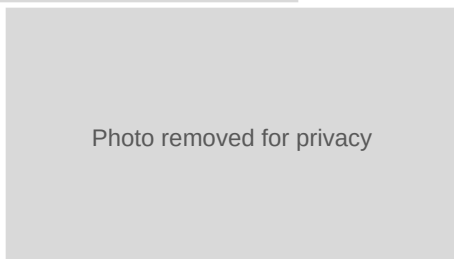
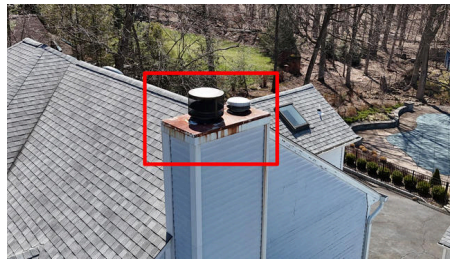
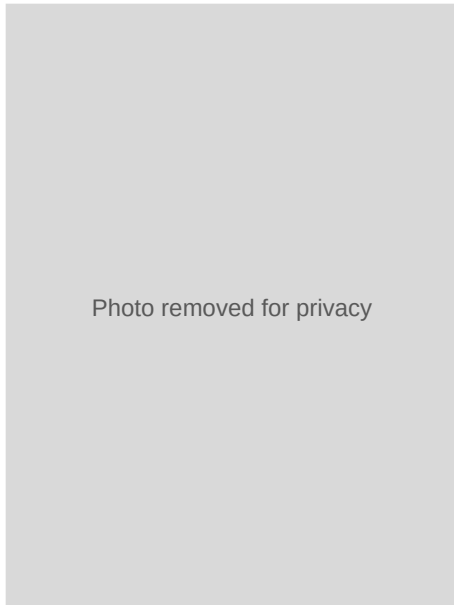
DEFICIENCIES

5.1.10 · Chimneys-outside And Inside

Chimney Cap - Rust

CHIMNEY

The chimney cap was originally constructed of iron sheet material and were observed to be severely rusted. The trim was wood and was observed to be rot. The current homeowner engaged a roofing contractor in April 2026 to replace the cap with stainless steel and the trim with aluminum. The replacement appears to have been completed. It is recommended to periodically inspect the new stainless steel cap and aluminum trim for any signs of corrosion or wear to ensure continued protection.



 MODERATE DEFECT/ REPAIR OR REPLACE NEEDED

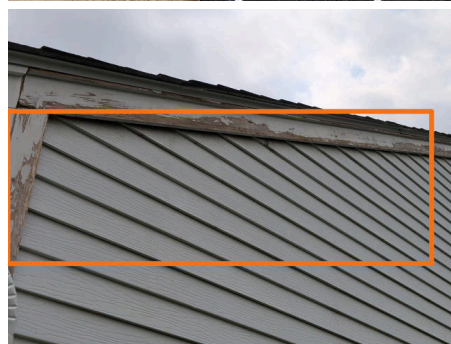
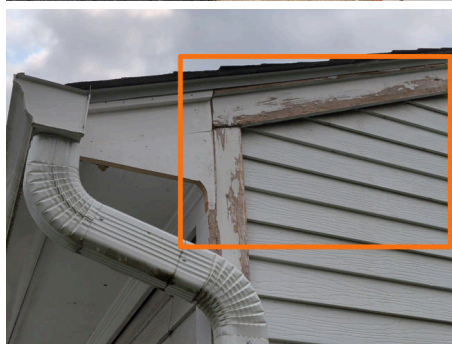
 MAINTENANCE ITEM

5.2.1 · Eaves, Soffits & Fascia

Fascia/eaves - Maintenance Needed

 GARAGE

General repair due to age and lack of maintenance was needed at the fascia and eaves. Moisture damaged wood should be replaced/repared as needed as well as scraping, priming and painting. Some areas were being affected by roof runoff. Diverting rain water will help to prolong the life of the wood materials. Ignoring these areas will lead to further degradation. **Due to the age of the home some of the peeling paint may be lead based, use caution during removal.**



 MODERATE DEFECT/ REPAIR OR REPLACE NEEDED

 MAINTENANCE ITEM

5.2.4 · Eaves, Soffits & Fascia

Fascia - Paint Peeling & Wood Rot

The fascia board shows extensive paint peeling and visible wood rot, indicating moisture damage and lack of maintenance. **Recommendation:** Have a professional contractor perform thorough repairs, including removal of deteriorated wood, repainting, and sealing to protect against future moisture intrusion.



 MODERATE DEFECT/ REPAIR OR REPLACE NEEDED

 MAINTENANCE ITEM

5.2.5 · Eaves, Soffits & Fascia

Fascia - Holes with Bird Entry

The fascia board exhibits holes that allow bird entry, creating potential entry points for wildlife and possible moisture intrusion.

Recommendation: Engage a qualified contractor to repair or replace the affected sections promptly to prevent further damage and maintain the integrity of the exterior envelope.



 MINOR DEFECTS

 MAINTENANCE ITEM

5.3.3 · Siding, Flashing & Trim

Aluminum Panel - Paint Peeling, Surface Wear, Dirt

 EXTERIOR WALL

During the exterior inspection, the aluminum panels on the exterior wall exhibited varying degrees of paint peeling, surface wear, and noticeable dirt accumulation. These conditions do not currently pose a safety hazard but may lead to accelerated corrosion if left unattended. It is recommended to monitor the panels closely and, when necessary, engage a qualified professional to clean the surfaces and perform any required repairs or repainting to preserve the panel integrity.



🔧 MINOR DEFECTS

🕒 MAINTENANCE ITEM

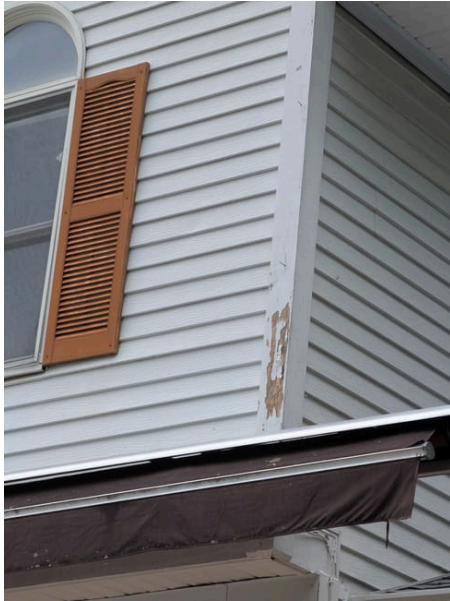
5.3.4 · Siding, Flashing & Trim

Exterior Trim - Paint Peeling & Minor Rot

📍 WALL CORNER

The exterior wooden trim at the wall corner exhibits extensive **paint peeling** and **minor rot** of the wood substrate.

Recommendation: Perform a thorough repair of the affected area. For a long-term solution, replace the deteriorated trim with a low-maintenance material such as PVC or aluminum.



🔧 MINOR DEFECTS

🕒 MAINTENANCE ITEM

5.4.4 · Windows/screens-Exterior

Screen(s) Frame Damaged

📍 WINDOWS

The screen's frame was damaged in the noted location(s), which may allow pest intrusion during window use. Recommend repair/replacement as needed.



🔧 MINOR DEFECTS

🕒 MAINTENANCE ITEM

5.4.5 · Windows/screens-Exterior

Window - Insulation/Sound Performance

📍 STREET-FACING WINDOWS

The street-facing windows are wood-frame, single-pane glass. While the overall function meets basic use requirements, the insulation and sound performance are poor, which can lead to increased energy costs and reduced interior comfort.

Recommendation: Replace the existing windows with modern insulated acoustic windows to improve thermal efficiency and reduce external noise transmission.

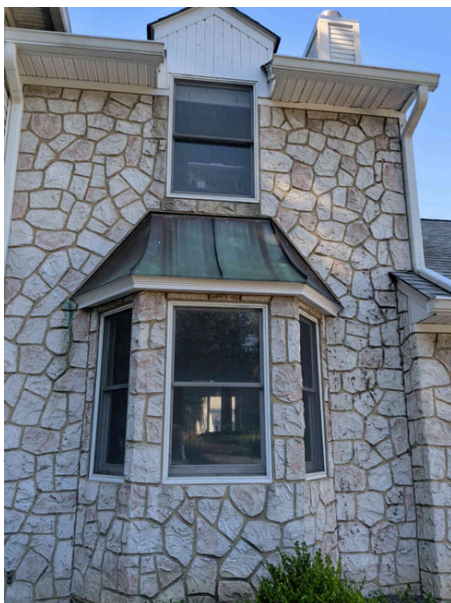


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🔧 MINOR DEFECTS

📌 RECOMMENDATION

5.7.1 · Dryer Pipe End

Dryer Exhaust Vent Location - Rear Yard Deck

📍 REAR YARD DECK - RIGHT SIDE LOWER PORTION

The **dryer exhaust vent** was observed beneath the **rear yard deck**, positioned on the right-hand lower side and oriented toward both the house and the street.

During the inspection no visible defects, damage, or blockage were identified at the vent termination. The vent appears properly installed, securely attached, and shows no signs of corrosion or deterioration.



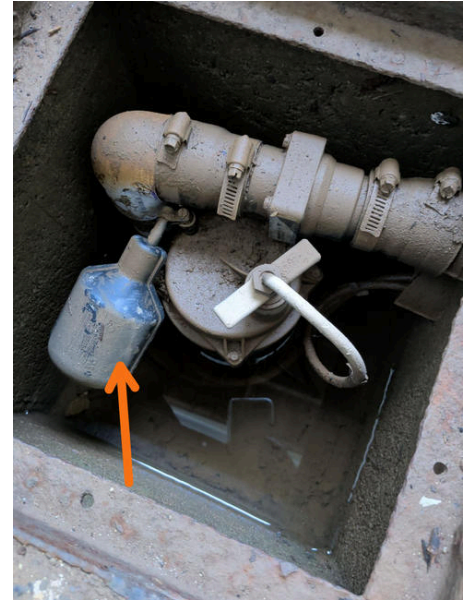
📌 MAINTENANCE ITEM

5.11.4 · Walk-outs Entry

Sump Pump - Water Level Control

📍 BASEMENT, BACK YARD, WALKOUT-ENTRY

The **basement exit sump pit** is noticeably small, limiting water storage capacity. The associated **sump pump** exhibits a sluggish water-level control response, which may delay pump activation during rising water conditions. This delayed response can increase the risk of water intrusion into the basement. It is recommended to replace the existing pump with a unit that features a more sensitive and rapid water-level control mechanism to ensure timely water removal.



🔧 MODERATE DEFECT/ REPAIR OR REPLACE NEEDED

📌 RECOMMENDATION

5.13.2 · Exterior Receptacles

Exterior Receptacle - Missing or Faulty GFCI Protection

📍 SUMP PUMP

During the exterior walk-through, the inspector observed that the **outdoor receptacle** in the side-yard area did not have a functioning **GFCI** device. The existing receptacle either lacked built-in GFCI protection entirely or the test/reset button was inoperative, indicating a failure of the protective mechanism.

This condition is classified as a **major safety hazard** because the National Electrical Code (NEC) requires all outdoor receptacles to be protected by a ground-fault circuit interrupter (NEC 210.8(A)(3)). In a wet or damp environment, a ground-fault can cause current to travel through a person, and without a working GFCI the circuit will not trip, creating a potentially lethal electrical shock risk and exposing the homeowner to liability.

The recommended corrective action is to have a licensed electrician replace the non-functioning outlet with a code-compliant **GFCI** receptacle or install an upstream GFCI protection device. The new installation should be tested to confirm proper operation, and the work documented to satisfy InterNACHI standards and local code requirements.



 SAFETY HAZARD

5.13.3 · Exterior Receptacles

Exterior Receptacle - GFCI Deficiency

 EXTERIOR WALL

The existing exterior outlets are of an old model and, although they have waterproof covers, they lack GFCI protection. This condition presents a safety concern because the outlets are not protected against ground-fault currents in a wet environment.

It is recommended to replace all three outlets with code-compliant, outdoor-rated GFCI receptacles that include a weather-proof in-use cover to ensure proper protection.



 MODERATE DEFECT/ REPAIR OR REPLACE NEEDED

 SAFETY HAZARD

5.14.2 · Exterior Lights Fixture

Exterior Light - Inoperative

 BACKYARD PATIO

The **exterior light fixture** at the designated exterior location failed to illuminate when the wall switch was activated.

This deficiency results in inadequate nighttime lighting, increasing the risk of trips, falls, and related safety hazards for occupants and visitors.

It is recommended to first replace the bulb. If the fixture remains non-functional, a licensed electrician should inspect and repair the switch, wiring, and fixture in accordance with applicable electrical codes.



MAINTENANCE ITEM

6. FOUNDATION & STRUCTURE

INSPECTION STATUS OVERVIEW				
Line Item	I	NI	NP	D
Foundation	✓			
Wall Structure	✓			
Floor Structure	✓			
Crawlspace	✓			
Attic/Roof/Ceiling Structure & Sheathing	✓			
I = Inspected NI = Not Inspected NP = Not Present D = Deficient				

INFORMATION

6.1.1 · Foundation

Material

✓ Concrete Blocks

6.1.2 · Foundation

General Observation - No Deficiencies Noted

The inspection of the **overall property** did not reveal any observable deficiencies or safety concerns. All examined systems and components appear to be functioning within normal parameters and comply with InterNACHI standards and applicable building codes. No immediate corrective action is required; however, routine maintenance and periodic re-inspection are recommended to ensure continued performance.

✓ Minor Cosmetic Issue

✓ Requires Follow-Up Inspection

① OTHER

6.1.3 · Foundation

Foundation Wall Visual Examination - Observations

📍 Exterior: Foundation

Scope of Inspection: Visual examination of all exposed foundation walls above grade, performed per InterNACHI standards to assess overall structural integrity and resistance to vertical loads and lateral pressures.

Key Focus Areas: Wall corners, mid-span sections of long walls, and primary support points were inspected for displacement, bowing, shear deformation, and visible vertical or horizontal cracking.

Method: Systematic walk-around around the perimeter using visual observation; a level or plumb line was employed where needed to verify straightness and to note crack patterns (e.g., stair-step, through-wall).

Observations: No evidence of wall movement, bowing, shear distortion, or significant cracking was found; all examined sections appeared straight and free of distress.

Recommendation: Maintain proper site drainage, monitor walls periodically, and consult a qualified structural engineer if new cracks or movement appear.

① RECOMMENDATION

6.1.4 · Foundation

Foundation - Waterproofing Renovation (Right Side at Driveway Intersection)

📍 Exterior: Foundation

The inspection observed that the homeowner has also completed a waterproofing and drainage renovation at the intersection where the right-side foundation wall meets the driveway. This modification is intended to prevent water infiltration at the joint, but the visual assessment could not verify the integrity of the waterproofing membrane or the effectiveness of the drainage slope.

Recommendation: Have a licensed waterproofing professional evaluate the work to ensure proper sealing, flashing, and drainage performance, thereby protecting the foundation from future moisture-related damage.



RECOMMENDATION

6.1.5 · Foundation

Foundation - Waterproofing Renovation (Front Flower Bed)

📍 Exterior: Foundation

The inspection noted that the current homeowner had performed waterproofing and drainage renovations on the foundation wall adjacent to the front flower bed. The work appears to address moisture intrusion at the exterior wall.

Recommendation: Further monitor the drainage in these two areas. Also, monitor for water seepage in the corresponding parts of the basement.



RECOMMENDATION

6.1.6 · Foundation

Foundation Wall - Waterproofing

📍 Foundation wall

The foundation wall adjacent to the front flower bed has been waterproofed on both the interior and exterior surfaces. This treatment helps protect the wall from moisture intrusion and potential future deterioration.





6.2.1 • Wall Structure

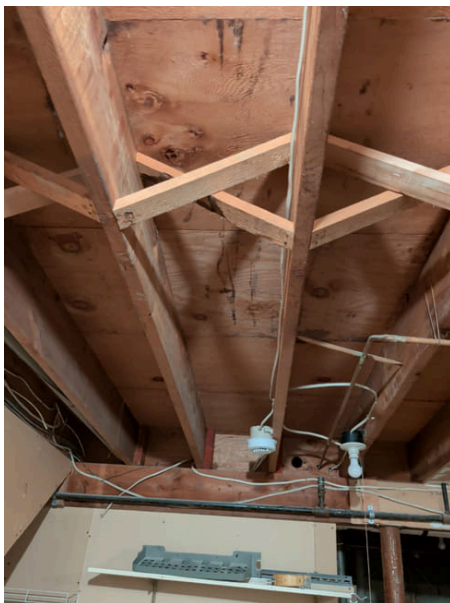
Construction Frame Type

Not Sure

6.3.1 • Floor Structure

Material

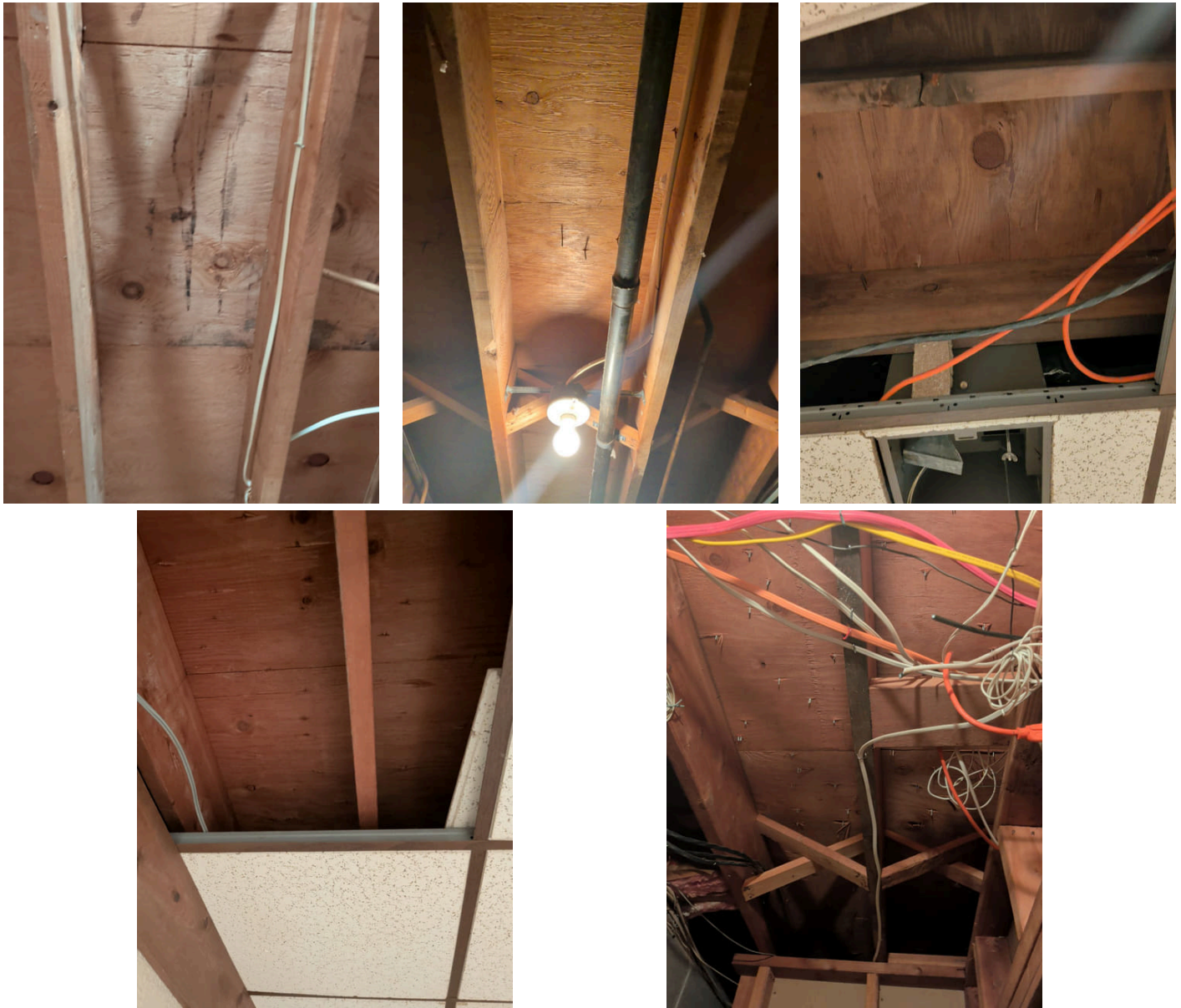
- ✓ Wood Joists
- ✓ Wood Beams



6.3.2 • Floor Structure

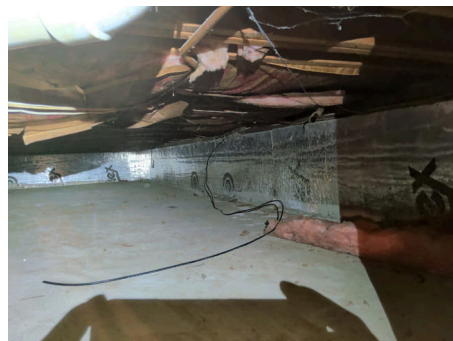
Sub-floor

- ✓ Plywood



6.4.1 · Crawlspace

Crawlspace Photos



6.4.2 · Crawlspace

Access Type

✓ Hatch



6.4.3 · Crawlspace

Inspection Method

The crawlspace inspection typically includes a visual evaluation of the:

- Crawlspace floor
- Floor structure & subfloor
- Foundation walls and/or blocks
- Plumbing distribution & drain pipes
- Electrical
- Insulation, and vapor barrier if present

✓ Inspection From Access Point

6.4.4 · Crawlspace

Basement/crawlspace Floor
Material

None selected

6.5.2 · Attic/Roof/Ceiling Structure &
Sheathing

Sheathing Material

✓ Plywood

6.4.5 · Crawlspace

Basement/crawlspace Floor
Material

✓ Concrete

6.5.3 · Attic/Roof/Ceiling Structure &
Sheathing

Structure Type

✓ Rafters

6.5.1 · Attic/Roof/Ceiling Structure &
Sheathing

Attic Inspection Method

✓ Inspection By Direct Entry

6.5.4 · Attic/Roof/Ceiling Structure &
Sheathing

Ceiling Joists

✓ Wood

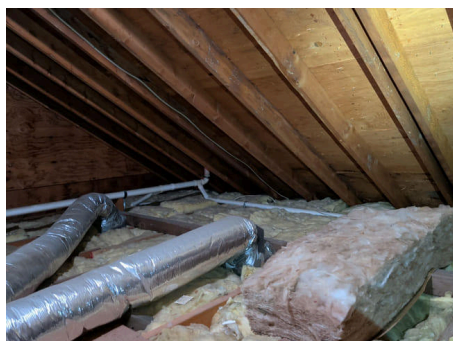
6.5.5 · Attic/Roof/Ceiling Structure & Sheathing

Attic Structure - Condition

📍 Attic

The attic structural components appear sound with no visible damage, deformation, or deterioration. **No obvious defects were found** during the visual inspection of the accessible areas. Inspection was limited to the regions

reachable from the access opening; however, within those areas the framing and sheathing showed no signs of rot, cracking, or other concerns. Any concealed portions not visible were not evaluated.



LIMITATIONS

6.2.2 · Wall Structure

Visual Inspection

Due to wall coverings (ie. drywall), the structure was not fully visible to the inspector. The walls were checked for bowing, cracking, and other blatant visual defects that could be indications of structural issues.

Please keep in mind that some parts of the wall and ceilings may have been blocked by furniture and/or stored items and therefore unable to be inspected visually.

7. INSULATION, VENTILATION, EXHAUST & ICE DAM

INSPECTION STATUS OVERVIEW				
Line Item	I	NI	NP	D
Insulation	✓			✓
Ventilation	✓			✓
Exhaust Systems	✓			
Ice Dam	✓			✓
I = Inspected NI = Not Inspected NP = Not Present D = Deficient				

INFORMATION

7.1.1 · Insulation

Inspection Areas Evaluated - Attic, Crawlspace, Rim Joists, Walls

The inspector performed a focused evaluation of the **attic**, **crawlspace**, the **rim joists** in the unfinished basement, and the visible interior wall surfaces. Observations were recorded for each area to assess structural integrity, insulation, moisture presence, and overall condition.

No immediate safety hazards were identified, but any signs of moisture intrusion or pest activity should be monitored during subsequent maintenance cycles.

- ✓ Attic
- ✓ Crawlspace
- ✓ Visible Interior Walls

OTHER

7.1.2 · Insulation

Insulation Material Type Identification Inspection

The inspector observed that the insulation present in the **attic** requires identification to assess compliance with energy efficiency standards. Accurate determination of the insulation type is essential for evaluating thermal performance, moisture control, and fire safety. The following insulation material categories are commonly encountered and should be selected to reflect the observed installation:

- Blown-in Cellulose
- Fiberglass Batts
- Mineral Wool
- Spray Foam
- Rigid Foam

Select all applicable options that correspond to the material(s) identified. If multiple types are present, each should be checked. Documentation of the insulation type supports future maintenance, retrofitting decisions, and verification of compliance with applicable building codes and InterNACHI standards.

It is recommended that the homeowner or a qualified contractor verify the installed insulation against the manufacturer's specifications and local code requirements. Any gaps, compression, or inappropriate material in contact with heat-producing components should be corrected to maintain system efficiency and prevent potential hazards.

✓ Fiberglass Batts

① RECOMMENDATION

7.1.3 · Insulation

Flooring Insulation

✓ Fiberglass Batt

7.1.5 · Insulation

Vapor Retarder - Presence and Installation Direction

*The inspector evaluated the building envelope for the presence of a **vapor retarder** and verified its installation orientation. In heated climate zones such as New Jersey, the vapor retarder should be installed on the interior side of the assembly, facing the heated space, to effectively control moisture migration.*

Improper placement or absence of a vapor retarder can lead to condensation within wall or ceiling cavities, promoting mold growth, material degradation, and reduced energy efficiency. The observation includes checking walls, ceilings, and crawl-space ceilings where insulation is applied.

Based on the findings, appropriate corrective action should be taken to install or re-orient the vapor retarder in accordance with the manufacturer's guidelines and local building codes. If the vapor retarder is missing or installed on the wrong side, it should be added or repositioned to face the interior to prevent moisture-related issues.

✓ Vapor retarder present and correctly oriented



① RECOMMENDATION

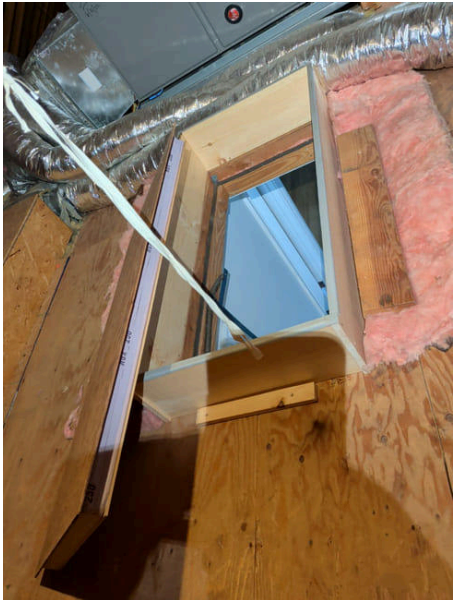
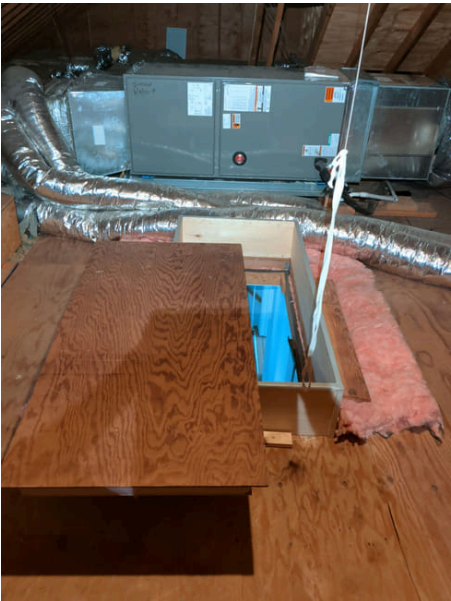
7.1.6 · Insulation

Attic Entrance - Insulation Upgrade

📍 Attic entrance

The inspector observed that **rigid foam** insulation has been added at the attic entrance, which is a commendable improvement. This addition helps improve thermal performance and reduces energy loss.

Ensure that the foam is properly sealed around all penetrations and that fire-rated barriers are maintained where required. Verification by a qualified contractor is recommended to confirm compliance with local building codes.



OTHER

7.1.7 · Insulation

Attic Insulation - Baffle Installation

📍 Attic

The attic floor insulation has been modified with the addition of a baffle. This baffle is good for attic ventilation because it helps keep the soffit and ridge vent openings clear, allowing air to flow freely through the attic space. Maintaining unobstructed airflow supports the overall ventilation system, reduces the risk of moisture buildup, and can improve the efficiency of the home's heating and cooling equipment.



① OTHER

7.2.1 · Ventilation

Attic Ventilation System Overview

Attic ventilation provides essential temperature and moisture control for the roof assembly by utilizing the chimney effect: cooler outdoor air enters through low-level intake vents and warmer air exits through high-level exhaust vents.

Typical intake vents are **soffit vents** located beneath the eaves. Common exhaust vent types observed include:

- **Ridge vents** – continuous openings along the roof ridge, offering the most efficient airflow.
- **Static (box) vents** – individual caps mounted on the roof surface.
- **Gable vents** – louvers positioned at the upper gable ends.
- **Powered attic fans** – mechanically driven fans equipped with temperature or humidity controls.

Proper installation and a balanced ratio of intake to exhaust vents are required for effective ventilation and compliance with local building codes.

✓ power attic fan

✓ Soffits Vent

✓ Gable Vent

① OTHER

7.2.2 · Ventilation

Crawl Space Ventilation System - Evaluation

The crawl space ventilation system was inspected to determine its type, construction, and compliance with recommended opening area ratios.

Ventilation Type: The system is identified as *Ventilated* (natural), *Power Vented* (mechanical), or *Unventilated/Encapsulated* based on the presence or absence of active exhaust. The observed configuration corresponds to the **Ventilated** type.

Vent Construction: The wall openings are equipped with **metal louver** vents. No plastic grilles or automatic temperature-controlled vents were observed.

Insect/Animal Screening: Each vent includes a metal screen that was examined and found to be intact, providing effective protection against insects and small animals.

Vent Area Evaluation: The total net vent opening area was measured and compared to the required ratio of 1/150 of the crawl-space floor area (since no vapor barrier is present). The existing openings meet/exceed this requirement. If a vapor barrier were installed, the required ratio would be 1/1500.

Recommendation: Maintain the integrity of the vent screens and periodically verify that vent openings remain unobstructed. Should a vapor barrier be added in the future, reassess the vent area to ensure compliance with the 1/1500 ratio.

① MAINTENANCE ITEM

7.3.1 · Exhaust Systems

Dryer Exhaust System - Code Compliance

The dryer exhaust system is designed to vent hot, moist air and lint from the dryer to the exterior. **Rigid metal ducting** must be used for any wall penetration, providing a smooth, non-flexible conduit that meets code requirements. **Transition duct** may be employed only between the dryer and the wall opening, limited to a maximum length of 8 feet and must be metal; plastic flex hose is prohibited. The exterior termination must include an **automatic damper** to prevent back-draft of cold air and entry of insects.

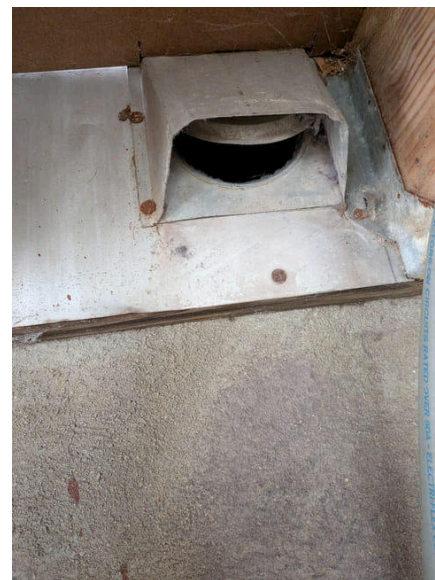


① RECOMMENDATION

7.3.2 · Exhaust Systems

Dryer Exhaust Termination

✓ To Wall



7.3.3 · Exhaust Systems

Dryer Exhaust Maintenance

The dryer exhaust should be checked periodically for lint buildup to prevent the risk of fire. In most cases, it's relatively easy to inspect the end of the dryer vent where it terminates to the exterior. **Disconnecting the tube at the dryer for inspection should be done as well, we recommend doing this upon moving in and annually thereafter.**

7.3.4 · Exhaust Systems

Kitchen Exhaust System - Type and Requirements

The kitchen exhaust system is designed to remove cooking-generated grease, moisture, and heat. **Ducted (exterior) exhaust** utilizes rigid metal ducts to vent air directly outside and is the only method endorsed by CMI as effective. **Recirculating (ductless) systems** rely solely on carbon filters and cannot expel moisture or heat, limiting their performance. **Makeup air** is required when the hood's airflow exceeds 400 CFM to prevent negative indoor pressure that could cause back-drafting of gas appliances.

Recommendation: Verify that a ducted exhaust is installed; if the hood exceeds 400 CFM, ensure a compliant makeup-air system is provided.



① RECOMMENDATION

7.4.1 · Ice Dam

Ice Dam Formation - Causes and Prevention

The formation of an **ice dam** on a roof requires three conditions: a sufficient snow load, a temperature differential between the warm interior and the cold exterior, and ambient temperatures that remain below the freezing point.

When attic **insulation** is inadequate or there are significant **air leaks**, interior heat migrates upward into the roof assembly. This heat raises the temperature of the upper roof surface, causing the snow covering the roof to melt. The resulting meltwater flows down to the colder eave region, where the temperature is lower because there is no living space beneath the eaves.

At the eave, the water refreezes, gradually accumulating and forming an **ice dam**. As the dam grows, additional meltwater is blocked from draining off the roof, leading to water backing up under shingles and potentially infiltrating the interior, causing water stains, rot, or mold.

Recommendation: Enhance attic insulation to the recommended R-value, seal all identifiable air leaks, and ensure proper roof ventilation to equalize attic temperatures. During winter, safely remove excess snow from the roof and consider installing heat cables or a roof-warming system if ice dam recurrence is a persistent issue.

① MAINTENANCE ITEM

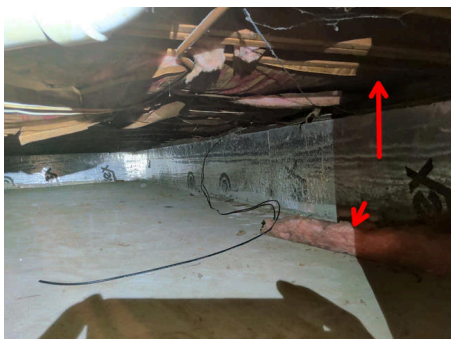
DEFICIENCIES

7.1.4 · Insulation

Crawlspace Insulation - Displaced/Missing

📍 CRAWL SPACE

The insulation was displaced and/or missing in some areas of crawl space. Recommend repair as desired.



🔧 MINOR DEFECTS

① MAINTENANCE ITEM

7.2.3 · Ventilation

Ventilation - Insufficient

📍 BASEMENT

The existing ventilation fan in the basement has been removed, leaving the basement and crawlspace without adequate ventilation. This condition has resulted in elevated humidity levels, measured at more than 70% RH, which can promote mold growth and material degradation.

It is recommended to install a new exhaust fan or a dedicated fresh-air ventilation unit to provide continuous air exchange. Additionally, a dehumidifier should be installed to control moisture levels and protect the space from future humidity-related issues.



 MODERATE DEFECT/ REPAIR OR REPLACE NEEDED

 RECOMMENDATION

7.4.2 · Ice Dam

Ice Dam Observation - Seasonal Limitation

 ATTIC

Ice dam formation is a seasonal phenomenon that typically occurs on roof surfaces when snow melts and refreezes at the eaves, creating a barrier that can force water under the roofing material.

During the inspection, the property was evaluated outside of the winter season and in conditions without snow cover. Consequently, no active ice dams could be observed, and the inspector could not assess the presence, severity, or potential water intrusion related to ice dam formation.

It is important for the homeowner to be aware that ice dam risk may increase during winter months, particularly in regions with prolonged snowfall and fluctuating temperatures. A visual inspection of the roof and attic during the winter season, or after a significant snow event, is recommended to identify any ice dam development and to implement appropriate mitigation measures such as proper insulation, ventilation, and roof heating.

 RECOMMENDATION

8. INTERIOR AREA AND ITEMS

INSPECTION STATUS OVERVIEW				
Line Item	I	NI	NP	D
Walls & Ceilings	✓			
Floors	✓			

Line Item	I	NI	NP	D
Doors/ Interior	✓			✓
Windows/ Interior	✓			
Stair and Stairways/ Interior	✓			
Stair and Stairways/ Interior 2	✓			
Closets	✓			
Countertops & Cabinets(in bathroom and Kitchen)	✓			
I = Inspected NI = Not Inspected NP = Not Present D = Deficient				

INFORMATION

8.1.1 · Walls & Ceilings

Interior Walls and Ceilings - Visual Condition

Based on the New Jersey Standard Operating Procedures (NJ SOP) and InterNACHI standards, a comprehensive visual inspection of the interior **walls** and **ceilings** was performed. The purpose of this examination was to evaluate the overall condition of these surfaces and to identify any evidence of **structural displacement**, **significant damage**, or **active moisture intrusion** that could affect the integrity of the building.

The inspection involved a systematic walk-through of each room, observing surface finish, seams, joints, and any visible stains, warping, or bulging. Particular attention was given to areas around windows, doors, and utility penetrations where moisture pathways are common. No obvious signs of structural movement, severe cracking, or active water damage were observed during the visual assessment.

Although no immediate deficiencies were detected, it is advisable to monitor high-moisture areas (e.g., bathrooms, kitchens, basements) for any future changes. If any discoloration, odor, or surface irregularities become apparent, further evaluation with moisture meters or a qualified specialist is recommended.

OTHER

8.2.1 · Floors

Interior Floor - Visual Inspection Findings

Scope of Inspection: A visual examination of all interior floor surfaces was performed in accordance with NJ SOP and InterNACHI standards, focusing on safety, functionality, and potential structural concerns.

Observations: The inspector evaluated floor finish condition, levelness, and signs of moisture activity or structural settlement. Areas obstructed by movable furniture, rugs, or personal items were not inspected, and hidden defects beneath such items could not be detected. Minor cosmetic wear such as light scratches or normal aging discoloration was noted but not classified as a defect.

Limitations: The inspection does not include removal of furniture, carpet, or access to locked rooms. Consequently, any deficiencies concealed in those spaces remain unverified.

Recommendation: Maintain clear access to flooring for periodic visual checks. Address any identified safety-related defects promptly and consider professional evaluation if moisture intrusion or unevenness is suspected.

① MAINTENANCE ITEM

8.2.2 · Floors

Flooring Types and Inspection Focus

The **flooring systems** commonly found in New Jersey residential properties each have specific inspection considerations that should be addressed during the home inspection.

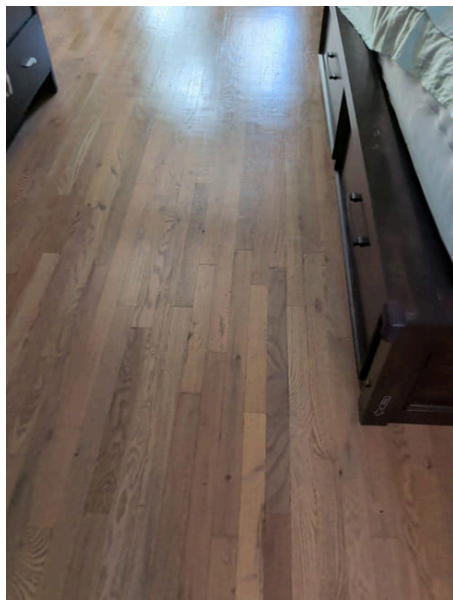
Hardwood flooring – prevalent in older homes (e.g., Summit, Montclair). Inspect for **cupping** or **heaving**, which often indicate excess moisture in the basement or crawlspace. Verify that expansion joints are not filled and that surface wear has not exposed bare wood.

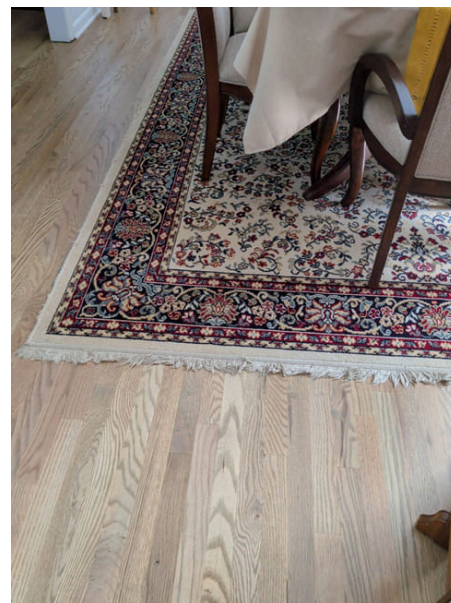
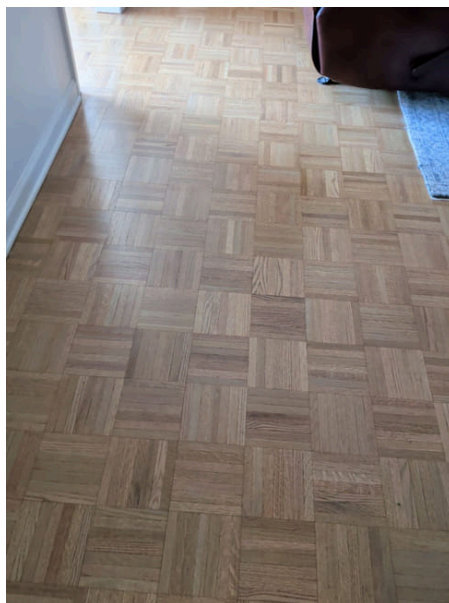
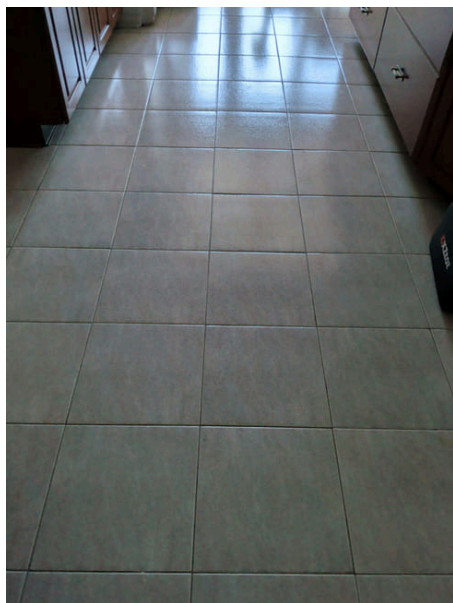
Engineered wood – multi-layer construction with a hardwood veneer. Look for signs of **delamination**. Although more moisture-resistant than solid wood, severe damage usually precludes multiple sanding cycles.

Laminate / composite flooring – check seams for **swelling** caused by over-cleaning or water intrusion. Listen for “hollow” sounds when walking, which may reveal improper underlayment installation.

Tile and stone – typical in kitchens and bathrooms. Examine for **cracks** and **hollow tiles**; long straight cracks can signal movement in the underlying cement backer or subfloor. Ensure grout joints are intact to prevent moisture migration.

Vinyl / luxury vinyl plank (LVP) – modern, water-tight option. Confirm that edge seams are sealed. In homes built before 1978, verify that any 9×9-inch vinyl tiles are not asbestos-containing; such material should be left undisturbed and evaluated by a qualified professional.





🕒 MAINTENANCE ITEM

8.3.2 · Doors/ Interior

Interior Door Operation and Safety Inspection

Based on the NJ SOP and InterNACHI standards, a functional operation inspection was performed on a representative sample of interior doors throughout the residence.

Inspection focus included door opening and closing action, lock hardware integrity, door frame alignment, and identification of any conditions that could compromise safety.

The inspected doors demonstrated proper operation, functional locks, and satisfactory frame alignment. No immediate safety-related defects were observed during the functional checks.

Limitations: The inspection did not include load-bearing strength testing or disassembly of concealed hardware. Doors that were obstructed by furniture, overloaded with stored items, or locked by occupants could not be evaluated, as noted in the Limitations section of the report.

Recommendation: Maintain clear access to all interior doors to allow future functional inspections, and promptly repair any door that exhibits difficulty in operation, misalignment, or lock failure to preserve safety and security.



🕒 MAINTENANCE ITEM

8.4.1 · Windows/ Interior

Windows Marginal

Due to the age of the home, the windows were in marginal condition. Although functional, their operation and condition was considered substandard. Replacement or refurbishing may be desired for optimal use.

8.4.2 · Windows/ Interior

Window Type

✓ **Double Pane**

8.4.3 · Windows/ Interior

Windows - Visual Condition

📍 Windows

All interior-view windows were inspected and found to be basically fine, with no visible damage, cracks, or operational issues observed.

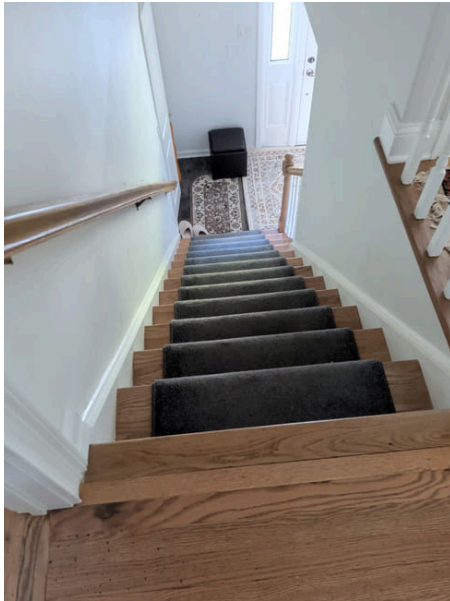
While the current condition appears satisfactory, it is advisable to periodically check the windows for any signs of wear, seal degradation, or moisture intrusion, especially after severe weather events.

Regular maintenance will help ensure continued performance and energy efficiency.

8.5.1 · Stair And Stairways/ Interior

Inspected**

Inspection of staircases typically includes a visual examination of the following: treads and risers, landings, angle of the staircase, handrails, guardrails, lighting, headroom, windows, and walls/ceilings. All discrepancies (if any) will be noted in the observation section below.



8.6.1 · Stair And Stairways/ Interior 2

Inspected**

Inspection of staircases typically includes a visual examination of the following: treads and risers, landings, angle of the staircase, handrails, guardrails, lighting, headroom, windows, and walls/ceilings. All discrepancies (if any) will be noted in the observation section below.

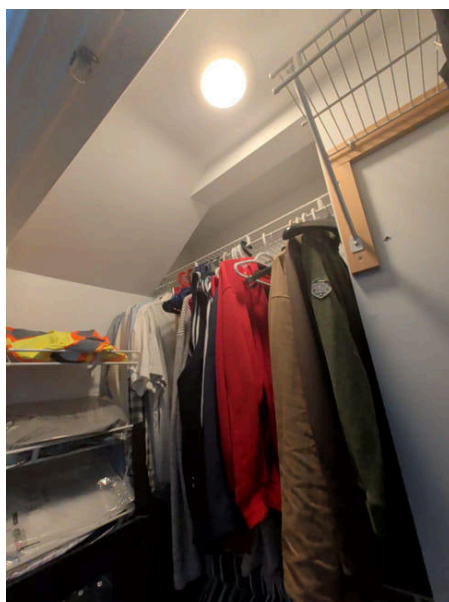
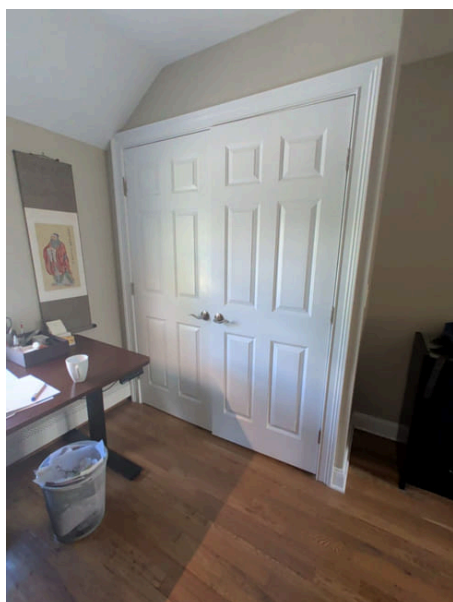


8.7.1 · Closets

Interior Closet - Visual Inspection Findings

A visual inspection of the interior closet was conducted in accordance with NJ Administrative Code §13:40-15 and InterNACHI Standards of Practice. The assessment included evaluation of door operation, hardware (track and hinges), interior lighting safety, the stability of shelves and hanging rods, and inspection for moisture, cracking, or mold on walls and ceiling. No immediate safety hazards were observed; however, any items found deficient should be addressed to maintain functionality and prevent future damage.

- ✓ Door operation functional
- ✓ Hardware condition satisfactory
- ✓ Interior lighting safe
- ✓ Shelves and rods secure
- ✓ No moisture, cracking, or mold





OTHER

8.7.2 • Closets

Interior Closet - Visual Inspection Findings

A visual inspection of the interior closet was conducted in accordance with NJ Administrative Code §13:40-15 and InterNACHI Standards of Practice. The assessment included evaluation of door operation, hardware (track and hinges), interior lighting safety, the stability of shelves and hanging rods, and inspection for moisture, cracking, or mold on walls and ceiling. No immediate safety hazards were observed; however, any items found deficient should be addressed to maintain functionality and prevent future damage.

None selected

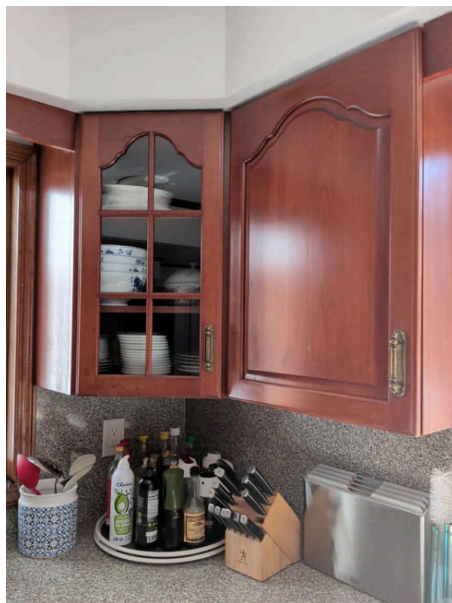
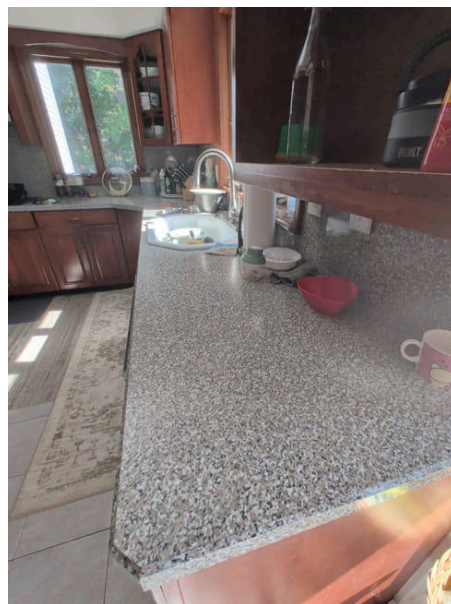
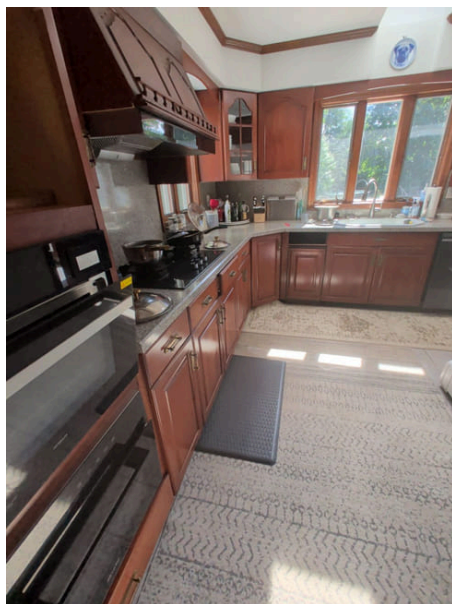
OTHER

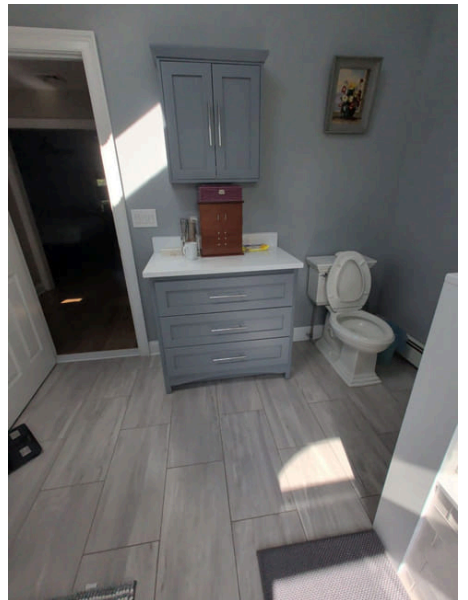
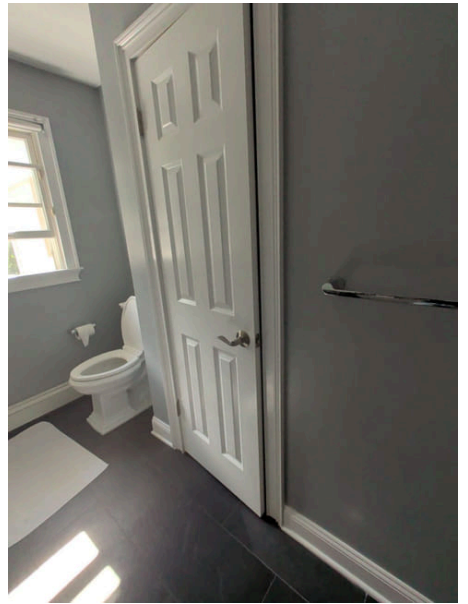
8.8.1 • Countertops & Cabinets(in Bathroom And Kitchen)

Cabinet and Countertop Inspection Scope

The inspection included a random sample of **cabinets** and **countertops** in the **kitchen** and **bathroom** areas, evaluating cabinet anchorage, door and drawer operation, and the presence of major cracks, damage, or seal failure on the countertop surfaces.

According to **NJ SOP** and **InterNACHI** standards, interior contents were not moved, and conditions hidden behind back panels or toe-kick bases were not visually assessed. Cosmetic concerns such as minor scratches, heat resistance, or stain resistance were excluded from this evaluation.







OTHER

DEFICIENCIES

8.3.1 · Doors/ Interior

Door Handle/Knob - Damaged

PEDESTRIAN DOOR

The door's handle was damaged. Recommend replacement.



MINOR DEFECTS

MAINTENANCE ITEM

8.3.3 · Doors/ Interior

Door - Surface Soiling

PEDESTRIAN DOOR

The pedestrian door surface exhibits noticeable soiling. This cosmetic condition does not affect the operation of the door but detracts from the overall appearance of the entryway.

Recommendation: Clean the door surface using a mild detergent and a soft cloth or sponge. If the soiling persists, consider a professional cleaning service to restore the door to its original condition.



🔧 MINOR DEFECTS

🕒 MAINTENANCE ITEM

9. BUILT-IN APPLIANCES IN KITCHEN AND LAUNDRY

INSPECTION STATUS OVERVIEW				
Line Item	I	NI	NP	D
Refrigerator(s)	✓			
Dishwasher(s)	✓			
Range/Oven/Cooktop(s)	✓			
Range hood	✓			
Washer(s) & Dryer(s)	✓			
Built-in Microwave(s)			✓	
Garbage Disposal(s)	✓			
Built In Grill			✓	
Central Vacuum System			✓	
Hot Water Dispenser			✓	
Ice Maker			✓	
Trash Compactor			✓	

Line Item	I	NI	NP	D
Warming Drawer			✓	
Wine Cooler(s)			✓	
I = Inspected NI = Not Inspected NP = Not Present D = Deficient				

INFORMATION

9.1.1 · Refrigerator(s)

Photo(s)

tag inside/front



9.1.2 · Refrigerator(s)

Brand

✓ Samsung

9.1.3 · Refrigerator(s)

Estimated Age

The refrigerator appeared to be 1 years old. The average lifespan of a built-in refrigerator is 17 years, although they may last much longer in some cases.



9.1.4 · Refrigerator(s)

Water Dispenser - Functional

The refrigerator was equipped with a water dispenser only, which was tested and found to be functional at the time of inspection.



9.1.5 · Refrigerator(s)

Kitchen Refrigerator/Freezer - Basic Functional Assessment

The **kitchen refrigerator/freezer** was evaluated in accordance with NJ SOP and InterNACHI standards. The inspection confirmed that the unit is receiving power, and both the refrigeration and freezer compartments are maintaining appropriate temperatures for basic operation. The **door gaskets** were examined and found to be intact with no visible gaps. Visible water supply lines were inspected and showed no signs of leakage. This assessment does not include evaluation of the unit's cooling capacity, energy efficiency rating, or detailed internal settings.



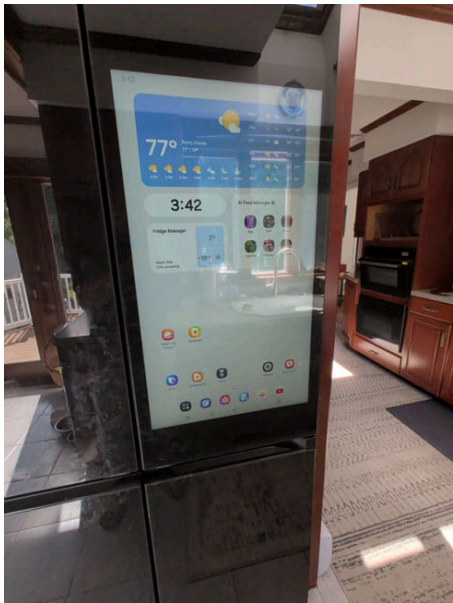
① MAINTENANCE ITEM

9.1.6 · Refrigerator(s)

Refrigerator - Cooling Performance and Dispenser Function

The **built-in refrigerator** was evaluated for proper cooling and functional accessories. The inspector performed a sensory assessment by opening the door to feel cold air and used an **infrared thermometer** to sample interior temperature at random points. The **water dispenser** and **ice maker** were operated (when electrically connected) to verify basic operation. Cabinet panels surrounding the unit were not removed, per standard practice.

Continue periodic checks of temperature performance and dispenser operation to ensure ongoing reliability.



① MAINTENANCE ITEM

9.2.1 · Dishwasher(s)

Dishwasher Operational Test - Normal Cycle

The dishwasher was evaluated under a normal rinse cycle in accordance with NJ SOP and InterNACHI standards. The inspection covered physical integrity, door seal condition, water supply and drainage connections, and observation for any active leaks.

No visible leaks, seal failures, or drainage issues were detected during the test, indicating proper operation at the time of inspection.



OTHER

9.2.2 · Dishwasher(s)

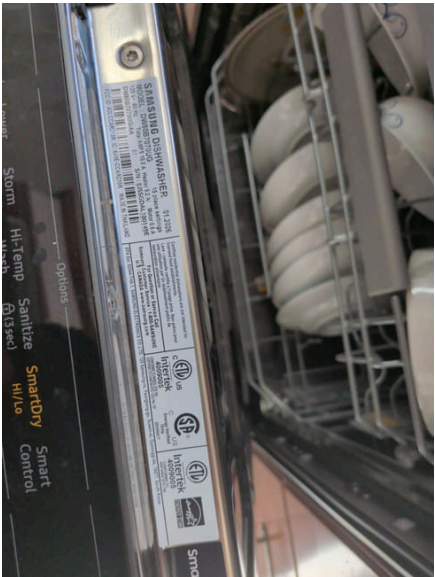
Brand

✓ Samsung

9.2.3 · Dishwasher(s)

Estimated Age

The dishwasher appeared to be 1 years old. The average lifespan of dishwashers is 9 years, although they may last much longer in some cases.



9.3.1 · Range/Oven/Cooktop(s)

Photo(s)



9.3.2 · Range/Oven/Cooktop(s)

Appliance Functionality Verification – Gas and Electric Units

During the inspection, the functionality of gas-fired appliances was verified by manually opening the ignition knob and observing the igniter operation and flame characteristics. **Electrical heating elements** were tested for proper heat generation. The oven was set to **350°F** and temperature rise was confirmed using a heat-sensing method or infrared thermometer. The range hood exhaust fan's suction performance and its lighting were also evaluated.

Follow manufacturer-specified testing procedures annually to maintain safe and efficient operation.

ⓘ MAINTENANCE ITEM

9.3.3 · Range/Oven/Cooktop(s)

Brand

✓ Rabam

9.3.4 · Range/Oven/Cooktop(s)

Energy Source

✓ Electric
✓ Gas

9.3.5 · Range/Oven/Cooktop(s)

Exhaust Hood Type

✓ Vented



9.3.6 · Range/Oven/Cooktop(s)

Estimated Age

The range/oven/cooktop appeared to be 1 years old. The average lifespan of a range/oven/cooktop is 10-18 years, although they may last much longer in some cases.

9.3.7 · Range/Oven/Cooktop(s)

Estimated Age - New

The range/oven/cooktop appeared to be new. The average lifespan of a range/oven/cooktop is 10-18 years, although they may last much longer in some cases.

9.3.8 · Range/Oven/Cooktop(s)

Kitchen Cooking Appliances - Functional Evaluation

Based on NJ SOP and InterNACHI standards, the inspector performed a basic functional assessment of the kitchen **stove**, **oven**, and **cooktop**. The evaluation included verification of heating element response, oven temperature rise, control panel operation, and exhaust system performance.

Testing did not cover self-cleaning functions, timer accuracy, or probe precision. No deficiencies were observed during the functional checks.



① OTHER

9.4.1 · Range Hood

Brand of Range Hood

ROBAM



9.5.1 · Washer(s) & Dryer(s)

Photo(s)



9.5.2 · Washer(s) & Dryer(s)

Washer/dryer - Tested

Although not included in the ASHI standards of practice, as a courtesy, the washer and dryer were tested. The washer was tested by running through a full cycle ensuring the unit functioned and drained. The dryer was tested by ensuring it functioned and produced heat. Cleaning or drying capability was not gauged or guaranteed by the test.

Any discrepancies will be noted in the observation section below.

9.7.1 · Garbage Disposal(s)

Photo(s)



9.7.2 · Garbage Disposal(s)

Batch Feed Disposal

A batch feed disposal was located in the home. With these units, the stopper is what triggers the unit to turn on. This is an FYI item.

9.7.3 · Garbage Disposal(s)

Functional

The garbage disposal(s) was operated and found to be functional under normal operating circumstances. All (if any) discrepancies will be noted in the observation section below.

9.7.4 · Garbage Disposal(s)

Kitchen Garbage Disposal - Functional Test

The **kitchen garbage disposal** was evaluated in accordance with NJ SOP and InterNACHI standards. The functional test included verification of the unit's **start response**, assessment of the **operating noise level**, inspection of the **motor mounting security**, and observation for any **visible leaks** while the unit was running. No deficiencies were observed; the disposal operates within acceptable parameters. Continue routine maintenance and periodic functional checks to ensure continued safe operation.

- ✓ Starts correctly
- ✓ Noise within acceptable limits
- ✓ Motor securely mounted
- ✓ No visible leaks during operation



MAINTENANCE ITEM

10. ELECTRICAL SYSTEM AND COMPONENTS

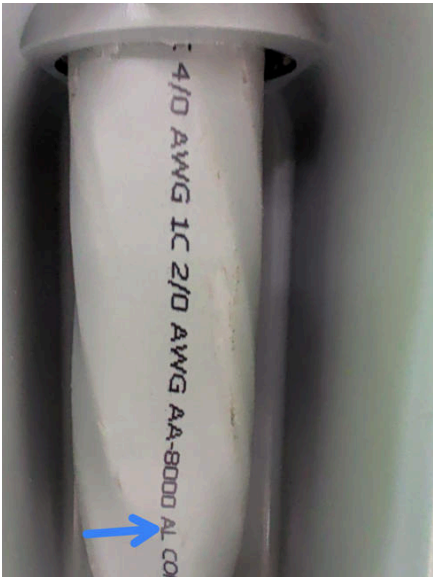
INSPECTION STATUS OVERVIEW				
Line Item	I	NI	NP	D
Service Entrance Conductors, Main Disconnect & Grounding	✓			
Main-Service Panel(s)	✓			
Sub-panel-1 #	✓			
Sub-panel-1 # 2	✓			
Over-Current Protection & Branch Circuit Wiring	✓			
Lighting Fixtures & Switches	✓			
Outdoor Landscape Lighting Control System	✓			
Receptacles & Junction Boxes	✓			
GFCI & AFCI	✓			

Line Item	I	NI	NP	D
Ceiling Fan(s)	✓			
Alarm System	✓			
Smoke Detectors	✓			
Carbon Monoxide Detectors	✓			
Door Bell	✓			
I = Inspected NI = Not Inspected NP = Not Present D = Deficient				

INFORMATION

10.1.1 · Service Entrance Conductors, Main Disconnect & Grounding

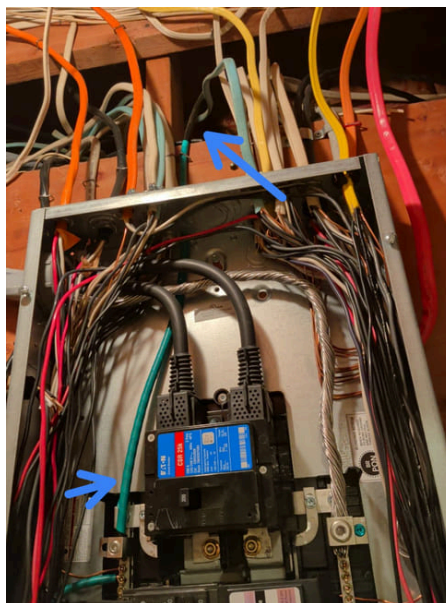
Service Entrance Conductors Material
Aluminum



10.1.2 · Service Entrance Conductors, Main Disconnect & Grounding

Grounding Method

✓ Bonded To Plumbing System



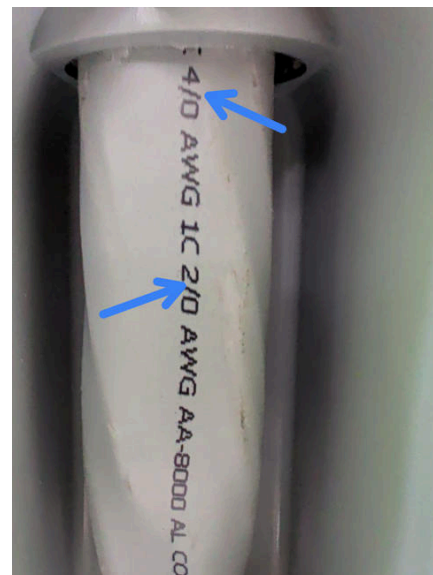
10.1.3 · Service Entrance Conductors, Main Disconnect & Grounding

Service Entrance Conductor Sizes Observed

During the inspection of the **electrical service entrance**, the following service-entrance conductor sizes were observed: #4 AWG, #2 AWG, #1 AWG, 1/0 AWG, 2/0 AWG, 3/0 AWG, 4/0 AWG, and 250 kcmil.

These conductor sizes are consistent with the allowable ampacity requirements for the service load as defined by the applicable electrical code. No signs of damage, corrosion, or improper installation were noted on the conductors or associated terminations. The observed sizes provide a basis for confirming that the service is appropriately sized for the home's electrical demand.

- ✓ 4/0 AWG
- ✓ 2/0 AWG

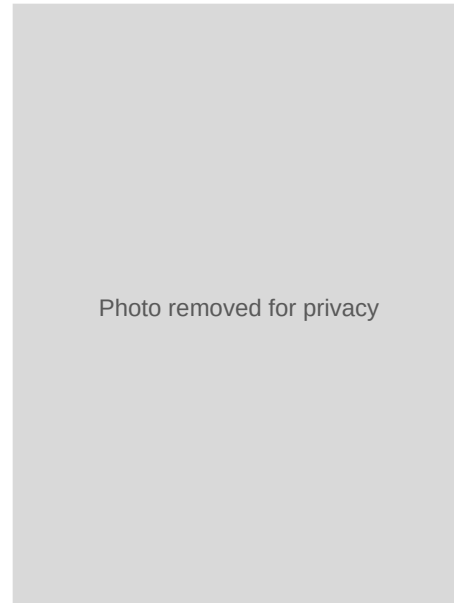
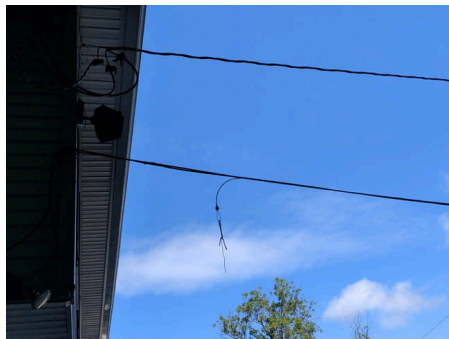


① UPGRADES

10.1.4 · Service Entrance Conductors, Main Disconnect & Grounding

Overhead Entrance Conductor Maintenance

The electrical entrance cables enter the home from overhead. I recommend monitoring these cables and keeping branches trimmed away from wire locations to prevent damage.



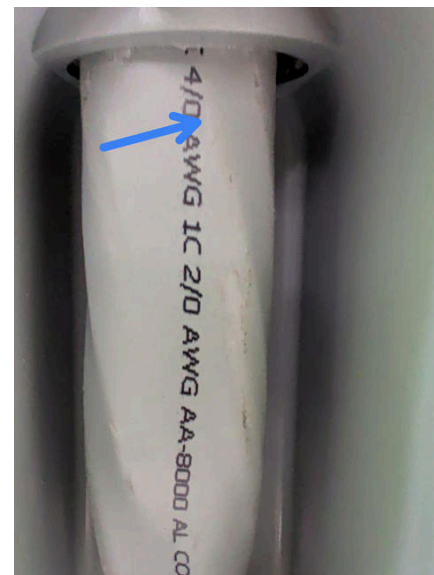
10.1.5 · Service Entrance Conductors, Main Disconnect & Grounding

Service Voltage for Service Entry

The inspection of the **general areas** did not reveal any observable deficiencies, safety concerns, or maintenance items requiring attention. All examined components and systems appeared to be in normal operating condition and complied with applicable standards.

The inspector verified that no visible signs of wear, damage, or code violations were present in the surveyed locations.

- ✓ 120V
- ✓ 240V

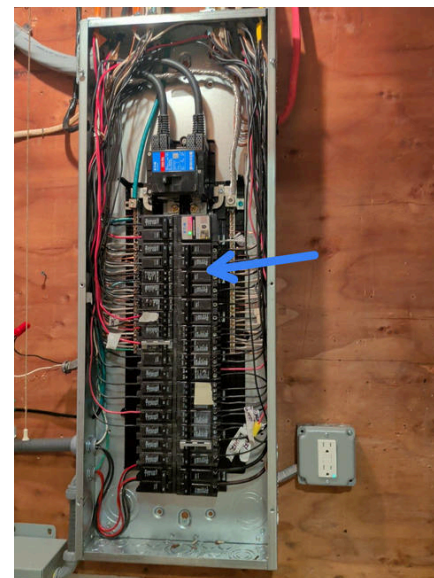


10.1.6 · Service Entrance Conductors, Main Disconnect & Grounding

Main Breaker Brand

The main circuit breaker located in the **electrical service panel** does not have a visible manufacturer label or identification plate. As a result, the brand of the breaker could not be confirmed during this inspection. Recording the breaker's brand (e.g., Square D, Siemens, Eaton, Cutler-Hammer, General Electric (GE), Leviton, Murray, Federal Pacific (FPE - Defect Flag), Zinsco (Defect Flag)) is important for future maintenance, parts replacement, and safety verification.

Eaton



OTHER

10.1.7 · Service Entrance Conductors, Main Disconnect & Grounding

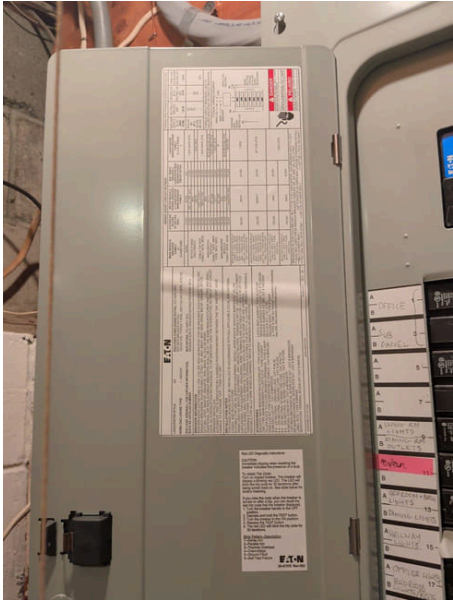
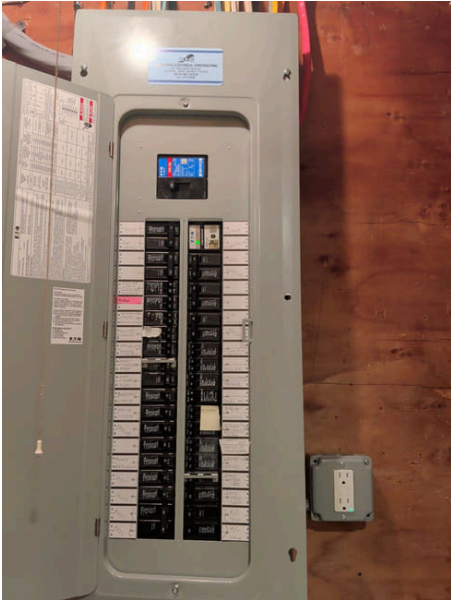
Electrical Supply - Functional

Pool House

The pool house receives its electrical power from the garage. All lighting fixtures and receptacles in the pool house were tested and found to be operating normally.

10.2.1 · Main-Service Panel(s)

Photos



10.2.2 · Main-Service Panel(s)

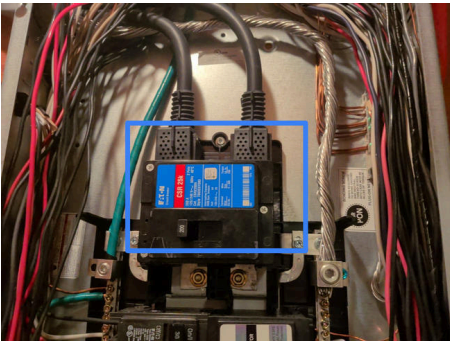
Capacity

✓ 200 AMP

10.2.3 · Main-Service Panel(s)

Location(s)

- ✓ BASEMENT
- ✓ Interior
- ✓ Basement
- ✓ Power Distribution Room



10.2.5 · Main-Service Panel(s)

Electrical Panel Branch Circuit Size and Color

The branch circuits feeding the home are wired with standard color-coded non-metallic sheathed cable (Romex) that matches the overcurrent protection rating of each breaker. **White (14 AWG copper)** circuits are protected at 15 A and serve general lighting and standard receptacles. **Yellow (12 AWG copper)** circuits are protected at 20 A and supply kitchen small-appliance outlets, bathroom receptacles, and utility areas. **Orange (10 AWG copper)** circuits are protected at 30 A for heavy-load 120 V/240 V appliances such as dryers and water heaters. **Black (8 AWG or larger)** circuits are protected at 40 A or higher for high-draw equipment including ranges, ovens, sub-panels, and EV chargers.

None selected

① MAINTENANCE ITEM

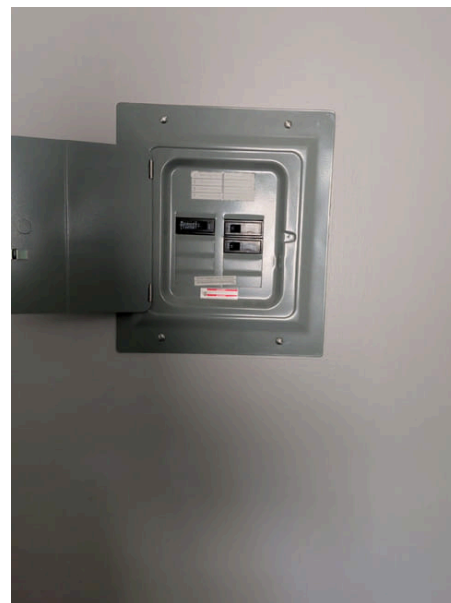
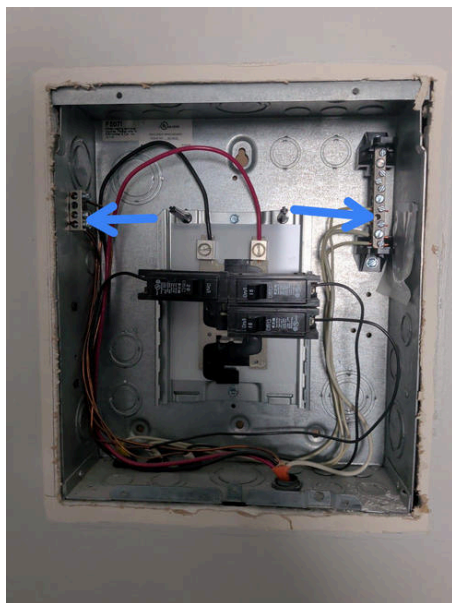
10.3.1 · Sub-panel-1

Subpanel Location and Feed Description

The **subpanel** is installed in the [Office Room]. It receives power from a dedicated branch circuit that originates at the main service panel.

Verify that the subpanel is clearly labeled, has an appropriate grounding electrode, and that the feeder conductors and over-current protection comply with applicable code requirements.

Additionally, ensure that the subpanel enclosure is accessible for future inspections and maintenance.



① MAINTENANCE ITEM

10.3.2 · Sub-panel-1

Electrical Wiring Method - Copper Conductors

The primary electrical wiring method observed throughout the residence is **[NM-B (Romex) and conduit]**. All conductors identified are **copper**, which provides excellent conductivity and is consistent with standard residential construction practices.

No signs of damage, corrosion, or improper connections were noted on the exposed wiring. The observed installation appears to comply with the InterNACHI Home Inspection Standards of Practice and applicable electrical codes. It is recommended that the final wiring type be confirmed against the building plans and that any concealed sections be verified by a qualified electrician for proper protection.

OTHER

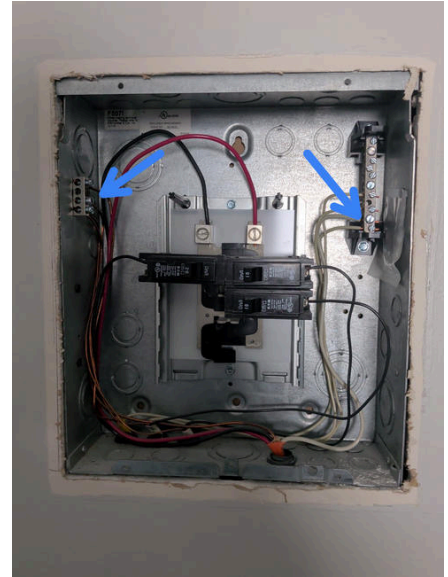
10.3.3 · Sub-panel-1 #

Subpanel Neutral and Ground Separation Confirmed

The **subpanel** was inspected and the **neutral conductor** was found to be physically separated from the **grounding conductor**. This configuration complies with the applicable safety standards for subpanel installations as required by InterNACHI guidelines and the National Electrical Code.

The separation prevents potential neutral-to-ground fault currents and enhances overall system safety.

No corrective action is required at this time.



OTHER

10.3.4 · Sub-panel-1 #

Electrical System - General Condition

The electrical system throughout the residence was inspected in accordance with InterNACHI standards. All accessible components, including the service panel, branch circuits, receptacles, switches, and visible wiring, were examined and found to be in satisfactory condition with no apparent safety hazards, code violations, or functional deficiencies.

No corrective action is required at this time.

OTHER

10.4.1 · Sub-panel-1 # 2

Subpanel Location and Feed Description

The **subpanel** is installed in the [XXX]. It receives power from a dedicated branch circuit that originates at the main service panel.

Verify that the subpanel is clearly labeled, has an appropriate grounding electrode, and that the feeder conductors and over-current protection comply with applicable code requirements.

Additionally, ensure that the subpanel enclosure is accessible for future inspections and maintenance.

Pool Equipment Area and Feed the pump+heater+light in pool



① MAINTENANCE ITEM

10.4.2 · Sub-panel-1 # 2

Sub- Panel - Brand and Capacity

The **electrical sub panel** should have its manufacturer and rated amperage clearly documented. The panel brand (GE) and the ampere rating (30 A) are essential for evaluating system capacity and ensuring compliance with electrical codes. Verify that the nameplate or label on the panel is legible and record this information in the report.



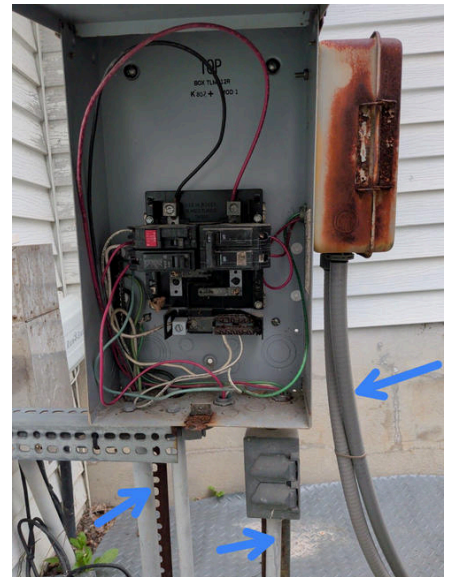
① MAINTENANCE ITEM

10.4.3 · Sub-panel-1 # 2

Electrical Wiring Method - Copper Conductors

The primary electrical wiring method observed throughout the residence is **[NM-B (Romex) and conduit]**. All conductors identified are **copper**, which provides excellent conductivity and is consistent with standard residential construction practices.

No signs of damage, corrosion, or improper connections were noted on the exposed wiring. The observed installation appears to comply with the InterNACHI Home Inspection Standards of Practice and applicable electrical codes. It is recommended that the final wiring type be confirmed against the building plans and that any concealed sections be verified by a qualified electrician for proper protection.



① OTHER

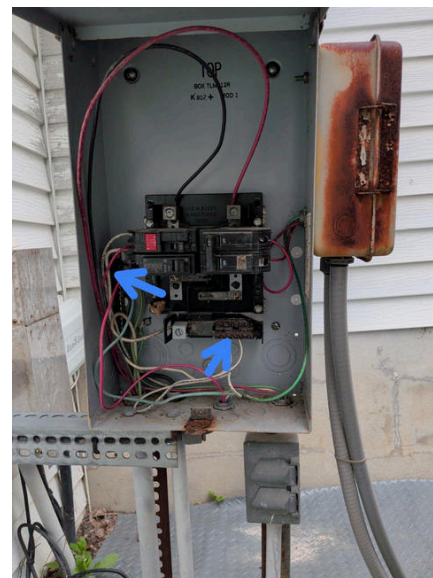
10.4.4 · Sub-panel-1 # 2

Subpanel Neutral and Ground Separation Confirmed

The **subpanel** was inspected and the **neutral conductor** was found to be physically separated from the **grounding conductor**. This configuration complies with the applicable safety standards for subpanel installations as required by InterNACHI guidelines and the National Electrical Code.

The separation prevents potential neutral-to-ground fault currents and enhances overall system safety.

No corrective action is required at this time.

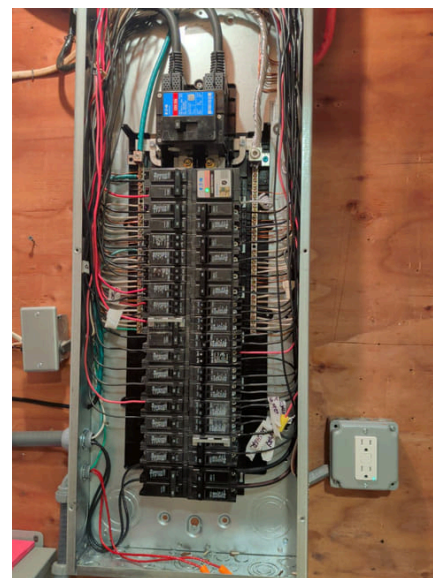


OTHER

10.5.1 · Over-Current Protection & Branch Circuit Wiring

Branch Circuit Wiring Material Observation

Branch circuit wiring was inspected throughout the residence. The majority of the branch circuits are confirmed to be installed with **copper conductors**, which meet current code requirements for durability and conductivity.



MAINTENANCE ITEM

10.5.2 · Over-Current Protection & Branch Circuit Wiring

Electrical Service Panel - Over-Current Protection Type

The main electrical service panel is equipped with **circuit breakers** as the over-current protection device, in accordance with standard practice. Circuit breakers provide reliable protection by automatically interrupting electrical flow when current exceeds the rated limit.

This configuration complies with InterNACHI standards and the National Electrical Code for over-current protection.

Verify that the breakers are correctly sized for the circuits they protect and that they function properly during routine maintenance.

① MAINTENANCE ITEM

10.5.3 · Over-Current Protection & Branch Circuit Wiring

Electrical Wiring Method - NM-B or BX

The interior electrical system was observed to be installed primarily with **NM-B (Romex)** cable and, in select areas, **BX (armored) cable**. Both wiring methods are commonly accepted for residential applications when installed in accordance with the National Electrical Code. No immediate deficiencies were noted with the visible portions of the wiring, and the cables appear to be properly secured and protected.

It is recommended to verify that all concealed sections remain accessible for future inspection and that any damaged or deteriorated sections be repaired or replaced to maintain safety and code compliance.

① OTHER

10.5.4 · Over-Current Protection & Branch Circuit Wiring

Material

✓ Copper

10.5.5 · Over-Current Protection & Branch Circuit Wiring

Over-current Protection Type

✓ Circuit Breaker

10.6.1 · Lighting Fixtures & Switches

Electrical Fixtures and Switches - General Condition

All **electrical fixtures** and **switches** observed during the inspection were functional and appeared to be in good repair. Minor items such as burnt-out bulbs were noted, which constitute routine maintenance. However, any signs of arcing, loose mounting, or unsecured components represent a potential safety hazard and should be addressed promptly.

It is recommended that a **licensed electrician** perform a comprehensive review, replace defective parts, and verify compliance with applicable codes.

⚠ SAFETY HAZARD

10.6.2 · Lighting Fixtures & Switches

Exterior Lights - Photosensor/Motion Controlled Fixtures

The exterior lighting fixtures are equipped with **photo-sensor** or **motion-sensor** controls. Because the inspection was performed during daylight hours, the sensors were not activated and the fixtures were assumed to be operational. No manual load testing was conducted.

It is recommended to verify the proper function of these sensor-controlled lights during low-light conditions or at night, and to perform a manual load test to confirm electrical continuity and performance.

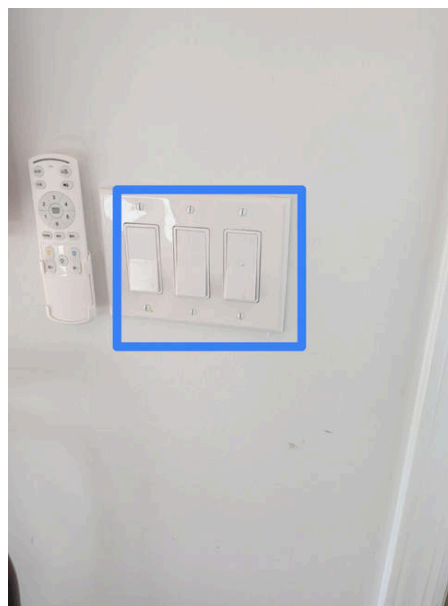
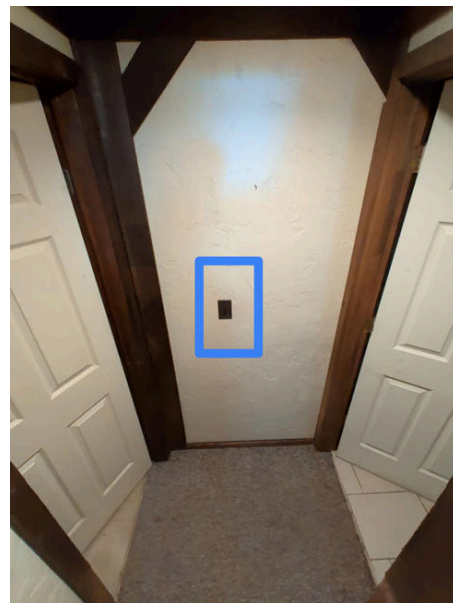
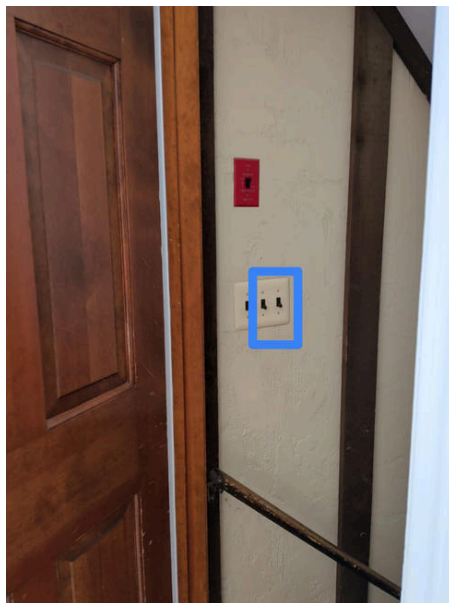
① MAINTENANCE ITEM

10.6.3 · Lighting Fixtures & Switches

Mystery Switch(es)*

Some of the switches in the home did not appear to have function. Nearby receptacles that were accessible were checked. Recommend asking the current homeowner what they are for. Inoperable light fixtures will be noted

separately.



10.7.1 • Outdoor Landscape Lighting Control System

Exterior Low-Voltage Landscape Lighting System - Presence

📍 Pool

Exterior low-voltage landscape lighting system was observed. The system is powered by a **dedicated transformer** and **timer**, providing illumination to the property's landscaping. All components appear to be installed in accordance with standard practices, and the system was operational at the time of the inspection. No visible damage or malfunctioning elements were noted.



ⓘ MAINTENANCE ITEM

10.7.2 · Outdoor Landscape Lighting Control System

Landscape Lighting Control System - Timer/Photocell

The **landscape lighting control system** installed on the property provides automated operation through a **timer** and/or a **photocell sensor**. The timer allows preset scheduling of illumination periods, while the photocell sensor enables activation based on ambient light levels. Both components are integrated to ensure lights operate without manual intervention, enhancing energy efficiency and convenience for the exterior lighting layout.

✓ **Timer**

ⓘ MAINTENANCE ITEM

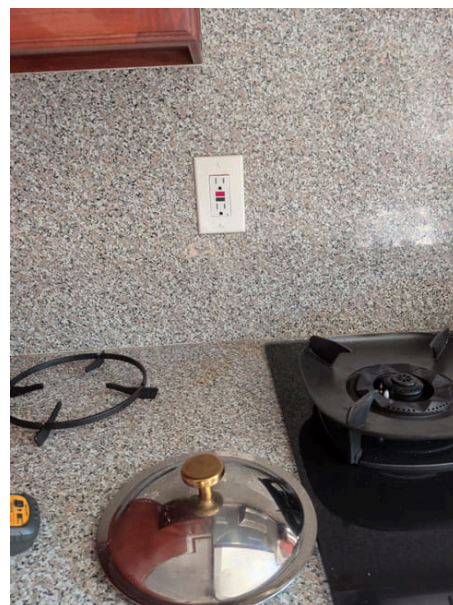
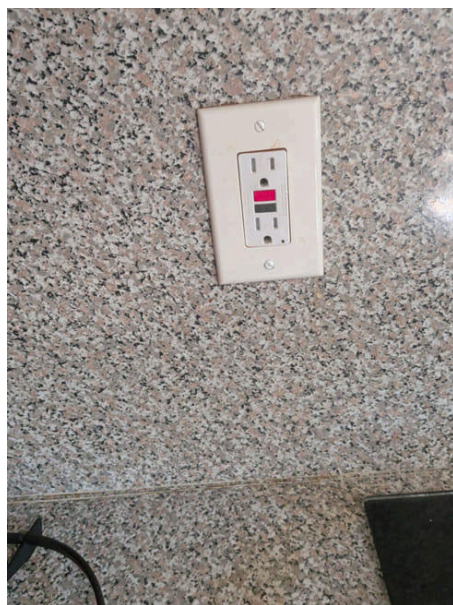
10.8.1 · Receptacles & Junction Boxes

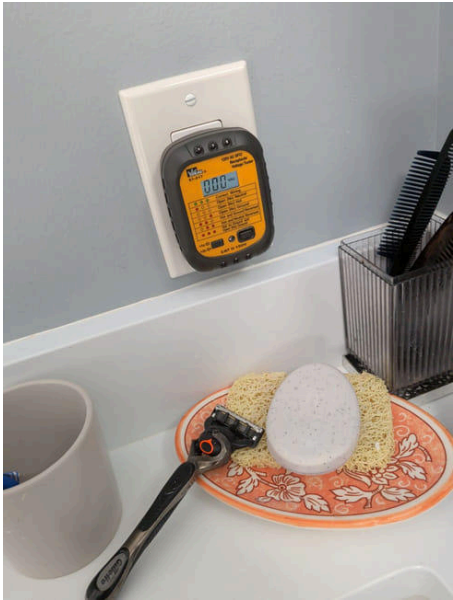
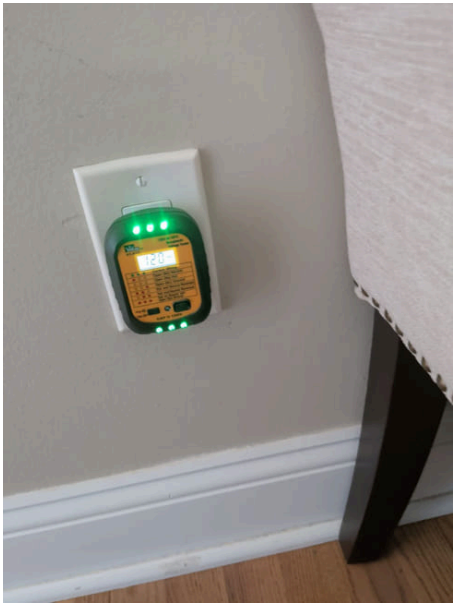
Electrical Outlets - Polarity and Grounding Test

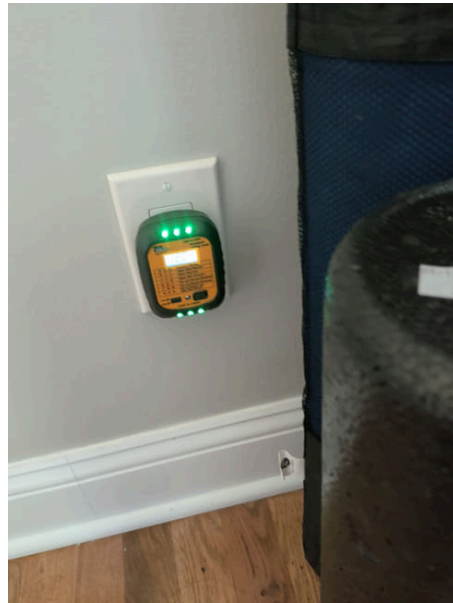
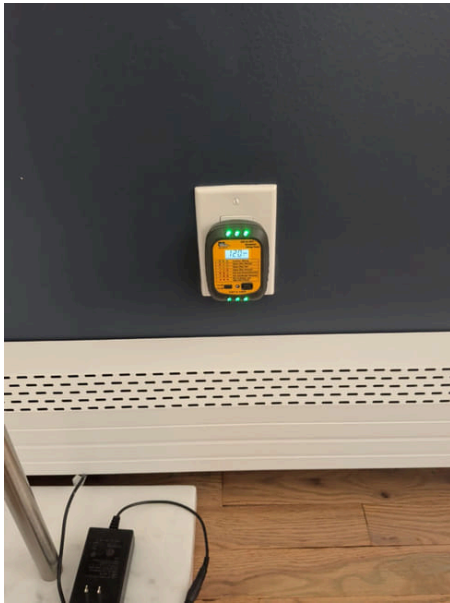
All accessible receptacles throughout the residence were evaluated using a professional three-phase circuit tester to verify proper polarity and effective grounding.

The testing confirmed that each outlet exhibited correct hot-neutral orientation and a reliable ground path, indicating compliance with standard electrical safety requirements.

No corrective action is required at this time; maintain regular testing during future inspections.







 SAFETY HAZARD

10.8.2 · Receptacles & Junction Boxes

Switched Receptacle(s)*

The home contained a receptacle(s) that was connected to a switch(es). This is an FYI item.

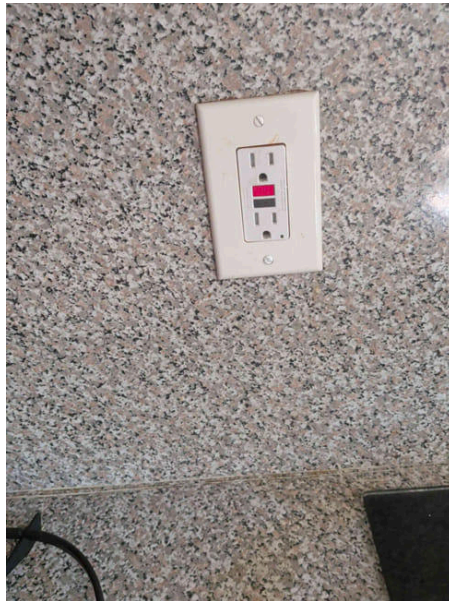
10.9.1 · GFCI & AFCI

Tested

GFCI & AFCI are specific types of breakers and/or receptacles with circuitry designed to cut power or interrupt the circuit when arcing or a fault is detected. These greatly increase the safety of the living space.

The inspector makes every effort to test all GFCI/AFCI outlets using a specialized tester when accessible/appropriate. Unfortunately, their circuitry will eventually wear out. GFCI outlets should be tested regularly to determine safe operation.

[Here's How](#)



10.9.3 · GFCI & AFCI

Electrical Receptacle - GFCI Protection Verification

📍 Laundry

The inspector verified whether each electrical receptacle in the inspected area is equipped with a **Ground Fault Circuit Interrupter (GFCI)** as required for safety in wet or damp locations. GFCI devices help prevent electric shock by interrupting power when a ground-fault current is detected.
Any receptacle lacking GFCI protection should be upgraded to meet code requirements.

✔ Not GFCI Protected

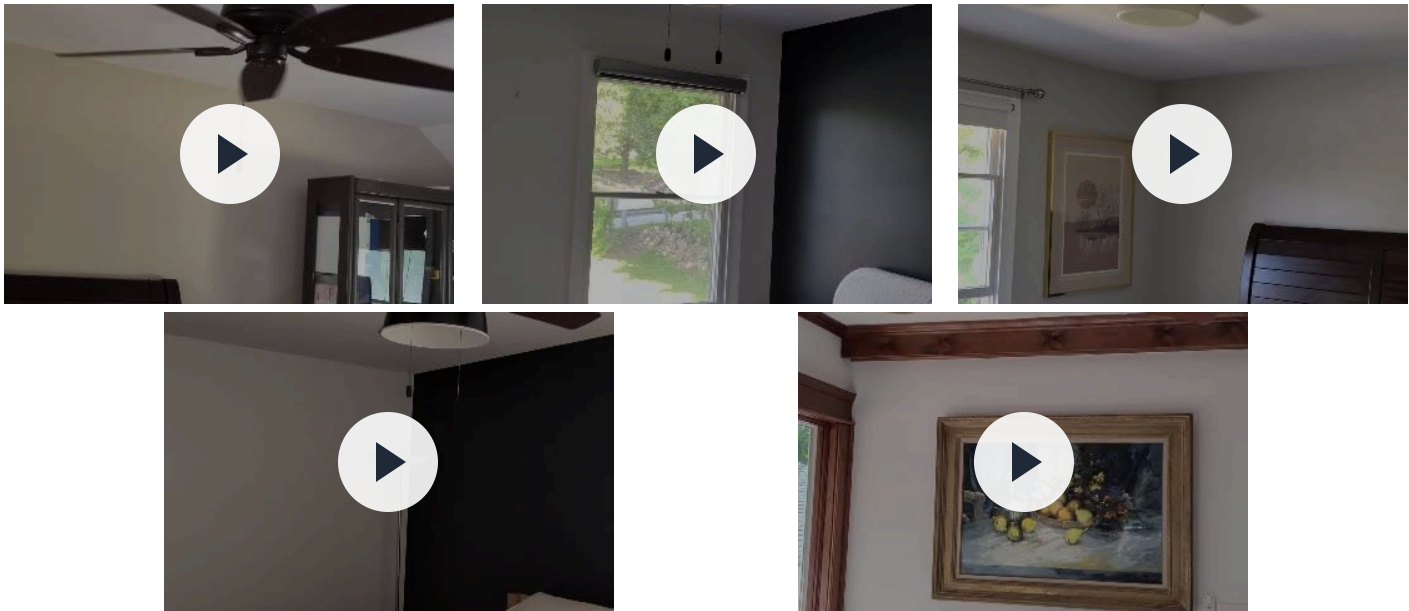


🚨 SAFETY HAZARD

10.10.1 · Ceiling Fan(s)

Tested

All ceiling fans were tested for normal operation and stability. All discrepancies (if any) will be noted below.



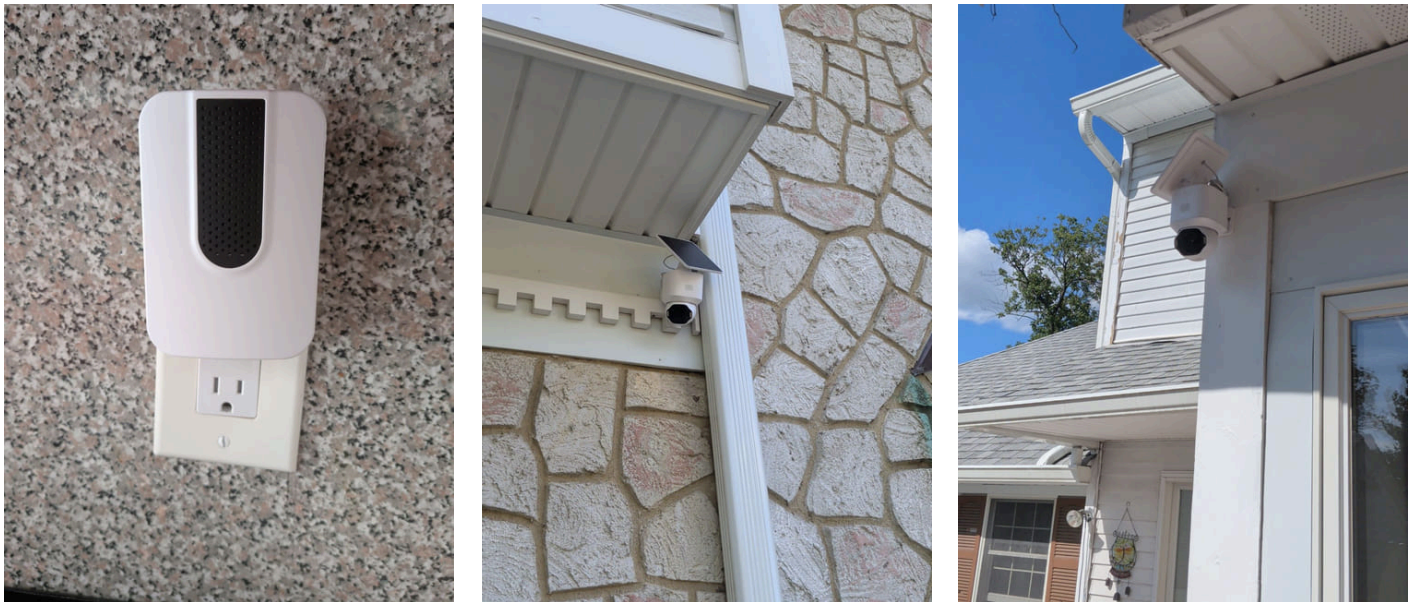
10.11.1 · Alarm System

Security Alarm System - Component Overview

📍 Front Door Main Entrance

The residence is equipped with a security monitoring system. Observed components include the **control panel, keypad, door/window sensors, motion detectors, and surveillance cameras**. Verify that each component is properly installed, powered, and functional. The system should be tested regularly, batteries in sensors replaced as needed, and the control panel should display status information. Ensure remote access is configured according to manufacturer guidelines.

- ✓ Surveillance Cameras
- ✓ Motion Detectors



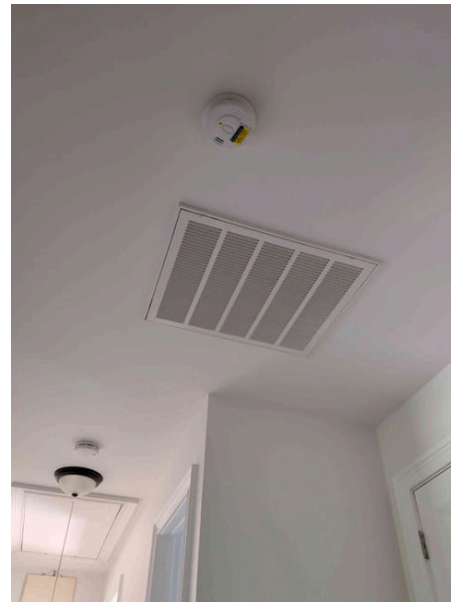
🕒 MAINTENANCE ITEM

10.12.1 · Smoke Detectors

Tested

Inspection of the smoke detectors consists of ensuring proper location throughout the home.

All smoke detectors were tested and operational at the time of the inspection. Any discrepancies will be noted in the observation section of this report.



10.13.1 · Carbon Monoxide Detectors

Smoke Detector Placement - Within 10 ft of Sleeping Areas

During the inspection, **smoke detectors** were observed installed within **10 feet** of each sleeping area throughout the residence. This placement complies with the InterNACHI Home Inspection Standards and local building codes that require detectors to be located no farther than 10 feet from sleeping spaces to provide early warning in case of fire.

10.13.2 · Carbon Monoxide Detectors

Carbon Monoxide Alarm Compliance - Verify Certificate & Replace Old Units

Carbon monoxide (CO) alarms are essential safety devices because CO is odorless, colorless, and potentially lethal. In New Jersey, the seller must provide a Certificate of Smoke Detector and Carbon Monoxide Alarm Compliance (CSDCMAC) prior to the change of occupancy.

Buyers should confirm that this certificate is on file and verify that all CO alarms in the residence are operational and not older than five years. Units exceeding five years of age should be replaced with modern, code-compliant alarms to ensure maximum safety.

RECOMMENDATION

10.14.1 · Door Bell

Door Bell - Inside

Due to the addition, the door bell was located indoors. It was functional. Relocate as desired.



LIMITATIONS

10.9.2 · GFCI & AFCI

AFCI/GFCI Testing Limitations

The inspector makes every effort to test AFCI's/GFCI's when present, except when the reset button is in an unknown location or power to key components in the home may be lost if the breaker/receptacle is tripped and won't reset (i.e., a refrigerator or WiFi router). Some breakers/receptacles may not have been tested if these conditions existed.

DEFICIENCIES

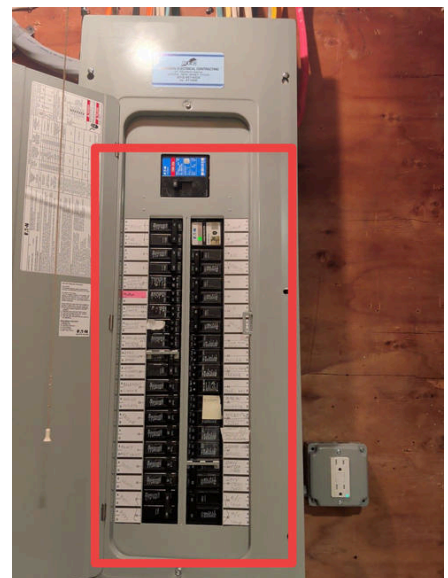
10.2.4 · Main-Service Panel(s)

Electrical Panel - Missing Circuit Directory

📍 MAIN ELECTRICAL PANEL

The main electrical service panel lacks a clear circuit directory or the existing labeling is illegible, making it difficult to identify breaker functions. According to the NEC and InterNACHI standards, each circuit breaker must be accurately marked with its intended load.

This deficiency can impede safe operation and troubleshooting during emergencies.



📌 RECOMMENDATION

11. PLUMBING SYSTEM AND FIXTURES

INSPECTION STATUS OVERVIEW				
Line Item	I	NI	NP	D
Water Supply & Distribution Systems	✓			✓
Drain, Waste, & Vent Systems	✓			✓
Faucets & Sinks	✓			
Hose Bibs	✓			
Toilets	✓			
Showers & Tubs	✓			
Water Heater(s)	✓			
Fuel Distribution/Storage	✓			
Catchment System			✓	
Sump Pump	✓			✓
I = Inspected NI = Not Inspected NP = Not Present D = Deficient				

INFORMATION

11.1.2 · Water Supply & Distribution Systems

Main Water Supply Material

None selected

11.1.3 · Water Supply & Distribution Systems

Interior Water Supply Material

✓ Copper

11.1.4 · Water Supply & Distribution Systems

Water Pressure*

House water pressure should typically range from 40-80psi.
The pressure was taken from the exterior of the home; in some cases, this may differ from the interior pressure.

65

11.1.5 · Water Supply & Distribution Systems

Water Meter Check**



Although not required by the standards of practice, the inspector makes every effort to locate and inspect the water meter as obvious deficiencies can potentially be found by doing so.

If water is not being used in the home, the water meter should be stationary. The activity of the meter during no use could signify a leak between the meter and the home. Although not required by the standards of practice, we make every effort to check the meter as a courtesy. In some cases, this is not practical (i.e., the meter is inaccessible, water is being used in the home, etc.) All (if any) discrepancies will be noted in the observation section of this report.

✓ Inspected

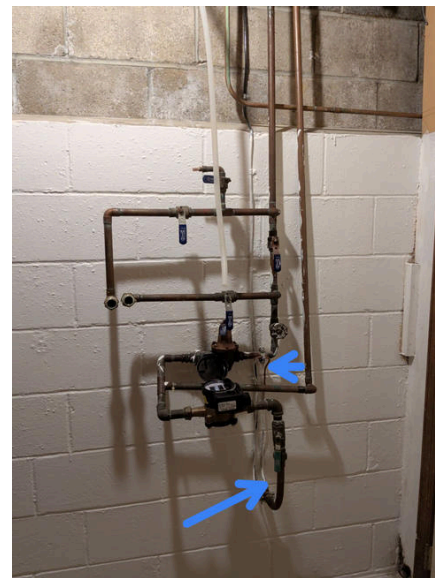


11.1.6 · Water Supply & Distribution Systems

Water Distribution System - Pressure & Bonding Concerns

The **water distribution system** was inspected for functional flow, material integrity, and safety throughout the residence. Observations include **excessive water pressure** and the **absence of required electrical bonding** of metallic piping, both of which can lead to pipe damage or electrical hazards.

It is recommended that a New Jersey Licensed Master Plumber evaluate the system, adjust pressure to code-acceptable levels, and install proper bonding in accordance with local plumbing codes.



⚠ SAFETY HAZARD

11.2.1 · Drain, Waste, & Vent Systems

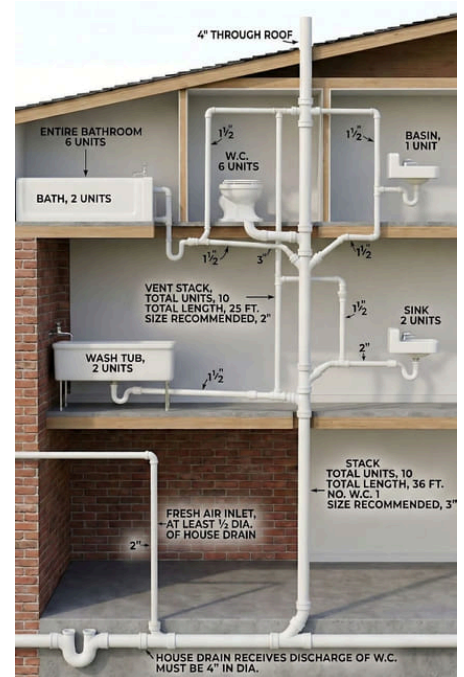
Material

✓ PVC

11.2.3 · Drain, Waste, & Vent Systems

PVC Vent Stacks

PVC was used for the plumbing vent stacks. PVC is not UV resistant and will get brittle with time. Although not required, it is recommended to paint PVC to protect it from the damaging effects of the sun.

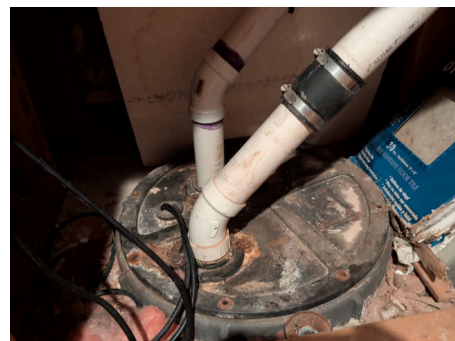


11.2.4 · Drain, Waste, & Vent Systems

Sewage Ejector Pump - Installed in Basement

A **sewage ejector pump** is installed in the **basement** to convey low-lying wastewater to the main sewer line. The system appears to be correctly positioned and connected. During the inspection no visible leaks or abnormal noises were observed.

It is recommended to perform regular functional testing and maintenance in accordance with the manufacturer's instructions to ensure reliable operation.



① MAINTENANCE ITEM

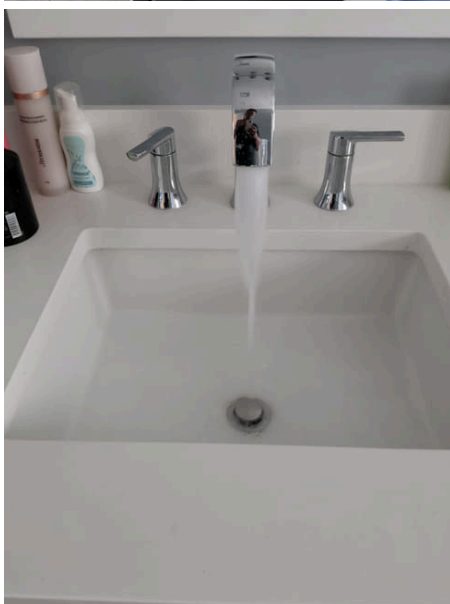
11.3.1 • Faucets & Sinks

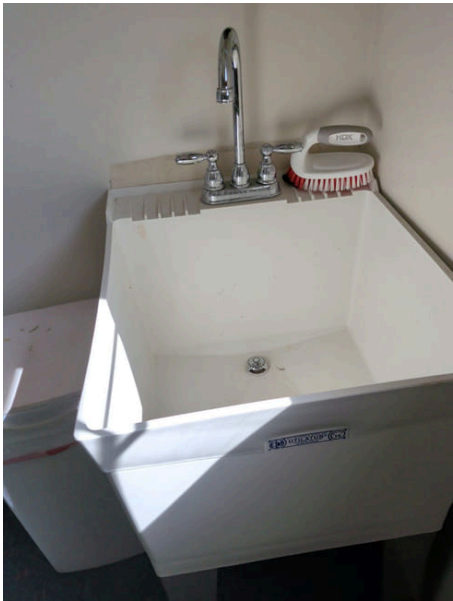
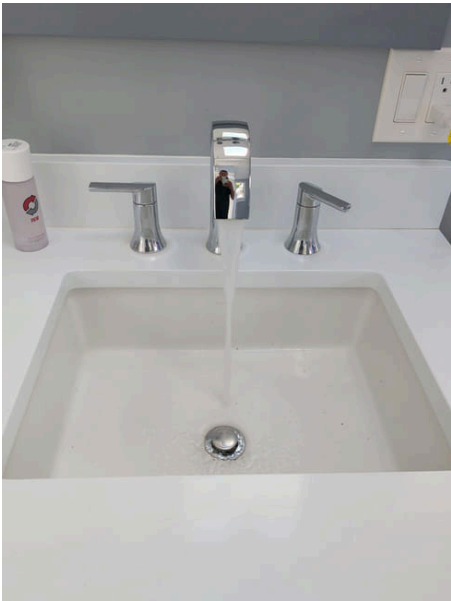
Faucet and Sink Installation - Correct

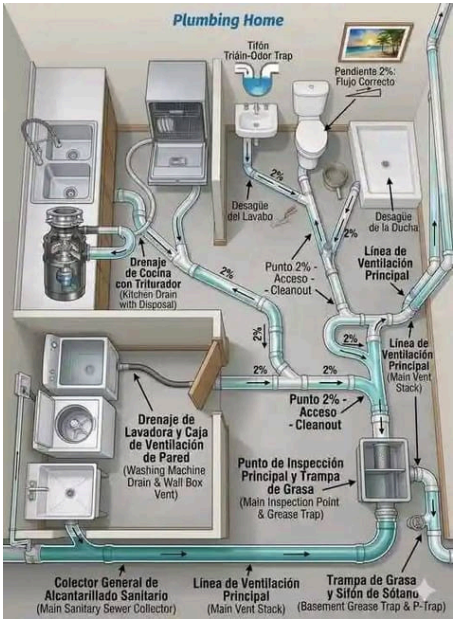
📍 Various Locations

All **faucets** and **sinks** inspected throughout the residence were found to be installed in accordance with manufacturer specifications and local plumbing codes. Functionality testing showed proper operation with no leaks, drips, or abnormal water flow.

A limited number of fixtures in inaccessible areas were not evaluated, but the inspected units demonstrate correct installation.







OTHER

11.4.1 · Hose Bibbs

Backflow Preventer - Presence Check - Water Supply System

The inspector evaluated the water supply system for the presence of a **vacuum breaker** or **backflow preventer**. These protective devices are required to prevent contaminated water from back-flowing into the domestic drinking water system. No such device was observed at the water service entry point.

Installation of a code-compliant vacuum breaker or backflow preventer is recommended to ensure the safety of the potable water supply and to meet local plumbing codes.

✓ Installed



SAFETY HAZARD

11.4.2 · Hose Bibbs

Exterior Hose Bibb Condition - Visual Inspection

The inspector performed a visual assessment of all accessible exterior **hose bibbs** (sillcocks) throughout the property. Each bibb was examined for proper operation, signs of corrosion, leaking, and adequate clearance from the building envelope.

No immediate deficiencies were observed; all units appeared functional and free of active leaks. It is recommended to test each bibb annually and replace any that show corrosion, leakage, or damage to maintain reliable water access and prevent potential water intrusion.



MAINTENANCE ITEM

11.4.3 · Hose Bibs

Frost Protection Valve Type Selection

The water supply valve is available in two configurations. **Frost-Free** units have the valve stem extended into the conditioned interior space, eliminating the need for winter drain procedures. **Standard** units must be paired with an interior shut-off valve and require complete system drainage before freezing conditions. Select the appropriate type based on climate and installation constraints to ensure reliable operation and prevent pipe damage during winter.

Standard (Requires indoor shut-off valve for winter drainage)

MAINTENANCE ITEM

11.5.1 · Toilets

Toilet - Secure Installation and Normal Function

Bathroom

The **toilet** in the bathroom was inspected and found to be securely anchored to the floor with no movement when pressure was applied. All mounting bolts were tight and the base was level. The flushing mechanism operated correctly, providing a full and rapid discharge with no leaks observed at the water supply connections or at the base. No signs of cracks, corrosion, or damage to the porcelain or wax ring were noted.



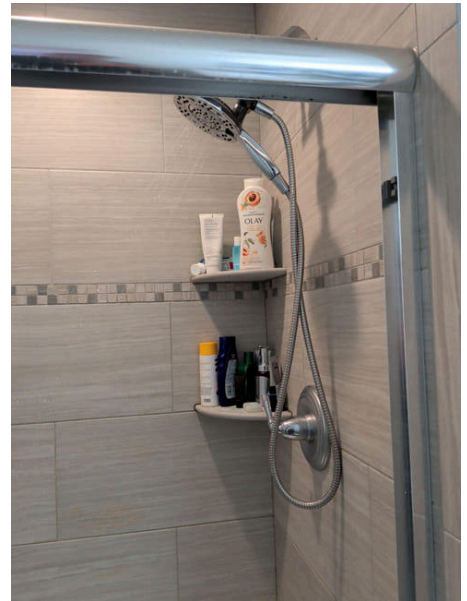
OTHER

11.6.1 • Showers & Tubs

Shower Units - Installation and Functionality

Second Floor - Master Bedroom Bathroom, Second Floor - Secondary Bathroom, Basement Bathroom

The property contains three shower units located in the master bedroom bathroom on the second floor, the secondary bathroom on the second floor, and the basement bathroom. All three showers are installed in accordance with applicable codes and manufacturer guidelines. Each unit operates correctly, delivering both hot and cold water with adequate pressure and temperature control.



OTHER

11.7.1 · Water Heater(s)

Photos



11.7.2 · Water Heater(s)

Capacity

70

11.7.3 · Water Heater(s)

Brand

The specific manufacturer brand of the inspected system could not be determined during the visual examination. Accurate identification of the brand is important for future maintenance, warranty verification, and ordering of replacement parts. Please select the appropriate brand from the list provided, or choose **Other / Not Visible** if the branding is not discernible.

Documenting the brand also assists in verifying compliance with applicable codes and standards.

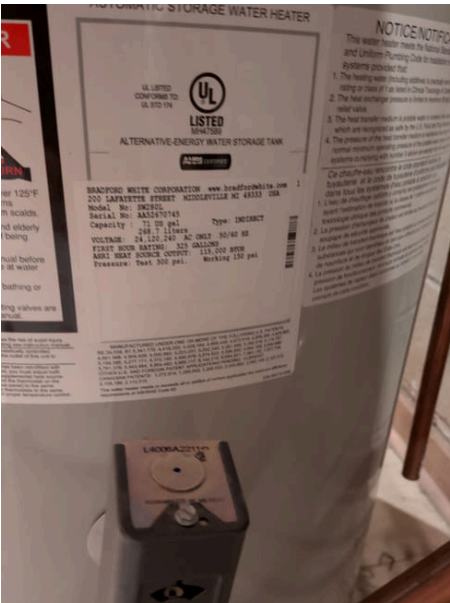


Bradford White

11.7.4 · Water Heater(s)

Power Source/Type

✓ Indirect Storage Tank



11.7.5 · Water Heater(s)

Estimated Age

2024

11.7.6 · Water Heater(s)

Maintenance

To drastically extend the life of your water heater, we recommend regular maintenance.

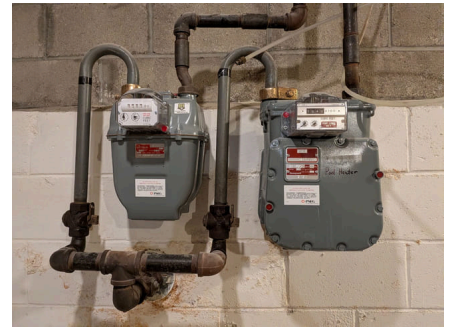
Maintenance items include:

- [Flushing/draining the water heater annually](#)
- [Testing the TPR valve annually](#)
- [Changing the sacrificial anode rod every 3-5 years](#) (for tank water heaters)

11.8.1 · Fuel Distribution/Storage

Gas Meter Photos

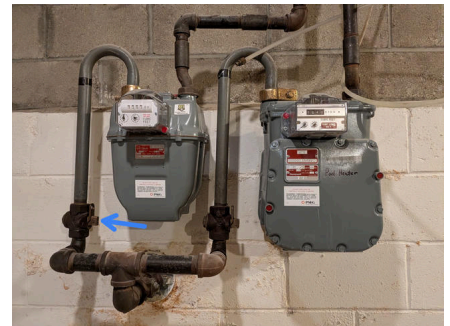
📍 Basement



11.8.2 · Fuel Distribution/Storage

Main Gas Shut-Off Location

✓ Gas Meter



11.8.3 · Fuel Distribution/Storage

Major Gas Connections Tested - Satisfactory

All of the accessible major gas connections were tested at the time of inspection and found to be satisfactory. Any discrepancies will be noted in the observation section below.

11.9.1 · Catchment System

Scope Of Inspection

The inspection of the water catchment system typically includes:

- The catchment surface, including overhangs
- Gutter condition and cleanliness
- Condition of the holding tank and cover
- Pumps & gauges
- Filtration system

11.10.2 · Sump Pump

Location

- ✓ Basement
- ✓ Bottom of Walkout Stair



DEFICIENCIES

11.1.1 · Water Supply & Distribution Systems

Corrosion - Pipes / Valves

The water distribution pipes and/or valves showed signs of corrosion in the noted locations; not actively leaking. Recommend monitoring and repairing as needed.

Note: Being proactive with repairs is suggested to prevent moisture issues.



MAINTENANCE ITEM

11.2.2 · Drain, Waste, & Vent Systems

Drain Pipe - Improper

OFFICE AREA BATHROOM

The discharge pipe was not properly installed. Recommend repair by a qualified plumber.



MINOR DEFECTS

MAINTENANCE ITEM

11.10.1 · Sump Pump

Sump Pump - Drains Near Foundation

📍 BASEMENT

The sump pump drain lines drained near the foundation. Recommend directing the water away from the home's foundation.



MODERATE DEFECT/ REPAIR OR REPLACE NEEDED

RECOMMENDATION

12. HEATING SYSTEM | NO EMPH | SPACE | NO EMPH

INSPECTION STATUS OVERVIEW				
Line Item	I	NI	NP	D
General	✓			
Heater Equipment	✓			
Duct Work & Registers			✓	
Hydronic Heating System	✓			
I = Inspected NI = Not Inspected NP = Not Present D = Deficient				

INFORMATION

12.1.1 · General

Heating System overview

The heating equipment was inspected visually and functionally using normal operating controls to verify safe operation and intended space-heating performance. Brand, model, and serial number were identified where accessible, and the energy source was confirmed. Thermostat response was observed, and emergency shut-off switches were verified as operational. Burner flame pattern, gas shut-off valve position, and sediment trap condition were examined for proper function. Venting components, including flue pipe slope, connections, and clearances to combustibles, were checked for compliance. Ductwork, air filters, and return air clearances were observed for adequate airflow.

① MAINTENANCE ITEM

12.1.2 · General

Brand

✓ Bradford White



12.1.3 · General

Energy Source

✓ Natural Gas

12.1.4 · General

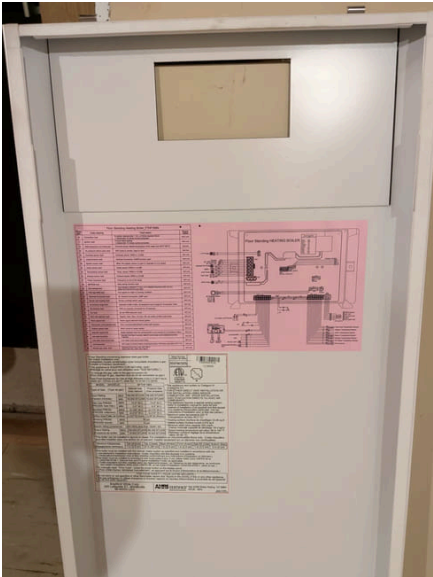
Heater Type

✓ Hot Water Boiler

12.2.1 · Heater Equipment

Age of Heating Equipment

08/2024



12.2.2 · Heater Equipment

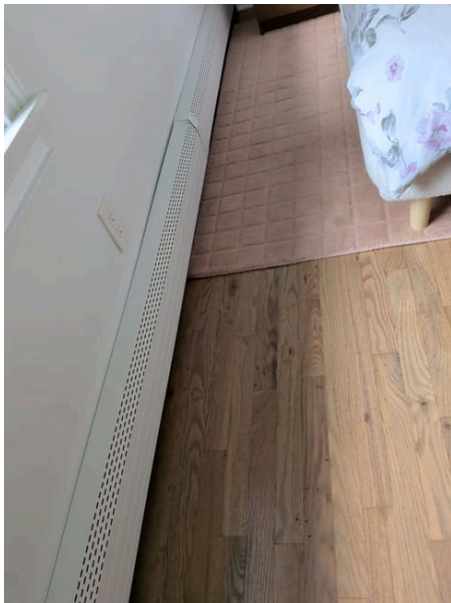
Heater Equipment Inspection Overview

During the inspection the heater equipment was examined for overall condition. **Heat exchanger and firebox** were visually inspected for cracks, corrosion, or perforations. The **flue pipe and venting system** were checked for proper material, seal integrity, upward pitch, and clearance from combustibile materials. The **blower motor** operation and filter cleanliness were evaluated for normal airflow. The **ignition and gas control components**, including shut-off valve and drip leg, were verified for proper function. The **pressure/temperature safety valve** and associated drain lines were observed for leaks. Finally, the service disconnect and thermostat response were confirmed.

12.2.3 · Heater Equipment

Radiant Heating System - Tested

The radiant heating system was tested for proper function and heating ability.



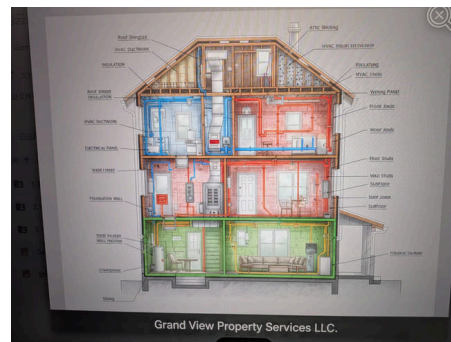
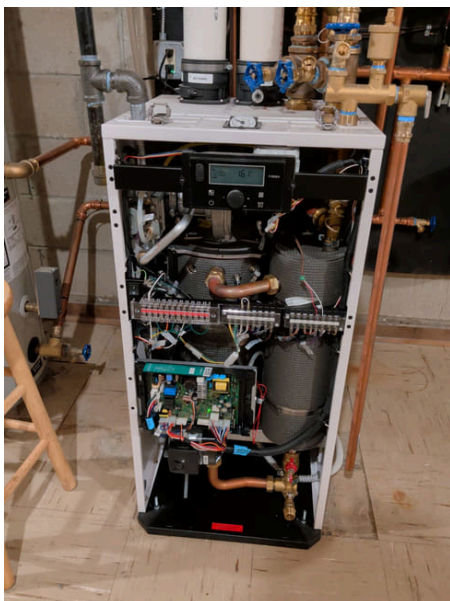


12.4.1 · Hydronic Heating System

Hydronic Heating System - Overview

The **hydronic heating system** was inspected in accordance with the InterNACHI standards. Observations include the boiler unit, burner assembly, thermostat responsiveness, emergency shut-off, low-water cut-off, pressure relief valve, gauge, automatic feed valve, backflow preventer, expansion tank condition, circulator pump operation, zone valves, automatic air vents, visible piping, pipe insulation, hangers, and heat emitters such as radiators and baseboard units. All components were visually accessible and appeared to be installed in accordance with manufacturer recommendations, with no immediate signs of damage, corrosion, or improper clearances.





LIMITATIONS

12.4.2 · Hydronic Heating System

Hydronic Supply & Return Piping - Hidden Distribution Lines

The majority of the **hydronic supply and return piping** is concealed within finished walls, ceilings, and flooring, preventing visual inspection for leaks, corrosion, or other conditions.

Because the piping is not exposed, the inspector could not assess its integrity or confirm proper installation. Any future work that requires access to these concealed lines should be performed by a qualified plumber.

OTHER

13. AIR CONDITIONING & COOLING SYSTEM FOR SPACE

INSPECTION STATUS OVERVIEW				
Line Item	I	NI	NP	D
General	✓			✓
Condensing Unit-Main	✓			
Air Handler(s)/ Evaporator Coil-Main	✓			✓
Duct Work & Registers	✓			
Ductless Split System	✓			✓
Window Air Conditioner			✓	
I = Inspected NI = Not Inspected NP = Not Present D = Deficient				

INFORMATION

13.1.1 · General	13.1.2 · General
A/C Type	Power source for Cooling System
✓ Central AC	✓ Electric
✓ Ductless Mini Split	

13.1.3 · General

Filter Advice

A dirty or partially clogged filter can damage the A/C unit. For this reason, the filter should be monitored and changed regularly. Filter replacement or cleaning frequency depends on the type and quality of the filter, how the system is configured (i.e., fan always on vs. auto), and environmental factors (i.e., pets, smoking, frequency of house cleaning, number of occupants, etc.) We recommend changing/cleaning the filters every 6 months and adjusting frequency as needed to prolong the unit's life.

13.2.1 · Condensing Unit-Main

Photos of Unit(s)



13.2.2 · Condensing Unit-Main

Estimated Age

4

13.2.3 · Condensing Unit-Main

Manufacturer

📍 Attic, Back Yard

✓ Rheem



13.3.1 · Air Handler(s)/ Evaporator Coil-Main

Photos of Unit(s)



13.3.2 · Air Handler(s)/ Evaporator Coil-Main

Manufacturer

✓ Rheem

13.3.3 · Air Handler(s)/ Evaporator Coil-Main

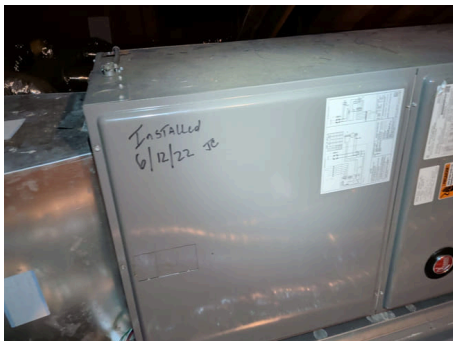
Estimated Age

2022

13.3.4 · Air Handler(s)/ Evaporator Coil-Main

Filter Location

✓ Side Of Unit



13.3.5 · Air Handler(s)/ Evaporator Coil-
Main

Condensate Drainage Type

- ✓ Primary
- ✓ Float Switch



13.3.6 · Air Handler(s)/ Evaporator Coil-Main

Temperature Differential*

This is the number of degrees the system was cooling the air. The normal range for this number is 14-22 degrees when operating the system during hot weather (less when ambient temperatures are lower). Ductless mini-split units may have a greater differential/cooling capacity and water-cooled systems typically have a lower differential range (6-8 degrees). As with all mechanical equipment, the unit may fail at any time without warning. The inspector cannot determine future failures.

14-16



13.3.7 · Air Handler(s)/ Evaporator Coil-Main
Air Handler - Condensate Drain - Installed

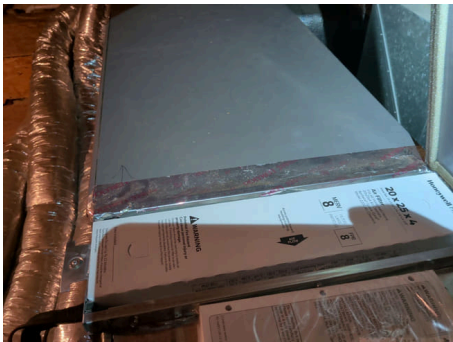
📍 Attic

During the inspection, the evaporator coil located in the **Attic** was observed to have a condensate drainage pipe and a monitoring device fully installed and functional. The installation provides proper removal of condensate moisture and allows for ongoing system monitoring.

13.4.1 · Duct Work & Registers

Duct Work Type

- ✓ Flex Duct
- ✓ Sheet Metal Duct



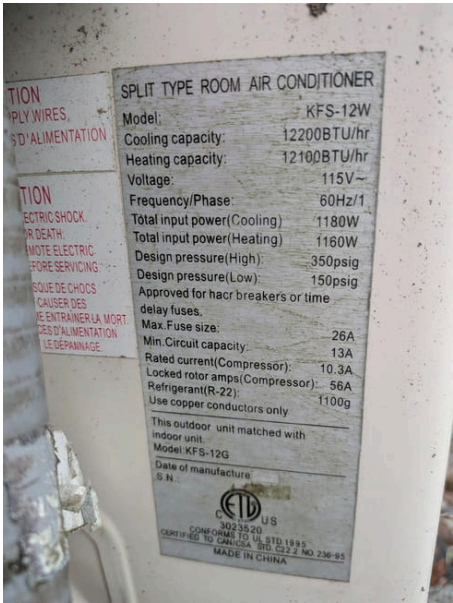


13.5.2 · Ductless Split System

Ductless Split System - Unit Age

📍 Basement

The mini-split ductless air conditioner located in the Basement has been in service for nearly 40 years. This extended service life is notable and should be documented for future reference.



OTHER

DEFICIENCIES

13.1.4 · General

Central Air Conditioning - Condition

📍 OFFICE AREA

The central air conditioning system in the Office Area has been in service for approximately 40 years, exceeding its designed lifespan. The refrigerant does not meet current standards. Although the unit still operates, the  and  indicate reduced efficiency. It is recommended to replace the system with a new, code-compliant unit to improve performance and reduce energy costs.



MAJOR DEFECTS

RECOMMENDATION

13.3.8 · Air Handler(s)/ Evaporator Coil-Main

Air Handler - Condensate Spare Drain - Missing

ATTIC

The spare condensate drain pipe was **missing** from the evaporator coil in the **Attic**. It is recommended to monitor the existing drainage system closely and install a spare drain pipe if needed to ensure continued protection against moisture accumulation.



MINOR DEFECTS

MAINTENANCE ITEM

13.5.1 · Ductless Split System

Ductless Split System - Cooling Performance

📍 BASEMENT

Although the unit still operates, the cooling performance is poor (|||||) and the refrigerant is outdated (|||||). These conditions reduce the system’s efficiency and may lead to inadequate temperature control.
Recommendation: replace the existing unit with a new, properly sized ductless split system to restore optimal cooling performance.

 MODERATE DEFECT/ REPAIR OR REPLACE NEEDED

 RECOMMENDATION

14. FIREPLACE

INSPECTION STATUS OVERVIEW				
Line Item	I	NI	NP	D
Fireplace	✓			
Damper, Flue and Chimney	✓			
Blower/Air Distribution	✓			
I = Inspected NI = Not Inspected NP = Not Present D = Deficient				

INFORMATION

14.1.1 · Fireplace

Fireplace Photo(s)



14.1.2 · Fireplace

Fuel Type

✓ Wood

14.1.3 · Fireplace

Gas Fireplace - Visually Inspected

The gas fireplace was visually inspected but not operated at the time of inspection.

14.1.4 · Fireplace

Wood Burning Furnace

A central heating wood furnace is either a stand-alone wood furnace with its own duct and circulating blower or an add-on that uses the same duct system as oil, gas, or electric furnace. An advantage of the stand-alone system is whole-house air conditioning, electronic air cleaning, or humidification is easily added. (Note: Wood furnace ducts must be made entirely of sheet metal.)

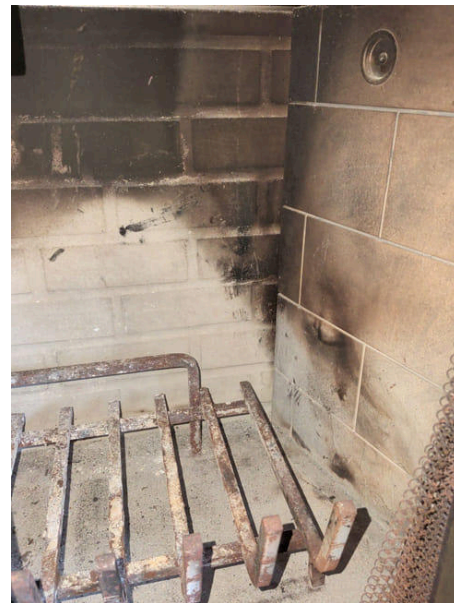
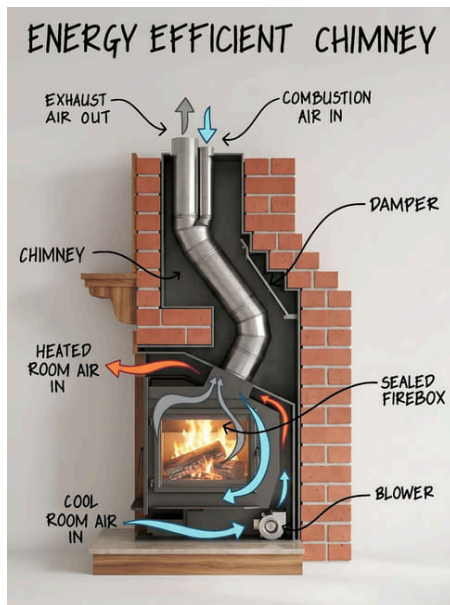
Full inspection of wood-burning furnaces lies beyond the scope of the General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the Inspector recommends that you have the fireplace inspected by a qualified professional

14.1.5 · Fireplace

Wood-burning Fireplace - Visually Inspected

Inspection of wood-burning fireplaces typically includes a visual examination of the following: adequate hearth; firebox condition; operable damper; visible flue condition; spark barrier; exterior condition. Any basic deficiencies will be noted.

Full inspection of wood-burning fireplaces lies beyond the scope of a General Home Inspection. For a full inspection to more accurately determine the condition of the fireplace and to ensure that safe conditions exist, the fireplace should be inspected by a qualified professional.



14.2.1 · Damper, Flue And Chimney

Chimney Flue Maintenance

The chimney flue must be properly maintained for safe operation. I recommend obtaining a maintenance schedule from the previous owner and monitoring the flue for cleanliness and schedule cleaning as needed. If the last cleaning and/or condition of the flue is unknown, it is important to have it evaluated by a qualified professional before regular use.

[Here's a great article for more information](#)

14.2.2 · Damper, Flue And Chimney

Flue Photo(s)



14.3.1 · Blower/Air Distribution

Blower Tested

The fireplace blower was tested for normal operation and found to be operable at the time of the inspection. All discrepancies (if any) will be noted below.



LIMITATIONS

14.2.3 · Damper, Flue And Chimney

Flue Not Accesable

The inspector was unable to gain access to the flue. Recommend further evaluation and regular cleaning.

15. GARAGE

INSPECTION STATUS OVERVIEW				
Line Item	I	NI	NP	D
Genaral	✓			✓
Roof Coverings	✓			✓
Siding, Flashing & Trim	✓			✓
Windows/screens-Exterior	✓			

Line Item	I	NI	NP	D
Walls, Ceilings, Floors	✓			
Occupant Door	✓			
Vehicle Door(s)	✓			
Garage Door Opener(s)	✓			✓
Exterior Foundation	✓			
I = Inspected NI = Not Inspected NP = Not Present D = Deficient				

INFORMATION

15.1.1 · General

Garage Configuration

The property includes a garage whose capacity and attachment type should be identified. Please select the appropriate option that matches the observed configuration.

Capacity refers to the number of vehicle spaces (1, 2, or 3). **Attachment** indicates whether the garage is **Attached** to the dwelling, **Detached** as a separate structure, or **Built-in** within the building envelope.



2-car Detached

OTHER

15.1.2 · General

Garage - Safety, Structural Integrity, and Fire Separation Inspection

The **garage** was inspected in accordance with New Jersey state requirements for **safety, structural integrity**, and **proper fire separation** between the garage and the dwelling.

No visible deficiencies were observed in the garage framing, floor, walls, or ceiling, and the fire-rated door separating the garage from the house appears to be in good condition and properly installed.

It is recommended to keep the garage floor clear of debris, maintain the fire-rated door’s integrity, and store flammable materials away from the door to preserve fire separation.

OTHER

15.1.3 · General

Floor Drainage Pitch - Garage

The **garage floor** is correctly pitched toward the **main vehicle door**, providing effective fluid drainage away from the interior space. This slope helps prevent accumulation of water and reduces the risk of gasoline vapor buildup, supporting safe operation of the garage area. According to InterNACHI standards, proper floor grading is essential

to direct water and vapors away from the structure. The observed pitch meets these requirements. Homeowners should keep the drainage path clear and avoid alterations that could compromise the existing slope.



OTHER

15.2.1 · Roof Coverings

Material

✓ Architectural (Asphalt)



15.2.3 · Roof Coverings

Number of Layers

✓ 2 Layers

15.2.5 · Roof Coverings

Estimated Age

7

15.2.7 · Roof Coverings

Roof Life Expectancy

- Asphalt Shingles, 3-tab - 15 to 18 years
- Asphalt Shingles, Architectural - 25 - 30 years
- Standing Seam (Metal) - 60+ years
- Corrugated (Metal) - 30 - 50 years
- Concrete Tile - 35 - 50 years
- Tile - 35 - 50 years
- Synthetic Tile - 50+ years
- Copper - ~ 100 years
- Wood Shake - 20 - 25 years (with regular maintenance)
- Elastomeric Roof - 10 - 20 years
- Rolled Asphalt Roof - 5 - 15 years
- Slate: 75 - 200 years
- Composite - 30 years
- Stone Coated Steel: 50+ years
- EPDM: 30 - 50+ years
- Fiber Cement (Transite): 30-50 years

But average lifespan estimates are based on average conditions. Many factors contribute to a longer or shorter life of the roof; so a particular roof's life can vary sometimes significantly from the average. Here's a list of conditions that affect roof longevity:

- Color of the roof - A dark roof absorbs more heat, which shortens the lifespan.
- The angle of roof slope - Higher pitch roofs tend to last longer.
- The orientation of roof surface - A roof slope facing south will get more sunlight, and have a shorter life
- Multiple-layer roof - A roof installed over an existing roof will have a shorter life.
- Quality of roof material - Economy roof materials have a shorter life.
- Installation - Sloppy or improper installation shortens roof life.
- Attic ventilation - An unventilated or poorly ventilated attic reduces roof lifespan.
- Trees near roof - Tree branches rubbing on a roof or the acidity from the accumulation of leaf debris on a roof shortens its life.
- Harsh climate - Severe weather and hot summers, along with big temperature swings within a 24-hour period, also shorten lifespan because of the expansion and contraction of roof materials.

15.2.12 · Roof Coverings

Roof Material - Two Layer Asphalt Shingles

📍 Garage

The garage roof is constructed of **two layers of asphalt shingles**. Multiple shingle layers are common but can reduce the overall lifespan of the roof system because each additional layer adds weight and may affect the underlying roof deck. This observation does not indicate an immediate defect, however it is useful for the homeowner to be aware of the construction method when planning future maintenance or replacement.

UPGRADES

15.3.1 · Siding, Flashing & Trim

Exterior Wall System - Visual Inspection

The exterior wall system was examined visually to assess its ability to resist rain, snow, and wind and to verify compliance with installation standards. **Flashing** at transitions between cladding and differing materials was inspected, as were the **sealants** around doors and windows and the overall mechanical integrity of the wall assembly. **Siding-to-grade clearance** was also observed for proper spacing.



MAINTENANCE ITEM

15.3.2 · Siding, Flashing & Trim

Siding Material
Aluminum

15.3.3 · Siding, Flashing & Trim

Trim Material
✔ Wood

15.4.1 · Windows/screens-Exterior

Window Operation Type

During the walkthrough, the inspector identified the following window operation types present throughout the residence:

Double-Hung: both sashes move vertically, the most common style in New Jersey homes; **Single-Hung:** only the lower sash is operable; **Casement:** opens outward via a crank mechanism for optimal ventilation; **Sliding:** sashes glide horizontally on tracks; **Fixed** (picture): non-operable, used primarily for daylight; **Jalousie:** multiple glass louvers, typical of older porches; **Awning:** top-hinged, opens outward for weather protection.



15.4.2 · Windows/screens-Exterior

Window Frame Material

The window frame material influences durability, thermal performance, and maintenance requirements.

Vinyl: Popular, low-maintenance, good thermal properties, but may experience seal issues due to thermal expansion.

Wood: Excellent insulation; requires regular painting or staining to prevent rot.

Aluminum: Strong structure; conducts heat rapidly, leading to potential condensation in cold climates.

Clad (Vinyl/Aluminum over Wood): Combines wood's insulation with a protective exterior cladding for weather resistance.



Wood

 MAINTENANCE ITEM

15.4.3 · Windows/screens-Exterior

Glass Types and Safety Standards Overview

The inspection identified the primary glazing configurations throughout the residence and evaluated each against current industry standards and safety requirements.

Double-Pane (Insulated) Glass consists of two glass sheets separated by an air or argon fill, providing enhanced thermal performance. Proper seal integrity is critical; any seal failure results in interior fogging or condensation, indicating a loss of insulating value.

Single-Pane Glass offers limited insulation and is typically found in older construction. When present, it is advisable to supplement with storm windows to reduce heat loss.

Low-E Coated Glass features a thin metallic coating that reflects infrared radiation while allowing visible light transmission, improving energy efficiency without sacrificing daylight.

Tempered (Safety) Glass is required in high-risk locations per safety codes: bathtub and shower enclosures, floor-to-ceiling windows larger than 9ft² with a bottom edge within 18 in of the floor, doors and side windows within 24 in of the door swing, and glazing within

36 in of stair treads or landings. The presence of permanent safety etching marks confirms compliance; absence in these zones should be reported to a qualified glass contractor for verification or replacement.

Single-Pane

OTHER

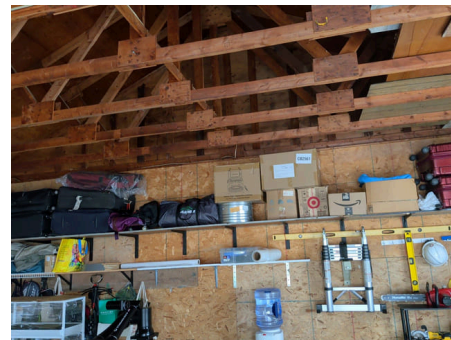
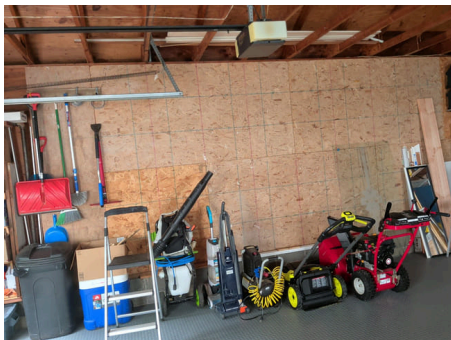
15.4.4 · Windows/screens-Exterior

Windows Marginal

Due to the age of the home, the windows were in marginal condition. Although functional, their operation and condition was considered substandard. Replacement or refurbishing may be desired for optimal use.

15.5.1 · Walls, Ceilings, Floors

Photo(s)



15.7.1 · Vehicle Door(s)

Door - Outdated

The overhead garage door was older and outdated. It did not have a lot of the safety features that are required on newer garage doors. Although not required, I recommend replacing for safety purposes.



15.7.2 · Vehicle Door(s)

Type

✓ Up-and-Over

15.7.3 · Vehicle Door(s)

Material

✓ Wood

15.7.4 · Vehicle Door(s)

Overhead Garage Door

Inspection of overhead garage doors typically includes examination for the presence, condition, and proper operation of the following components:

- Door Condition
- Mounting Brackets
- The Automatic Opener
- Automatic Reverse
- Photosensors
- Switch Placement
- Track & Rollers
- Manual Disconnect

15.8.1 · Garage Door Opener(s)

Manufacturer(s)*

✓ Liftmaster

✔ Automatic Doorman



15.8.2 · Garage Door Opener(s)

Number of Openers

✔ Two

15.9.1 · Exterior Foundation

Foundation Type

·
Slab-on-Grade

15.9.2 · Exterior Foundation

Foundation Materials

CMU/Concrete Block

15.9.3 · Exterior Foundation

Foundation Wall Visual Examination - Observations

Scope of Inspection: Visual examination of all exposed foundation walls above grade, performed per InterNACHI standards to assess overall structural integrity and resistance to vertical loads and lateral pressures.

Key Focus Areas: Wall corners, mid-span sections of long walls, and primary support points were inspected for displacement, bowing, shear deformation, and visible vertical or horizontal cracking.

Method: Systematic walk-around around the perimeter using visual observation; a level or plumb line was employed where needed to verify straightness and to note crack patterns (e.g., stair-step, through-wall).

Observations: No evidence of wall movement, bowing, shear distortion, or significant cracking was found; all examined sections appeared straight and free of distress.

Recommendation: Maintain proper site drainage, monitor walls periodically, and consult a qualified structural engineer if new cracks or movement appear.

① RECOMMENDATION

15.9.4 · Exterior Foundation

Drainage & Grading - Positive Slope Verification

Visual inspection of the ground surface extending 6-10 ft from the foundation was performed to verify positive grading as required by NJ standards.

The slope was evaluated for a minimum drop of 1 inch per foot (≥ 6 inches over the first 6 ft). No evidence of negative or flat grading was observed, and drainage pathways were clear of excessive mulch or decorative stone

that could block footing drains.

MAINTENANCE ITEM

LIMITATIONS

15.2.2 · Roof Coverings

Method of Inspection – Restricted Access

Due to the steep roof pitch and slippery conditions, the roof was inspected from a safe distance using ground observation and drone imagery; no direct walking on the roof was performed.

Consequently, minor tile cracks or loose fasteners may not have been detected.

OTHER

DEFICIENCIES

15.1.4 · General

Garage Door - Outdated

GARAGE

The garage door is very **old** and shows signs of wear consistent with its age. While it remains functional, the advanced age increases the likelihood of future failure and may affect energy efficiency. It is recommended to plan for a replacement at an appropriate time to maintain safety, curb appeal, and reliable operation.



MINOR DEFECTS

RECOMMENDATION

15.2.4 · Roof Coverings

Asphalt Roof - Multiple Layers

The asphalt/fiberglass composition roof seemed to have multiple layers of shingles. It's important to note that additional layers of composition shingles often have a reduced lifespan, typically around 80% of their rated durability, and this may void the manufacturer's warranty. When the time comes to replace this roof, it's essential to be aware that all existing layers will need to be removed. This is an FYI item.



15.2.6 · Roof Coverings

Attic Closure Strips - Missing or Displaced

Several **closure strips** are missing or displaced in the attic, creating openings that can permit pests or birds to enter the space.

Install or replace the missing strips to seal these gaps.

① MAINTENANCE ITEM

15.2.8 · Roof Coverings

Concealed Layers & Underlayment – Visual Inspection Limitation

The visual inspection was limited to the outermost roofing material; concealed underlayment, ice & water shield, and any multiple roof layers could not be evaluated. Consequently, no guarantee of leak-free performance is provided.

① OTHER

15.2.9 · Roof Coverings

Roof Obstructions - Debris, Snow, or Solar Panels

Observed **obstructions** such as debris, snow accumulation, or solar panels covering portions of the roof, preventing visual assessment of shingle condition, flashing integrity, and overall material wear. This limitation restricts accurate evaluation of roof performance and potential water intrusion pathways.

① MAINTENANCE ITEM

15.2.10 · Roof Coverings

Skylight & Chimney Internals

Visual inspection of the skylight and chimney was limited to exterior connections only; internal framing and sealant conditions could not be accessed.

Further interior examination by a qualified specialist is recommended to verify proper sealing and structural integrity.

① OTHER

15.2.11 · Roof Coverings

Roof Waterproofing - Recommendation

📍 GARAGE

It is recommended to **monitor and regularly inspect the roof's waterproofing** to ensure the protective membrane remains intact. When the roof reaches the end of its service life and replacement is required, the homeowner should **remove the existing roof in its entirety** in accordance with applicable building codes and manufacturer specifications. This practice helps prevent moisture intrusion and extends the durability of the new roofing system.

🔧 MODERATE DEFECT/ REPAIR OR REPLACE NEEDED

📌 RECOMMENDATION

15.3.4 · Siding, Flashing & Trim

Paint - Peeling

📍 GARAGE

Peeling paint was observed at the time of inspection. Recommend repair as desired.



15.8.3 · Garage Door Opener(s)

Garage Door Opener - Non-functional

GARAGE

The right-side garage door opener is non-functional. It does not operate when the remote or wall switch is used, rendering the door inoperable. This condition poses a risk of being trapped in the garage and prevents safe egress. Replacement of the opener is recommended to restore proper function and ensure safety.



MODERATE DEFECT/ REPAIR OR REPLACE NEEDED

RECOMMENDATION

15.8.4 · Garage Door Opener(s)

Garage Door Opener - Insensitive to Pressure Test

GARAGE

The left-side garage door opener is barely functional and is not sensitive to the pressure test or obstacle-rebound test. The opener fails to reverse when a slight pressure is applied, indicating a loss of the safety reverse feature. Because this deficiency compromises the safety mechanism, replacement of the opener (and the right-side unit) is recommended.



MODERATE DEFECT/ REPAIR OR REPLACE NEEDED

RECOMMENDATION

16. DETACHED STRUCTURE(S)

INSPECTION STATUS OVERVIEW				
Line Item	I	NI	NP	D
General	✓			

Line Item	I	NI	NP	D
Roof & Exterior	✓			✓
Doors & Windows	✓			
Foundation & Structure	✓			
Electrical	✓			
I = Inspected NI = Not Inspected NP = Not Present D = Deficient				

INFORMATION

16.1.1 · General

General Observation - No Deficiencies Noted

The inspector noted that no specific observation was recorded for this item. As no deficiency or condition was identified, no immediate action is required.

During the walkthrough, the area was inspected visually and no visible defects, damage, or safety concerns were observed. Ensure periodic **maintenance** according to manufacturer guidelines.

Document any future findings and update the report accordingly.



OTHER

16.3.1 · Doors & Windows

Door and Window Operational Functionality – Opening and Locking

The inspector evaluated the **operational functionality** of all doors and windows throughout the residence to confirm they open, close, and lock smoothly without binding or damage.

Each unit was tested for proper alignment, latch engagement, and ease of operation. Any deficiencies observed should be addressed to maintain security, energy efficiency, and occupant safety.
Repair or adjust any hardware that resists movement, and replace damaged components to ensure reliable operation.

✓ **Hardware in good condition**

① MAINTENANCE ITEM

16.3.2 · Doors & Windows

Building Envelope Sealing - Air & Water Infiltration

Sealing Assessment: The inspector evaluated the building envelope for signs of air infiltration and water intrusion. No obvious water stains or moisture penetration were observed at the inspected locations. Minor gaps around windows and exterior penetrations may allow limited air movement, which could affect energy efficiency.

Recommendation: Seal identified gaps using appropriate caulking or weatherstripping and repair any minor water entry points. Consider a professional energy audit for comprehensive assessment.

✓ **No Significant Sealing Issues**

① MAINTENANCE ITEM

16.4.1 · Foundation & Structure

Wooden Shed Base - Rot, Termite, Settlement Check

The **base of the wooden shed** located directly on the ground was inspected for signs of deterioration. **Rotting wood**, evidence of **termite activity**, and any **significant settlement** of the foundation were evaluated. No visible decay, insect damage, or uneven sinking was observed at the time of inspection. Continued monitoring is advised, especially in moisture-prone areas, to ensure the structural integrity of the shed remains sound.



① MAINTENANCE ITEM

16.4.2 · Foundation & Structure

Roof Framing - Structural Integrity Inspection

The **roof framing**, including primary **beams** and **supporting columns**, was examined for any evidence of **deformation**, **cracking**, or other distress that could compromise structural integrity. Particular focus was placed on regions that are susceptible to heavy **snow loads**, which are common in New Jersey and can induce excessive stress on roof members.

No visible defects were detected during this visual inspection; however, the inspection is limited to accessible areas and does not replace a detailed structural analysis if concerns arise.

⚠ SAFETY HAZARD

16.6.1 · Detached Structure(s)

Inspected

The property included one or more detached structures (structures not attached to the home) which were inspected in addition to the General Home Inspection.

DEFICIENCIES

16.2.1 · Roof & Exterior

Shed - Moss Growth

📍 SHED

The shed’s shady side was observed to have extensive moss growth covering the exterior surface.

While this does not presently affect structural integrity, moss can retain moisture and eventually lead to wood rot if left unchecked. It is recommended to clean the affected area using a mild cleaning agent and a soft brush, ensuring thorough removal of the moss. Periodic maintenance should be performed to prevent re-accumulation.



MINOR DEFECTS

MAINTENANCE ITEM

17. FINAL CHECKLIST

INSPECTION STATUS OVERVIEW				
Line Item	I	NI	NP	D
Oven/ Cooktop Turned Off After Inspection	✓			
GFCI Receptacle/ Breakers Reset	✓			
Thermosat Setting to its pre-inspection state.	✓			
All lights Turned Off After Inspection	✓			
All Faucets Closed After Inspection	✓			
All Exteriopr Door Locked After Inspection	✓			
I = Inspected NI = Not Inspected NP = Not Present D = Deficient				

INFORMATION

17.1.1 · Oven/ Cooktop Turned Off After Inspection

Oven/cooktop - Photo Required (Off Position)

The **oven/cooktop** unit was confirmed to be in the **off position after inspection and test**.

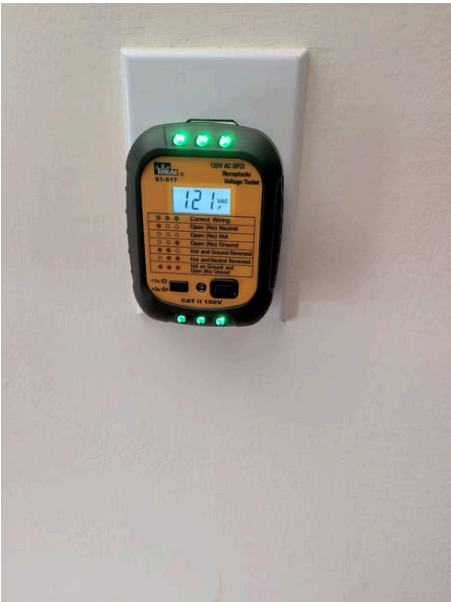
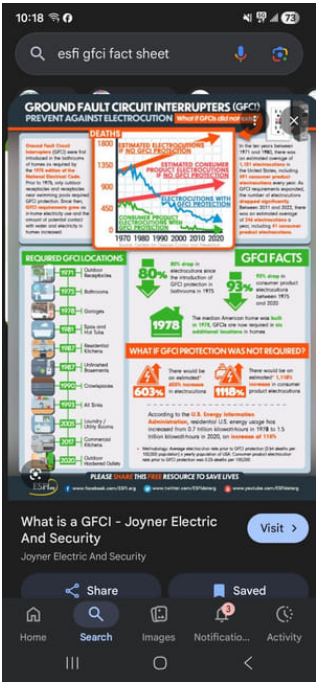
Yes

17.2.1 · GFCI Receptacle/ Breakers Reset

GFCI Receptacle and Circuit Breaker Reset

After completing inspection and functional testing, all ground-fault circuit interrupter (GFCI) receptacles and associated circuit breakers were verified to be operating correctly and have been safely reset to ensure continued protection against ground faults.

Yes





OTHER

17.3.1 · Thermostat Setting To Its Pre-inspection State.

Thermostat Mode and Temperature Setting Prior to Inspection

The thermostat was returned to its pre-inspection setting; the mode was **OFF** and the temperature display read **74 °F** as shown in the accompanying photograph.

No adjustments were made during testing, and the system remained in this condition at the conclusion of the inspection.



OTHER

17.4.1 · All Lights Turned Off After Inspection

Lighting - All Interior and Exterior Lights Turned Off

The inspector verified that, prior to departure, all interior lighting throughout the residence and all exterior lighting fixtures were safely turned off, confirming compliance with energy conservation and safety practices.

✓ **All Exterior and Interior Lights Off**

① **RECOMMENDATION**

17.5.1 · All Faucets Closed After Inspection

All Faucets Closed After Inspection

During the final walkthrough, the inspector verified that every faucet that had been opened for testing was securely closed. This includes kitchen, bathroom, and utility sinks throughout the residence.

The main water supply valve was not part of this verification and remains in its existing position. No leaks or drips were observed at any of the fixtures at the time of closure.

① **MAINTENANCE ITEM**

17.6.1 · All Exterior Door Locked After Inspection

Exterior Doors - Verify All Are Locked

The inspector confirmed that each exterior entry point—front door, back door, side door, and garage door—was securely locked and that all locking mechanisms, including deadbolts and any automatic lock systems, engaged properly.

Functionality of the locks was tested to ensure full operation, and no defects or malfunctions were observed. Securing exterior doors reduces the risk of unauthorized entry and protects the home's contents.

✓ **Front Door**

✓ **Back Door**

✓ **Side Door**

✓ **Garage Door**

① **RECOMMENDATION**

LABELS

All labels used in the report

TYPES

-  **INFORMATION** General observations and notes
-  **LIMITATIONS** Areas that could not be fully inspected
-  **DEFICIENCIES** Issues that require attention or repair

DEFECT LEVELS

-  **MAJOR DEFECTS** A major defect is a severe condition that poses a significant safety hazard, compromises the structural integrity of the home, or involves the failure of a primary system, requiring urgent repair or replacement by a specialized contractor.
-  **MODERATE DEFECT/ REPAIR OR REPLACE NEEDED** Conditions that are beyond routine maintenance and should be addressed by a licensed contractor to ensure proper operation, though they do not pose immediate safety risks or require replacement.
-  **MINOR DEFECTS** A minor defect refers to a cosmetic flaw or small maintenance issue that does not affect safety or functional performance, and can typically be resolved through routine upkeep or low-cost DIY repairs.

TAGS

-  **SAFETY HAZARD** Safety hazards and critical issues
-  **RECOMMENDATION** Recommended improvements or suggestions
-  **MAINTENANCE ITEM** Items requiring maintenance
-  **UPGRADES**
-  **OTHER** Other tags and notes

LINE ITEM STATUSES

-  **I — INSPECTED**
-  **NI — NOT INSPECTED**
-  **NP — NOT PRESENT**
-  **D — DEFICIENT**