

All Through the House, LLC

It's more than an inspection ... it's an education!

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Property Inspection Report

Prepared For:

John and Mary Smith

Inspection Address:

123 Main St., Unit 5555, Smalltown, NJ 12345

Inspection Date:

4/24/2010 10:00 am

Represented By:

Rhonda Realtor
Homes R Us Realtors, Smalltown



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GENERAL INFORMATION

Inspection Address: 123 Main St., Unit 5555, Smalltown, NJ 12345
Inspection Date: 4/24/2010 Time: 10:00 am
Weather: Clear and Dry - Temperature at time of inspection: 50-60 Degrees
Inspected by: Stephen "Steve" Dexter

Client Information: John and Mary Smith
456 Broad St., Smalltown, NJ 12345

Buyer's Agent: Rhonda Realtor
Homes R Us Realtors, Smalltown

Structure Type: Wood Frame
Furnished: Yes
Number of Stories: Two

Structure Style: Townhouse

Estimated Year Built: circa 1980's
People on Site At Time of Inspection: Buyer(s)
Buyer's Agent

General Property Conditions

In general, the responsibility for maintenance/repairs/replacement of the exterior features (common elements, i.e. structural system, building exterior, site and grounds, roadway, driveway, walkway, roof surface, swimming pools, tennis courts, etc.) are the responsibility of the homeowner's association (HOA) and these areas are generally not discussed in our reports.

The individual homeowner normally has the obligation for maintenance, repair and replacement of the features at the interior and the air conditioning, windows and doors, all of which have a presence both at the interior and exterior. Without information to the contrary, this is the assumption upon which the parameters of our inspection and report are established.

The responsibility for pest control is generally (but not always) assumed by the HOA .

We recommend obtaining copies of the Association By-laws (defines the rights/obligations of the HOA and individual homeowners, the Reserve Study (sometimes called the Capital Reserve) Study A Reserve Study has two major elements, 1) the information about the physical status and repair/replacement cost of the major common area components the HOA is obligated to maintain (Physical Analysis), and 2) the evaluation and analysis of the HOA's s reserve balance, income, and expenses (Financial Analysis).and the minutes of past association meetings.

We recommend the location, accessibility and operation of the shut offs and service points for the various systems, drain cleanouts, etc. in or supporting the dwelling be obtained from, or verified by the HOA.

PLEASE NOTE:

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This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein.

All printed comments and the opinions expressed herein are those of the inspector.

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Inspection Address: 123 Main St., Unit 5555, Smalltown, NJ 12345
Inspection Date/Time: 4/24/2010 10:00 am

herein, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of the inspector and supercede any alleged verbal comments (please contact us if any apparent conflict exists). We inspect all of the systems, components, and conditions described in accordance with the standards of the State of New Jersey and those that we do not inspect are clearly noted/disclaimed in our agreement and/or written report.

Report File: Townhouse Sample

Introduction

Scope of Inspection

General Comments

The primary purpose of a home inspection is to identify significant (material) defects or adverse conditions that might affect the client's decision to purchase the property or would merit significant service, repair or replacement to a component or system at the property. (It is not intended to document the type of cosmetic/insignificant deficiencies that would be apparent to the average person) The inspection is designed to be accomplished on a single visit though at the time of the inspection there may be circumstances, i.e. weather and/or areas/components/systems inaccessible or inoperable for a variety of reasons. A return visit by us to re-inspect items that were not inspected/operated or to observe remediation of reported deficiencies will require scheduling and payment of a fee commensurate with the re-inspection requirements.

Please keep in mind that home inspectors are generalists and home inspections are dissimilar from those of specialists inasmuch as they are fundamentally "visual", not technically exhaustive or invasive, and are not designed to necessarily determine the cause of reported conditions (though they are often evident).

A home inspection includes reporting on visible/evident wood destroying insect infestation(s) but is not as comprehensive or substitute for a wood destroying insect (termite) inspection. Most home inspectors (All Through the House included) are also trained to perform a wood destroying insect inspection and offer it as a separate service (performed simultaneously with the home inspection) and provide the NPMA-33 form/certificate required by many lending institutions. NOTE - All Through the House does not perform treatment(s) for infestations.

Home inspections do not include the sampling/analysis of air and/or inert materials. This service is also offered by All Through the House, LLC separately.

Home Inspectors are governed by the rules in the New Jersey Administrative Code contained N.J.A.C. 13:40-15 and the licensee shall comply with these rules and failure to comply with the rules may subject the licensee to discipline. The standards of practice, N.J.A.C. 13:40-15:16, may be found within our pre-inspection agreement and online at : <http://www.state.nj.us/oag/ca/laws/hiacregs.pdf>

It is important to read and understand these standards of practice to develop an appropriate level of expectations for the inspection and written report(s).

Often the question arises as to what is required to obtain a "Certificate of Occupancy" or "CO" from the local building department. Requirements for a CO differ from jurisdiction to jurisdiction and can be obtained by contacting the local officials. The only items mandated by the state are:

Smoke Detectors: NJAC 5:70-2.3 states smoke detectors are required in all one and two-family dwellings as follows: on each level of the premises and outside of each separate sleeping area. A certification that smoke detectors are properly located and functioning is required for each purchase transaction. Many municipalities or jurisdictions may have additional and locally determined requirements to obtain a "Certificate of Occupancy". We recommend contacting the local jurisdiction for additional information on any/all requirements for obtaining a Certificate of Occupancy. National Fire Alarm Code requires that detectors be replaced every 10 years.

Fire Extinguishers: Every dwelling unit located in a building with fewer than three dwelling units, upon its sale, lease or transfer, shall be equipped with at least one portable fire extinguisher at the expense of the seller, landlord or transferor, as appropriate, in conformance with rules and regulations promulgated by the Commissioner of Community Affairs pursuant to the "Administrative Procedure Act," P.L.1968, c.410 (C.52:14B-1 et seq.). NOTE - Enforcement varies.

Carbon monoxide detectors: Effective April 7, 2003 all one and two family homes "must be equipped with a

properly installed carbon monoxide detector/alarm prior to closing (purchase transaction) or leasing". Carbon Monoxide: An odorless, poisonous, flammable gas produced in increased numbers when carbon burns with insufficient air. It is produced in variable amounts depending on many conditions, by gas-fired appliances in particular. Because of the potentially deadly consequences to humans we recommend installing carbon monoxide detectors in the home where recommended by local officials and the manufacturers. "Standard practices of the trade" - "Standard practices" - "Current practices" - "Current standards" are frequently used expressions of the common and minimum standards of practice for construction and trades persons. Generally the work performed in building and system/component installations should be accomplished (minimally) in the same manner as by the average professional in the field. Photographs provided within our reports sometimes depict specific conditions but may also be representative of larger areas/multiple-instance/widespread conditions and are not to be considered as all-inclusive. We suggest obtaining/maintaining available documents/manuals/contracts/warranties pertaining to the systems, appliances, components etc. at the time of purchase and throughout the period of ownership. We think it prudent to re-key or replace the existing locks when purchasing a property. We recommend taking advantage of a free subscription to the Consumer Product Safety Commission's recall announcements by signing-up at: <https://www.cpsc.gov/cpsclist.aspx> In recent years (basically since the 1970's) energy efficiency of materials has been rated by an "R" VALUE, or the measure of a materials resistance to the passage of heat. Typically fiberglass insulation R value can be roughly computed as 3.2 R value per inch x the number of inches of thickness. Loose fill cellulose can be roughly computed as 3.5 R value per inch x the number of inches of thickness. Many older homes will have little to no insulation while recent standards call for an attic insulation of an R 35-38 value.

Currently the industry is undergoing changes in the rating system that will calculate energy loss using a "U" value. The U-factor (or U-value) describes how well a building element conducts heat. It measures the rate of heat transfer through a building element over a given area, under standardized conditions. The usual standard is at a temperature gradient of 24 °C, at 50% humidity with no wind[3] (a smaller U-value is better).

U is the inverse of R with an SI definition of $W/(m^2 K)$

HOME ENERGY AUDIT: You can perform your own home energy audit by visiting the government website: <http://hes.lbl.gov>

CARBON FOOTPRINT - A commonly used term today relating to the carbon emissions produced by an individual, household or business. If you would like to determine your "carbon footprint" please visit: <http://www.carbonfootprint.com/calculator.aspx>

Development - Association Information

Associations

The association maintains a very helpful website at: <http://www.ewpabrick.com/>

Exterior, Site and Grounds

Description

Building Exterior

Life expectancies for common siding products: Brick/Stone/Cultured Stone/Vinyl/Engineered Wood/Fiber cement - Lifetime, Stucco - 50 to 100 years.

We do not have the means to detect, verify or establish property lines. This is the specialty of land surveyors.

Exterior Plumbing

The spigot(s) observed during our inspection is "freeze-proof" and does not necessarily have to be shutoff during the colder months, however, WARNING: Hoses must be disconnected from spigots during the colder months as the backpressure created by the freezing and expanding water in the hose itself may cause damage

to the spigot(s). TIP - The spigot at the front is very close to the soils and will be difficult to operate.

Observations

Overall

There are conditions requiring deferred maintenance at the building exterior. We recommend employing the services of a professional(s) to provide advice, cost estimates and services to restore the function and appearance of exterior components. In the future, regular review and servicing should be a part of routine property maintenance.

Roof, Roof Runoff Water Management and Accessories

Roof drainage observations

Gutters and Downspouts

The gutter/downspout system requires maintenance service. We recommend attention to this important detail.



Structural System

Structural System Description

Foundation Design

This residence is supported by a raised perimeter foundation.

Limitations

We were unable to view the roof support system.

We were unable to view the roof sheathing.

Foundation Materials

The foundation stem wall material where visible is concrete block CMU's.

Floor Framing

The beam material is wood. BEAM: A horizontal framing member designed to carry a load from a set of joists, roof or other load, and spanning an open space.

The primary floor framing consists of traditional floor joists; dimensions and spacing: 2" x 10" , 16" o.c.

Sub-Flooring - Floorboards

The subflooring material is plywood.

Posts - Columns

Support post(s) material is steel presumed to be filled with concrete. This is a construction standard.

Roof Construction

The roof framing consists of a factory- built truss system. NOTE - A truss support system is an engineered and manufactured system consisting of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. (GUSSET: A flat metal plate, wood, plywood, or similar type member used to provide a connection at the intersection of wood members. Most commonly used at joints of wood trusses. They are fastened by nails, screws, bolts, or adhesives.) Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire strut. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks in the drywall or plaster. The roof trusses support the roof sheathing or decking upon which the roof surface is installed.

The visible roof sheathing material is plywood.

Foundation

General

The foundation is in generally acceptable condition where visible. Small cracks, less than 1/4" wide, are not generally considered uncommon or structurally significant. NOTE Some patches/repairs were noted at the front wall. No immediate concerns were noted. We recommend monitoring.



Floor and Ceiling Framing

Floor Framing

The intermediate floor framing near the basement staircase has been improperly modified by generally accepted standards, but subsequently reinforced. We recommend the sistered joist be better fastened to the original joist.

Support Posts and Piers

Posts

The support posts are in acceptable condition where visible.

Roof Support

Roof Framing

The visible engineered truss system employed for roof support appears to be properly installed and performing adequately. Unlike standard "rafter" roof support systems, no member of the roof framing should be modified and ideally the attic space should not be employed for storage. If the attic is used for storage, it is recommended that the stored items should be lightweight and situated over an interior wall.

Sub-Area(s)

Sub-area(s)

General Moisture Discussion

Our inspection is generally accomplished with a single visit to a property. Moisture in basements/crawlspace can be the product of many conditions including but not limited to seepage through the walls, leakage through windows, walls or openings, plumbing leaks or a high water table caused by underground springs, seasonal or single/multiple storm accumulations, or any combination. Previous moisture conditions may or may not be evident due to finish surfaces, personal property storage, appliances or subsequent painting. Some of these conditions are predictable and some are not. We seek to provide our clients with helpful information regarding conditions that may contribute to moisture below grade based on conditions noted at the time of our inspection, but do not assess soils for percolation, etc. and cannot predict future conditions. And unfortunately, we cannot

guarantee our clients a dry basement and/or crawlspace.

Basements/crawlspaces are generally cooler than the portion of the home above grade and have little to no natural light or ventilation. These conditions often result in elevated humidity levels. Installing one or more dehumidifiers mitigates or often eliminates the musty odors and other issues of the high humidity levels and are recommended for every basement/crawlspace. TIP - Draining the dehumidifier to a sump pit (pit or large plastic bucket/barrel inside the home designed to collect ground water from a perimeter drain system) equipped with a pump or condensate pump is the convenient way to dispose of accumulated water but if you are a disciplined individual, you may want to periodically remove the water from the tray at the dehumidifier to water your plants.

Basement - Description

Description

Basement photo(s).



Access to the basement is provided by an interior stairway.

Areas of the basement have been converted into living space or "finished", and we recommend that you verify the permit(s) and inspection(s) by local officials. We do not endorse any work performed without the proper permits and inspections by the local officials. The finished surfaces limit our inspection and some or all of the structural components.

Finished basement

Finish materials include:
Drywall

Basement - Observations

Interior Stairs

The interior stairs are reasonably acceptable in condition and design.

Handrails

Handrails are installed at the interior stairs into the basement.

Finished Walls - Ceiling

There are moisture stains/minor damage at the drywall surfaces. While there was no evidence of excessive moisture at the time of our inspection, this condition should be discussed with the seller/occupant. If the source has not been determined/eliminated, further review and repairs may be necessary. After satisfactorily verifying no additional moisture intrusion at these areas, the affected surfaces should be refinished. TIP - Before applying finish paint, a coat of a shellac-based primer should be applied to prevent stains from "bleeding"

through.



Moisture or Dampness

The area was dry at the time our inspection. TIP - Areas below grade generally have little to no natural light or ventilation which may result in stale, musty odors, mold growth, etc. We recommend installing a dehumidifier. Draining the dehumidifier to a sump pit equipped with a pump or condensate pump is the convenient way to dispose of accumulated water.

Drainage - Sumps and Pumps

There is a sump pit but no pump in this basement. You may wish to have a pump properly installed by a plumber to prevent possible moisture issues in the future, but there were no visible indicators suggesting such issues to date.

Attic

Attic Description

Point(s) of access

Attic photo(s).





The attic can be accessed by an opening in the ceiling of an upstairs bedroom closet.

Method of inspection

The attic space was photographed from the access opening.

Access Observations

Access limitations and exceptions

The attic access was blocked by installed shelving, clothing and storage. We recommend that when the obstructions are removed, the attic be entered and examined. This is probably best accomplished at the pre-closing walkthrough inspection. There would be an additional charge if our presence is desired at that time.

Energy Related Features

Insulation and Ventilation

The attic was not accessible. We cannot comment on the insulation or ventilation.

Garage

Garage(s) Description

Garage - General Description and Access

There is no garage at this property.

Electrical System

Description

Description

The service entry conductors are #2 aluminum. The available voltage at the electrical service is a nominal 110/220 volts. The service ampacity is rated at 100 amps. This rating is based upon the main disconnect labeling.

The main electric panel is located at the basement.

The overcurrent protection for this electrical system is circuit breakers. The circuits contained within the panel(s) are mostly unlabeled. TIP - After taking possession of the property we recommend you operate the circuit breakers to determine the specific areas of service and verify the proper labeling.

The main disconnect for the electric system is located inside of the main panel.

The visible conductors are copper and the type(s) of wiring is romex.

The electric system is grounded to both the water supply piping and a driven rod.

GFCI and AFCI Discussions

Ground Fault Circuit Interruption or GFCI devices eliminate shock hazards at (primarily) electrical outlets within six feet of water or in areas prone to moisture. Protective devices come in several forms but are most readily recognized as an outlet with two buttons; one marked "T" or "Test" and the other marked "R" or "Reset". Another form commonly observed is a GFCI equipped circuit breaker at the electric panel(s). Technically, all of these devices are sensitive to any difference in the two side of alternating current, and will act to almost immediately shutoff electric power to the outlets or devices they protect. Power can be restored by use of the "Reset" button at the outlet, another outlet upstream in the circuit or a breaker in the appropriate electric panel. In our report we will comment on the presence or absence of these devices and their function at several important locations. We recommend upgrading outlets where appropriate to have ground fault protection, which is a relatively inexpensive but essential safety feature. GFCI protection has been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Do not use a GFCI outlet for a refrigerator, freezer, or sprinkler system control box. If any outlet trips the circuit, power to GFCI outlets will be interrupted. Arc Fault Circuit Interruption or AFCI devices can detect arcing within a circuit and de-energize the protected circuitry ending the related fire hazard.

Observations

General

The electric service meets the minimum current standards.

Panel (General)

The panel was manufactured by Federal Pacific Electric Company and employs breakers and other components that have been alleged to be defective. There is no current evidence of overheating of the conductors or other materials, however, we feel upgrading the breakers or panel for an added measure of safety should be discussed with a licensed electrician.

Plumbing System

Plumbing System Description

Materials

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, or those of the most recent PEX (or crosslinked polyethylene) design, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five

pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

DWV material(s) include ABS plastic

The interior water supply piping is copper where visible.

Cleanout(s) - Meter(s) - Shutoff Location

We observed a plumbing cleanout at the basement.

Natural Gas System

Natural gas is employed as an energy source on this property.

Plumbing System Overall Evaluation

Water (supply and drain-waste-vent)

The water supply piping at this residence is generally acceptable.

The Drain-Waste-Vent system at this residence is functional with service recommendations.

Natural Gas System

The accessible gas piping is in generally acceptable condition. The gas piping was not pressure tested which is beyond the scope of a home inspection.

Fixtures

Fixtures Overall

The plumbing fixtures throughout the dwelling were generally functional and in satisfactory operating condition with any exceptions noted at specific locations in our report.

Domestic Hot Water System

Water Heating Equipment Description

Domestic Hot Water Source(s)

The energy source for water heaters can be natural gas, propane gas, electricity or fuel oil. Some systems are "stand alone" and others may have pre-heating sources such as a hydronic heating system or solar. Some water heating systems include a storage tank and some are tankless. Most systems have temperature control devices (all should) and the temperature of the heated water at the fixtures in the home should be between 110 and 120 (best) degrees.

Tankless water heaters last more than 20 years, while an electric or gas water heater has a life expectancy of about 10 years.

Domestic hot water is provided by a single water heater.

Water Heater Description

The water heater is located in the basement. The energy source for the water heater is natural gas. The capacity of the water heater is 40 gallons. The water heater is estimated to be 16 years old.

The gas control valve and its connector at the water heater appear satisfactory. The shutoff is operated by hand. We do not operate shutoffs as a part of our inspection.

Water Heater

Overall Observations

The water heater is functional but beyond its expected service life. The service life of a hot water heater is typically 8 - 12 years.

Heating and Cooling System(s)

Heating and Cooling System(s) Description

Heat Source(s) Description

Heating, ventilation, and air conditioning systems require regular maintenance in order to work efficiently, but even in the best case scenarios most components of such systems only last 15 to 25 years. Furnaces on average last 15-20 years, heat pumps 16 years, and air conditioning units 10-15 years. TIP - Heating plants installed in a moist environment have a shorter service life than those installed in a drier environment.

Heating systems include flames/high temperature elements which are capable of igniting flammable or combustible materials found in the average home. Therefore, storage of these materials in the proximity of appliances is discouraged.

HUMIDIFIERS are equipment that introduce moisture into heated air as it passes from the furnace into the ductwork. Humidifiers can be beneficial for health reasons, allowing occupants to feel more comfortable at moderate temperatures, and maintain a more stable moisture level in building materials, i.e. hardwood floors. Humidifiers require diligent maintenance.

NOTE - Most manufacturers and air conditioning professionals recommend not operating a central air conditioning system if the temperatures have not achieved 65 degrees during the 48 hour period prior. Low temperatures may deny the compressor proper lubrication. We adhere to these standards.

SEER: Seasonal Energy Efficiency Ratio. A measure of cooling efficiency for air conditioners. The higher the SEER, the more energy efficient the equipment.

TON: Unit of measurement for determining cooling capacity. One ton equals 12,000 Btuh.

The heat source is located at the basement. This type of system is commonly referred to as forced hot air. This heating system services the whole house. The energy source is natural gas. The "input" rating is 80,000 BTUH. The system is estimated to be 7 year(s) old. The shutoff is operated by hand.

Distribution Information (FHA)

The heating system employs a disposable filter, 20 x 20 x 1. The filter is located adjacent to the blower compartment.

There was no humidifier evident at the heating system.

Cooling System(s) Description

Cooling is provided by Central Air Conditioning (CAC).

CAC System Location - Service Area

The central air-conditioning system shares the FHA distribution system.

Heating System Observations

General Observations

The heating system is operational. It is at the mid-point of its expected service life. The service life of the heating plant is typically 15 - 20 years. We recommend obtaining and following the manufacturer's recommendations for maintenance and service.

FHA

The heat exchanger is not visible. However, the flame characteristics and/or other conditions do not suggest any compromise of the heat exchanger. A more intrusive or thorough physical examination or evaluation of the heat exchanger is beyond the scope of a home inspection.

Cooling System Observations

General Observations

The central air-conditioning system was not operated. Generally accepted testing protocol calls for operating a central air conditioning system only if the temperatures have achieved 65 degrees or more during the 48 hour period prior. Low temperatures may deny the compressor proper lubrication.

Self-testing of air-conditioning can be accomplished when weather conditions are favorable (generally a period of 65 degrees). An efficient unit can be expected to cool the air approximately 12-14 degrees. The temperature differential can be measured at the air return (input) and supply (output) grills/registers of the system(S).

Interior

Description

Rooms

In accordance with industry standards, we do not elaborate on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans. We do not replace light bulbs during our inspection and during our inspection we will frequently encounter a situation where we cannot determine whether the switch, fixture or bulb are at fault. We suggest that all lighting be confirmed as operable at the time of the pre-closing walkthrough inspection. (You may wish to bring some bulbs to the walkthrough)

The life expectancy of a typical appliance depends to a great extent on the use it receives. Moreover, appliances are often replaced long before they are worn out because changes in styling, technology and consumer preferences make newer products more desirable. Of the major appliances in a home, gas ranges have the longest life expectancy: 15 years. Dryers and refrigerators last about 13 years. Some of the appliances with the shortest lifespans are: compactors (6 years), dishwashers (9 years) and microwave ovens (9 years).

A home inspection does not constitute a home or appliance warranty. If protection against the costs of household systems and appliances breaking down is desired, consideration should be given to obtaining this coverage. There are a number of vendors offering this type of coverage; probably the most notable being American Home Shield.

The property contains 2 bedroom(s).



The property contains 1.5 bathroom(s).
Living Room



Walls and Ceilings

Wall and ceiling materials include a "gypsum" board commonly referred to as "drywall" or "sheetrock".

Windows

The primary window material is vinyl.
Windows are dual glazed.

Energy Related Features

We are unable to reliably report the insulation within the walls. Determining the presence/material/rating would require intrusive methods beyond the scope of a home inspection.
Windows are predominantly of a thermally efficient dual-glazing design.

Observations

Prevalent Conditions

The interior is in overall acceptable condition. NOTE- Minor cosmetic details are not included in our reports.

Doors - Closet

Closet doors are missing at several locations. We recommend replacement of the missing doors.

Walls and Ceilings - Miscellaneous

We observed wrinkled/sheared joint tape at the upstairs. Wrinkled/sheared joint tape may be caused by several conditions including installation issues, shrinkage (achieving moisture equilibrium) of building components after original construction, movement or moisture. Removal/replacement of the affected tape should be considered at the time of refinishing/repainting of the area. Should these conditions recur you may wish to have the cause further investigated/addressed. TIP - The seller/occupant may have helpful information regarding this condition.

Windows - General

In accordance with industry standards, we test a representative sample of windows, at least one in each room whenever possible. The windows appear to be functioning properly. At the pre-closing walkthrough inspection you should test all operable windows.

Kitchen(s)

Kitchen

Description

We operate and evaluate built-in kitchen appliances for their basic functionality, but do not evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency and are likely approaching the end of their service lives. We do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

Kitchen photo(s)

Refrigerator/freezer (not built-in appliances and therefore not evaluated during our home inspection)

Countertop sink

Range (Cooktop and Oven combination)

Exhaust fan

General Observations

The kitchen is functional with service recommendations.

Cabinet(s) and Countertop

The cabinet hardware needs maintenance service, such as that to latches or knobs, catches, hinges, or drawer glides.

Appliances

The range is not equipped with an anti-tip device that prevents the range from tipping particularly if excessive weight is applied to an open door. This raises a number of safety concerns. Essentially this device is nothing more than a bracket or sleeve attached to the floor (generally at the right rear of the appliance) into which the base of the corresponding leg support is inserted. These devices are inexpensive and available at most home improvement/appliance retailers.

The range is old and may not be as efficient as a newer model and cannot be expected to last indefinitely.

Electric

Testing of the outlet(s) did not detect any ground-fault protection (GFCI). We recommend installation of GFCI for shock hazard protection.

Ventilation

The kitchen exhaust fan is functional and a type that vents internally.

The kitchen exhaust fan is apparently not frequently used and grease has accumulated at the kitchen surfaces. A small stove top fire can quickly spread if accumulated grease catches on fire as well. We recommend the grease covered surfaces be cleaned.

Laundry

Laundry

Description

Laundry area photo(s)



The laundry area is located at the basement.

The energy source for the clothes dryer is natural gas.

The Consumer Product Safety Commission (CPSC) Document #5022 warning regarding "Overheated Clothes Dryers Can Cause Fires" reports "that in 1997 there were 16,700 fires, 30 deaths and 430 injuries associated with clothes dryers." The main cause of these fires is reported to be lint blocking the flow of air and a resulting heat build-up in some dryers. CLEAN THE LINT FILTER REGULARLY. If clothing is still damp at the end of a normal cycle, this may indicate blockage of the exhaust or lint screen. Check the exhaust duct more often if you have a flexible vent.

Observations

The hook-ups for the washer and dryer appear adequate.

The gas dryer vent material is a flexible plastic type which is not permitted for use with a gas dryer We recommend replacing the dryer vent material with smooth-wall metal.

As a precautionary upgrade, rubber water hoses could be replaced by those of a newer design reinforced by a braided stainless steel exterior.

As a precautionary measure you may wish to replace the older style shutoff valves with a single-throw shutoff valve of current design. The water can be easily turned on and off by a single movement.

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Bathroom(s)

Bathroom 1

General Description

Bathroom photo(s)



The bathroom is located at the first floor.
This bathroom is what is commonly referred to as a half bathroom.
Toilet
Sink

Overall Observation(s)

The bathroom is in overall acceptable condition.

Cabinet(s) - Countertop

The bathroom cabinet(s) is functional.
The countertop is in acceptable condition.

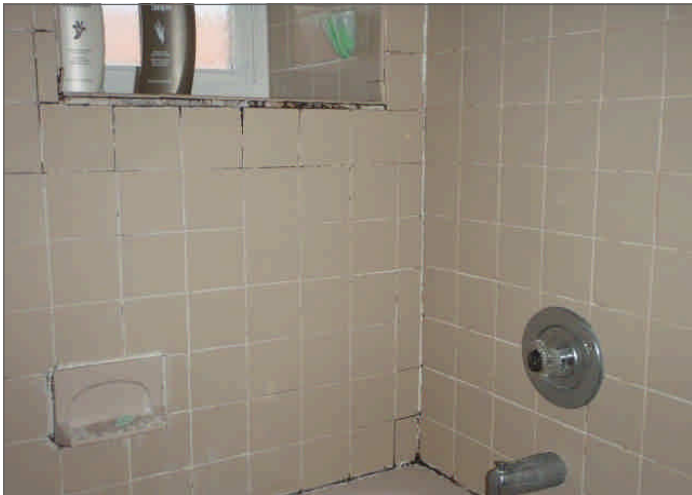
Ventilation

Ventilation for the bathroom is provided by a functional exhaust fan.

Bathroom 2

General Description

Bathroom photo(s)



The bathroom is located at the second floor hallway.
This bathroom is what is commonly referred to as a full bathroom.
Toilet
Sink
Tub/shower combination

Cabinet(s) - Countertop

The bathroom cabinet(s) is functional.
The countertop is in acceptable condition.

Electric

Ground Fault Circuit Interruption protection is provided by a wall outlet at the first floor bathroom.

Fixtures

There are damaged/loose tiles at the shower enclosure which should be professionally serviced to prevent moisture entry into the underlying materials. TIP - Underlying materials may already be damaged. The underlying materials should be evaluated for repair or replacement and serviced accordingly as tiles are removed to be re-installed.



Ventilation

The only ventilation for this bathroom is an operable window in the shower. Because a window located in the shower is rarely used for ventilation, particularly during the cold winter months, we recommend installation of an exhaust fan.

Health, Safety and Environmental

Health and Environmental

Indoor Air Quality and Biological Growths

Biological pollutants, including animal dander, dust mites, insect parts, fungi (molds), infectious agents (bacteria and viruses) and pollen, can travel through the air (airborne) and are commonly invisible. They may affect indoor air quality (IAQ) and in some rare instances have been known to damage materials in a dwelling. . These concerns are a "hot topic" and a controversial issue. The presence/amount of most biological substances required to cause disease is unknown and varies from one person to the next. Suggested Reading: "Biological Pollutants in Your Home" prepared by the Consumer Product Safety Commission (CPSC) and the American Lung Association . This booklet is available by calling 800-438-4318, or through the Internet at: http://www.epa.gov/iaq/pubs/bio_1.html

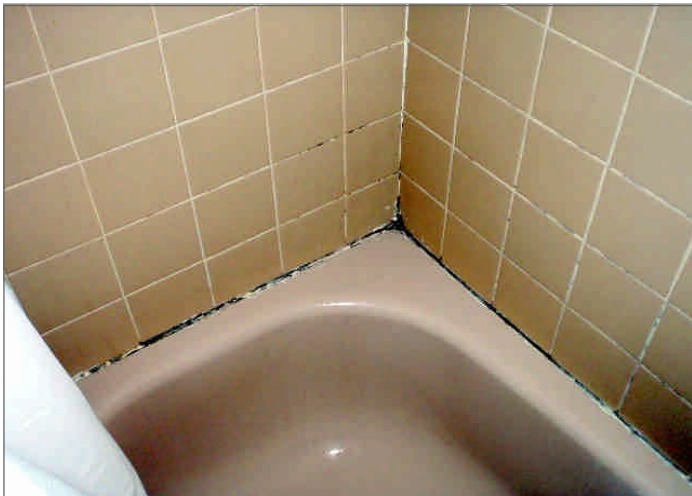
VOLATILE ORGANIC COMPOUNDS (VOCs) are chemicals that evaporate easily at room temperature. The term "organic" indicates that the compounds contain carbon. VOC exposures are often associated with an odor while other times there is no odor. Both can be harmful. There are thousands of different VOCs produced and used in our daily lives. Testing kits are available to measure VOC levels in the household but testing or commenting on VOC's is not a part of our home inspection. Some common emission Sources: Paints, Varnishes, Moth balls, Solvents, Gasoline, Newspaper, Cooking, Cleaning Chemicals, Vinyl floors, Carpets, Photocopying , Upholstery, Fabrics, Adhesives, Sealing Caulks, Cosmetics, Air Fresheners, Fuel Oil, Vehicle Exhaust, Pressed wood furniture and Environmental Tobacco Smoke (Secondhand smoke)

Additional Internet resources: <http://www.epa.gov/iaq/pubs/moldresources.html> and <http://www.cdc.gov/nceh/asthma/factsheets/molds/default.htm>

There is an unidentified mold-like growth discovered at Bathroom 2. Mold is a frequently observed condition at areas of moisture intrusion and is not uncommon particularly at areas below grade. As susceptibility and perception of fungal/mold growth differ between individuals, you should pursue this issue to your personal satisfaction. NOTE - You may wish to have further evaluation which is beyond the scope of a home inspection but is offered as an additional service by All Through the House and many other contractors.

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Wood Destroying Insects and Other Pests

Wood Destroying Insects

Treatment Evidence and Records

We recommend consulting with the homeowner (and/or the association) and obtaining any available documentation regarding inspections, treatment, service contracts, warranties, etc. Due to the nature of wood destroying insects, evidence of infestation and/or damage in concealed areas is possible. The extent of this damage can most often only be determined by intrusive inspection beyond the scope of a home inspection and is often only discovered during renovations/improvements of the property.

Evidence consistent with past treatment for wood destroying insects was observed, i.e. bait/termite stations.

Conclusion

Thank you for taking the time to read this report, and call us if you have any questions/comments regarding our service/report. We are constantly updating our service and our reports, and a constructive critique is appreciated.

Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke detectors, carbon monoxide detectors and at least one fire extinguisher in the kitchen; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than four inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device(s), particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all properties with pools and/or spas.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current.

Overall Comments

General Observations

Overall the property appears in average condition with some exceptions requiring maintenance/service, not uncommon for properties of a similar age. This is not intended to diminish the significance of items contained in our report but rather is intended to put them in perspective.

Limitations and Exclusions

Systems not operated or evaluated

The CAC (Central Air-Conditioning) system not operated/evaluated.

Appliances - fixtures not operated or evaluated

Clothes dryers
Refrigerators
Washing machines

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