

All Through the House, LLC

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

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Summary of Leading Considerations/Recommendations

Client: John and Mary Smith
Realtor: Rhonda Realtor, Homes R Us Realtors, Smalltown
Inspection Address: 123 Main St., Unit 5555, Smalltown, NJ 12345
Inspection Date: 4/24/2010 Start: 10:00 am
Inspected by: Stephen "Steve" Dexter

Our "Summary of Leading Considerations/Recommendations" is not comprehensive and should not be used as a substitute for reading or considering the information contained within the full report. You may assign more or less weight to some issues than we do and therefore may give them a different priority in your evaluation and plans for the property.

This report is the exclusive property of All Through the House, LLC and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

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.

Electrical System

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Observations

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.

Bathroom(s)

Bathroom 2

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.