VIVID HOME INSPECTIONS
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RESIDENTIAL REPORT

1234 Main Street
Cherry Hill, NJ 08002

Buyer Name
09/08/2025 9:00AM

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This overview summarizes the inspector's findings from the inspection, but it may not encompass every detailed observation. It's offered as an extra service to our client, providing a list of items deemed by the inspector to warrant further attention, investigation, or improvement. Some conditions may necessitate repair or modification by a skilled professional, while others can be addressed by the homeowner themselves.

Following the inspector's recommendations often leads to improved performance and prolonged lifespan of the components in question. The inspector does not offer opinions on which party in the transaction should address these concerns. We advise consulting your Real Estate Professional for further guidance on handling the listed items, as with other aspects of your transaction.

SUMMARY

185 ITEMS INSPECTED

15 MINOR DEFECT, MAINTENANCE ITEM, OR FYI ITEMS

20 MARGINAL DEFECT

12 SIGNIFICANT DEFECT OR SAFETY HAZARDS

IMPORTANT: A Home Inspection is NOT intended to reveal minor defects. Please familiarize yourself with the Standards-of-Practice for home inspectors and read the inspection agreement limitations.

You have contracted with Vivid Home Inspections to perform a generalist inspection in accordance with the Standards-of-Practice. This home inspection is limited to a visual inspection. This means that we can only evaluate what we can see. There may be defects behind walls, under floor coverings, or which have been concealed from view by paint, personal items, or wall coverings.

Inspectors working for Vivid Home Inspections inspects properties in accordance with the N.J. Admin. Code § 13:40-15.16 Section 13:40-15.16 - Standards of practice and our Inspection Agreement. Items that are not listed in this report were not inspected. The observations and opinions expressed within the report take precedence over any verbal comments. It should be understood that the Inspector is only on-site for a few hours and will not comment on insignificant deficiencies, but confine the observations to truly significant defects or deficiencies that significantly affect the value, desirability, habitability or safety of the structure.

A Home Inspection is limited in scope and lower in cost than many individual inspections. Client is hereby informed that exhaustive inspections are available from specialists in multitude of disciplines such as roofing, plumbing, pools, heating and air conditioning, decking, electrical, fenestration (windows and doors) and environmental quality among others. Additional inspections by specialists in a particular field will be more exhaustive and thorough, and likewise cost significantly more than a home inspection. A Home Inspection is intended to identify evidence of problems which exist. Since home inspections are non-destructive, the home inspector can only report on the evidence that is observable at the time of the inspection. A home inspection is specifically not exhaustive in nature, and therefore cannot identify defects that may be discovered only through more rigorous testing than a home inspection allows. A generalist inspection is essentially visual and does not include the dismantling of any component, comprehensive or technically exhaustive as that by a specialist, and it is not intended to be.

1: YOUR REPORT

Information

Report: Copyright Notice

Report: How To Read Your Report

Click here for the video in the .pdf. The video below is a quick video that can help you navigate your report:

Key Information / Limitations: Definition of Comments

This report organizes deficiencies into three categories:

Significant/Major Defects or Safety Issues (RED)
Items that are non-functional, present serious safety concerns, or may involve significant repair costs. These require prompt evaluation and repair or replacement by a Qualified Contractor, ideally before the end of your contingency period.

Moderate Defects (ORANGE)
Items with functional or installation-related issues. While often still operational at the time of inspection, they may perform below standard, lead to future problems, or require corrective work. Most defects fall into this category. Repairs or replacements should be addressed before the end of your contingency period by a Handyman or Qualified Contractor.

Minor Defects / Maintenance Items / FYI (BLUE)
Items that would benefit from minor repairs, routine maintenance, or are provided as informational notes. This includes observations, recommended upgrades, limitations, and components nearing or beyond their typical service life but still functional. Major repairs or replacements should be anticipated for such aging components (e.g., HVAC systems, water heaters, plumbing).

Important Notes

- Safety concerns may be categorized as RED or ORANGE depending on risk, but should always be addressed promptly.
- Items marked as “Minor” or “Marginal” may still require repair or replacement.
- The **Recommendations** provided in each comment are more critical than the category itself.
- Clients may perceive the severity of defects differently; weigh all findings carefully in your purchasing decision.

Key Information / Limitations: Items Not Inspected and Other Limitations

This inspection is a limited, visual evaluation and does not include items such as fences, gates, pools, spas, outbuildings, detached structures, appliances, storm doors/windows, window AC units, central vacuums, water softeners, or alarm systems. Subterranean systems (sewer, septic, underground utilities, fuel tanks) are excluded, as are shut-off valves and any disconnected components.

The inspection does not determine causes of defects, repair methods or costs, code compliance, property value, insurability, or system efficiency. Inaccessible or obstructed areas are not inspected, and the inspector will not disturb finishes, insulation, belongings, vegetation, snow, or debris.

Lastly, this inspection does not address environmental hazards, including but not limited to: asbestos, lead, lead-based paint, radon, mold, wood-destroying insects or organisms (such as termites), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide.

Key Information / Limitations: Other Notes - Important Information

Some areas were inaccessible or only partially accessible at the time of inspection, and no representations can be made about conditions that were concealed. If access is later gained, additional issues may be discovered. This inspection is **qualitative, not quantitative**—similar deficiencies are noted in general terms, and it is the responsibility of contractors to determine the full scope of needed repairs.

Recommendations may include repairs or upgrades based on current safety and building standards, which may differ from requirements when the home was built. These suggestions are intended to improve safety, performance, and longevity but are not a complete list of all possible improvements. Components may function at the time of inspection yet fail unexpectedly due to age or lack of maintenance; ongoing upkeep and replacement should be anticipated.

Photographs are provided as a courtesy, not a requirement of New Jersey Standards of Practice, and may not capture every defect. Please acknowledge review of this report, as acknowledgment affirms understanding of its content. Questions or requests for clarification are welcome at any time.

Key Information / Limitations: Recommended Contractors Information

Contractors & Further Evaluation

Repairs should be performed by **licensed professionals** in the appropriate field. Retain all receipts for warranty purposes. Recommendations for further evaluation may reveal additional issues, as contractors can perform more invasive assessments. The items noted in this report are not an exhaustive list of all possible concerns.

Causes of Damage & Methods of Repair

Any noted causes of damage or suggested repair methods are provided as a courtesy, based solely on a visual inspection. These should not be solely relied upon. Contractors and licensed professionals will make the final determination regarding causes and appropriate repairs, and their findings take precedence over this report.

Buy Back Guarantee: We'll Buy your Home Back

If your inspector misses a covered item, we'll buy your home.

Additional terms and conditions apply, including:

- A home with material defects not present at the time of the inspection, per InterNACHI's Standards of Practice, is not eligible for buy-back.
- A home with issues not required to be inspected, per InterNACHI's Standards of Practice, is not eligible for buy-back.
- The Guarantee applies to your primary residence only.
- The home must be listed for sale with a licensed real estate agent.
- The Guarantee may be honored for up to 90 days after closing.
- The inspection must be performed by an InterNACHI® Certified Professional Inspector® already participating in the Buy-Back Program.
- InterNACHI® will pay you the purchase price, but you are responsible for any applicable fees and real estate commissions.

For more information, please visit www.nachi.org/buy

Your Job As a Homeowner: Life Expectancy Chart

Please refer to the "Life Expectancy" chart attached to the report for detailed information regarding the average lifespan of the system or component. While the system or component was operational during the inspection, its current functionality does not guarantee it will endure for its entire expected lifespan. The chart outlines predicted life expectancies based on research and testing under conditions of regular recommended maintenance and normal wear and tear, excluding extreme weather, neglect, overuse, or abuse. Therefore, these estimates should serve as guidelines rather than definitive guarantees or warranties.

Your Job As a Homeowner: Read Your Book

Along with this report, I've provided you with a **Home Maintenance Book** that explains how your home works, how to care for it, and ways to save energy.

We're neighbors! If you ever have a house-related question or run into an issue, don't hesitate to reach out. I'm always happy to help.

2: INSPECTION DETAILS

Information

Ancillary Service Requested
Radon Testing

Construction Year (Pulled From Online Souces)
1930

Occupancy
Unfurnished, Vacant

Temperature (approximate)
79 Fahrenheit (F)

Type of Building
Single Family, 2 Story

Weather Conditions
Humid, Cloudy, Windy

In Attendance
Client, Client's Agent

I prefer to have my client with me during my inspection so that we can discuss concerns, and I can answer all questions.

Limitations

General

EXTENDED VACANCY

The property has been vacant for a while. Some systems have not been in use for a while. Monitor these mechanical and plumbing systems closely. An initial service of mechanical systems and a scoping of the drainage system is recommended.

General

OLD STRUCTURES

As in common with older structures, some construction methods may not meet today's standards. Anticipate a higher level of maintenance and budget accordingly for updating components.

General

RECENT REMODEL

The structure appeared to be recently remodeled or partially "flipped". The work was not verified for local code compliance. It is recommended building permits be reviewed to ensure proper compliance has been followed. Hidden or covered up defects may be present.

3: ROOF

Information

Inspection Method
Drone

Roof Type/Style
Mansard

Covering: Ventilation System
Soffit, Ridge

Roof Drainage Systems: Drainage Material(s)
Aluminum

Roof Drainage Systems: Drainage Type(s)
Mounted Gutters

Gutter Defects

Approximate Lifecycle Stage
Beginning

The selected box indicates the inspector's opinion of the roof covering's approximate visible lifecycle stage based on current condition. The exact age of the roofing material is not determined. If marked as "**nearing end**" or "**end**" of its lifecycle, clients should plan for increased maintenance or replacement in the near future to help prevent potential issues.

Covering: Homeowner's Responsibility

Roof Maintenance Advisory

All roofs can develop leaks over time. Even if not easily accessible, inspect yours from the ground with binoculars. Watch for:

- Loose or deteriorated flashing
- Missing or damaged materials
- Debris in valleys, gutters, or around penetrations

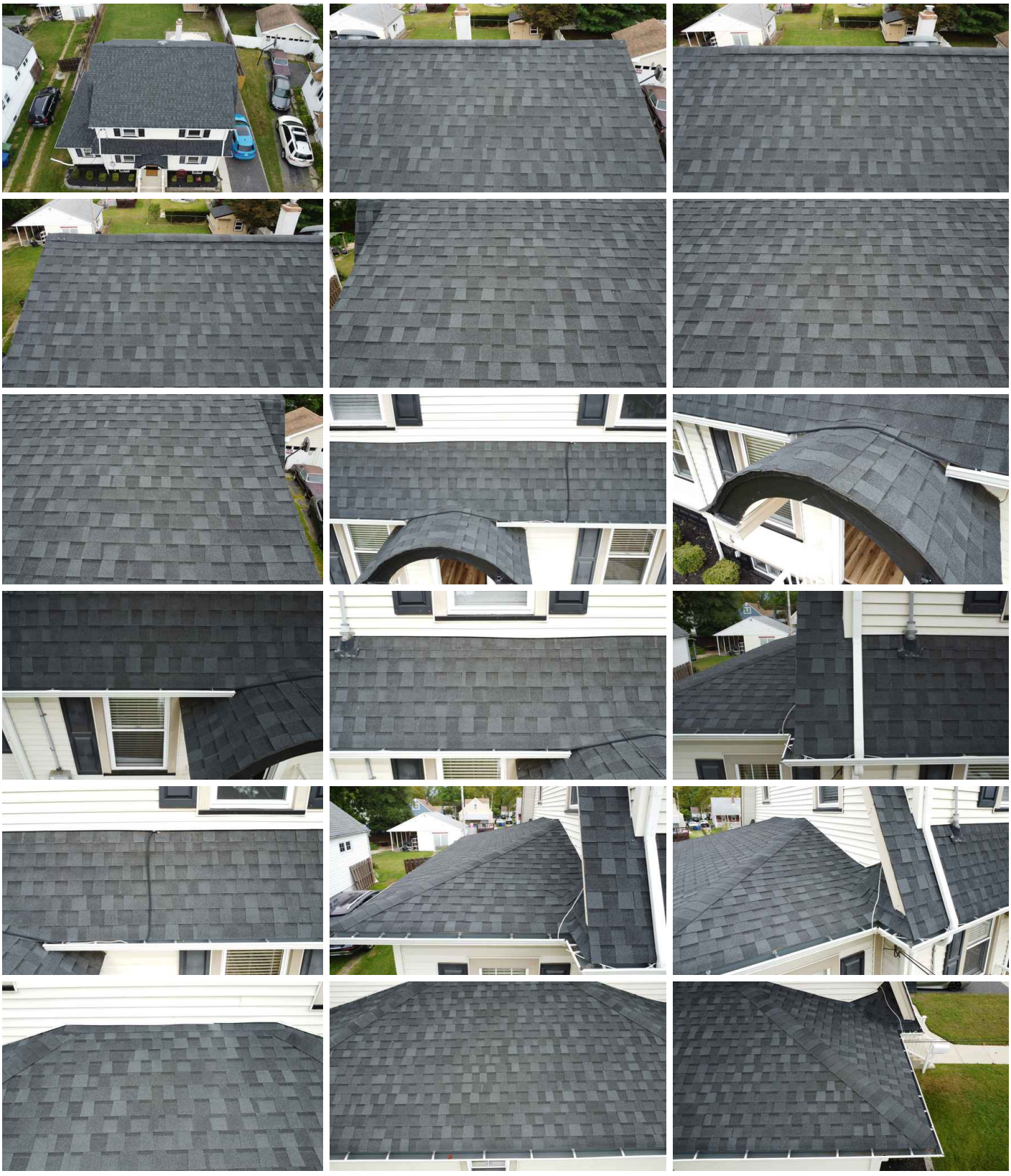
Roofs are water-resistant, not fully waterproof, and eventual leaks are inevitable. To protect your home, schedule a **professional roof inspection yearly**. Catching small issues early helps prevent costly repairs and extends roof life.

Covering: Roof Covering Material(s)

Asphalt

Roof Covering Disclaimer

The roof covering was evaluated based on visible conditions at the time of inspection. This is **not a warranty**; all roofs are subject to leaks from weather, wear, or unforeseen issues, and future performance cannot be guaranteed.



Penetrations & Flashing: **Homeowner's Responsibility**

Regularly check the flashing around flue gas and plumbing vent pipes, as deterioration can lead to leaks. Ensure vent pipes stay clear of debris, snow, or objects to maintain proper drainage system ventilation. Simple visual checks can help prevent small issues from becoming costly repairs.

Penetrations & Flashing: Roof Penetrations

Chimney, Plumbing, Electrical, Attic Fan

A roof penetration is any component that extends through the roof, such as vents or pipes. All penetrations require proper flashing or sealing to prevent leaks. The inspector visually checked these areas for proper flashing, support, and sealing where visible. Penetrations are considered satisfactory unless otherwise noted in this report.





Penetrations & Flashing: Flashing Material

Aluminum

Flashing consists of thin, impervious material designed to prevent water intrusion at joints and openings such as chimneys, vent pipes, walls, windows, and doors. It helps improve durability and reduce the risk of indoor mold by limiting water penetration. Roof flashings are especially critical and most visible. Photos in this report show sample areas only; not all flashings are pictured. Any deficiencies are noted in the observations.

Penetrations & Flashing: Flue Gas Vent & Plumbing Vent Pipes Inspected

Flue gas and plumbing vent (DWV) pipes were inspected where they pass through the roof. Gas-fired appliances must be properly connected to code-compliant venting, and each roof penetration should have watertight metal flashing to prevent leaks. Vent pipes should also extend at least 6 inches above the roof surface to ensure proper ventilation and reduce blockages.

Chimney: Homeowner's Responsibility

Chimneys can deteriorate over time. Inspect yours from the ground with binoculars and watch for:

- Cracked masonry or mortar
- Damaged crown, cap, or spark arrestor
- Loose or deteriorated flashing
- Signs of leaning or moisture stains

Chimneys are prone to water intrusion and wear. Schedule a **yearly professional chimney inspection** to catch small issues early and avoid costly repairs.

Chimney: Chimney (above roof) Was Inspected

The chimney was visually inspected above the roof, including the exterior, crown, cap and spark arrestor (if present), visible flue, cricket (if present), flashing, and counter-flashing, as well as its location on the roof. The inspection focused on identifying accessible signs of damage, deterioration, or safety concerns such as cracked masonry, spalling bricks, deteriorated mortar, leaning, or moisture intrusion. Any findings are documented in this report, with further evaluation recommended if defects are observed.

Chimney: Chimney Materials

Parged



Roof Drainage Systems: Homeowner's Responsibility

As the homeowner, monitor gutters regularly, especially during or after rain. Watch for:

- Loose or disconnected sections
- Sagging ends
- Leaks or overflow at joints or corners

Gutters should collect water and divert it well away from the foundation. Proper drainage helps prevent water intrusion, soil erosion, and foundation damage.

Limitations

Covering

UNABLE TO SEE EVERYTHING

This is a visual-only inspection of the roof-covering materials. It does not include an inspection of the entire system. There are components of the roof that are not visible or accessible at all, including the underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

Penetrations & Flashing

DIFFICULT TO SEE EVERY FLASHING

I attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything. A home inspection is a limited visual-only inspection.

Chimney

CHIMNEY INTERIOR IS BEYOND THE SCOPE

Inspecting the chimney interior and flue is beyond the scope of a home inspection. An inspector is not required to inspect the flue or vent system, and is not required to inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Out of courtesy only, the inspector may take a look at readily accessible and visible parts of the chimney flue.

Deficiencies

3.1.1 Covering

Minor Defect, Maintenance Item, or FYI Items

PAINT ON ROOFING MATERIALS

Paint on a shingle roof can compromise the roofing material's integrity, as it may trap moisture underneath and lead to accelerated deterioration of the shingles. This condition can cause the shingles to lose their protective granules, resulting in reduced effectiveness against weather elements and potential leaks. Additionally, paint may create a barrier that prevents the roof from properly ventilating, which can lead to further moisture buildup and mold growth in the attic. The presence of paint can also void warranties on roofing materials, leaving homeowners responsible for costly repairs. Moreover, if the paint is not specifically designed for roofing applications, it can cause chemical reactions that further damage the shingles. Addressing painted shingles promptly is essential for maintaining the longevity and performance of the roofing system.

Recommendation

Contact a qualified roofing professional.

3.3.1 Chimney

Significant Defect or Safety Hazards

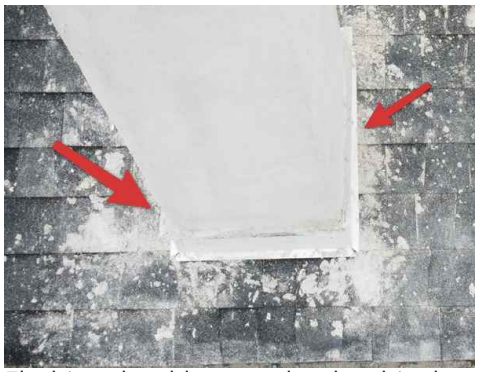
FLASHING - NOT INSTALLED PROPERLY

Improperly installed chimney flashing can allow water to penetrate the roof system where the chimney meets the roofing material, leading to leaks, rot, and interior water damage. Flashing is designed to create a watertight seal, and when it's misaligned, loose, or inadequately sealed, it fails to divert water away effectively. This condition may also reduce the roof's lifespan and increase the risk of mold or structural deterioration around the chimney area. It often results from poor installation or aging materials. Professional repair or reinstallation is recommended to restore a proper seal and protect the home from water intrusion.

Recommendation

Contact a qualified roofing professional.

Flashing should run under the shingles



Flashing should run under the shingles

3.4.1 Roof Drainage Systems

Marginal Defect

DOWNSPOUT - TERMINATES ONTO ROOF

Improper gutter draining on a roof can lead to water pooling and stagnation, causing the roofing material to be constantly exposed to moisture. This prolonged exposure accelerates the deterioration of the roofing material, leading to premature aging, warping, and degradation of its protective properties. As the roofing material deteriorates faster, it becomes more prone to damage from UV radiation, temperature fluctuations, and environmental debris, further compromising its structural integrity. Addressing the gutter draining issue promptly by ensuring proper slope and placement of downspouts is essential to prevent water accumulation and preserve the longevity of the roofing system. Neglecting this issue could result in costly repairs and premature roof replacement, impacting the home's overall value and requiring extensive renovation efforts to rectify.

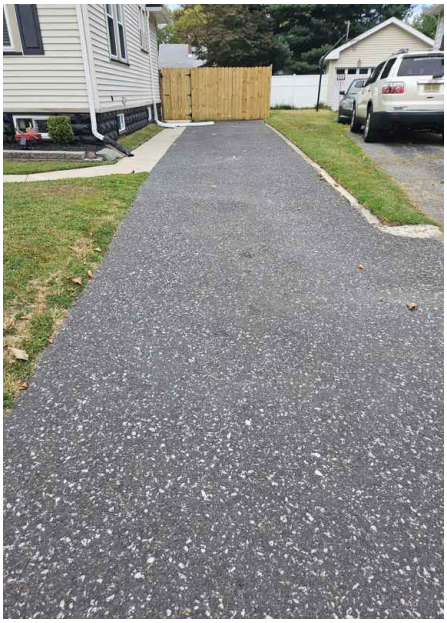
Recommendation

Contact a qualified professional.

4: EXTERIOR

Information

Driveway & Walkway(s): Driveway Material(s)
Asphalt



Driveway & Walkway(s): Walkway Material(s)
Concrete

Foundation: Foundation Material(s)
Masonry Block

Windows: Window Type(s)
Vinyl

Eaves, Soffits & Fascia: Material(s)
Vinyl

Homeowner's Responsibility

The exterior of your home naturally weathers over time. Regularly inspect siding, roofing, and finishes for wear or damage, and pay close attention during heavy rain (when safe) to see how systems perform:

- **Roof & gutters** – channeling water properly?
- **Downspouts** – intact and discharging away from the home?
- **Grading** – sloping away from the foundation?
- **Drainage** – pooling water near the structure?

Catching these issues early helps prevent water intrusion, drainage problems, and costly repairs.

Vegetation, Surface, Grading, Drainage & Retaining Walls: Vegetation, Drainage, Walls & Grading Were Inspected

Vegetation, surface drainage, retaining walls, and grading were visually inspected where accessible, with attention to conditions that could contribute to moisture intrusion, soil movement, or structural concerns. Observations are limited to what was visible at the time, and some issues may not be detectable. Proper grading and drainage are critical to the home's structural integrity and long-term value.

Driveway & Walkway(s): Driveway & Walkway(s) Were Inspected

Driveways and walkways adjacent to the home were visually inspected for structural issues, material deterioration, safety hazards, and drainage concerns that may impact the foundation. Surfaces farther from the home are outside the scope of this inspection. Observations are based on visible conditions, and surfaces are considered functional unless otherwise noted.

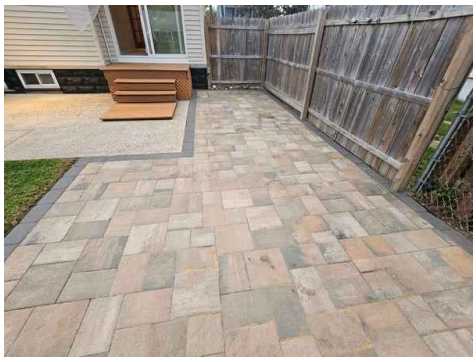
Driveway & Walkway(s): Cracks in Concrete/Asphalt

Cracks in concrete and/or asphalt are a very common occurrence and are seen in just about all installed concrete and/or asphalt surfaces. Inspector will only make elaborating comments about cracks if more nefarious items are noted like heaving, trip hazards, heavy settling, poor drainage and so on. Cracks should be sealed to stop seepage under the surface.

Patio, Porch, & Balcony: Patio Inspection

Patios are outdoor extensions of the home, typically located at ground level and constructed from materials such as concrete, pavers, stone, or brick. They are designed for recreation and outdoor living but are generally not considered part of the home's structural system.

Our inspection is a **visual evaluation** of the patio's condition, focusing on the surface materials, foundations or bases, steps, and guardrails (if present). Any enclosures, such as walls, screens, or coverings, are also inspected for visible signs of defects.



Foundation: Homeowner's Responsibility

Moisture intrusion is one of the most common home issues. Monitor walls and floors for signs such as:

- Dampness or water stains
- Peeling paint or efflorescence (white residue)
- Rust on exposed metal
- In finished areas: warped wood, loose tiles, or mildew stains

Moisture can enter through cracks, drains, plumbing leaks, or clogged condensate lines. **Early detection and proper drainage maintenance** help prevent costly repairs and protect indoor air quality.

Siding, Flashing & Trim: Siding Material(s)

Vinyl

Siding protects the home's structure from weather, moisture, and temperature changes while contributing to durability, energy efficiency, and appearance. Each material has different maintenance needs and performance characteristics.

** If **EIFS (Exterior Insulation and Finish System)** is present, it should be further evaluated by a qualified EIFS inspector. Specialized tools and training are often required to assess installation, hidden damage, and potential moisture intrusion not visible during a standard home inspection.


Front


Left


Rear


Right

Exhaust Vents / Hoods: Vent Type(s)

Laundry

Keep vents clean and free of debris to maintain proper airflow and function. Ensure connections are securely sealed at the structure to prevent leaks or moisture intrusion. Where appropriate, vent openings should include screens to reduce pest entry while allowing proper ventilation.

Exterior Doors: Homeowner's Responsibility

Well-maintained exterior doors improve security, energy efficiency, and curb appeal. Check regularly for worn weatherstripping, misalignment, or rusted hardware, and repair promptly to prevent drafts, energy loss, and premature wear. Proper care extends the life and performance of your doors while helping lower heating and cooling costs.

It is recommended that the locks be changed upon settlement of the property.

Exterior Doors: Exterior Door(s) Inspected

Exterior doors were visually inspected and tested for proper operation, hardware function (including deadbolts), weatherstripping, and signs of damage, water intrusion, or security concerns. Unlike interior doors, exterior doors protect against weather, improve energy efficiency, and provide security. Unless otherwise noted, doors were in satisfactory condition at the time of inspection.

Exterior Doors: Exterior Entry Door Type(s)

Composite, Slider

Rear

Windows: Windows Inspected

A representative number of windows were visually inspected and operated where accessible. The inspection focused on operability, frame condition, glass integrity, seals, and signs of moisture intrusion or damage. This was a limited, non-invasive inspection, and some windows may not have been tested if blocked by personal belongings. Unless otherwise noted, windows were functional at the time of inspection.

Eaves, Soffits & Fascia: Eaves, Soffits and Fascia Were Inspected

The eaves, soffits, and fascia were visually inspected for signs of damage, deterioration, or moisture intrusion. This was a **limited inspection** based on visible and accessible areas only; surfaces that were obstructed or not readily accessible could not be fully evaluated.

GFCI Outlet(s): GFCI-Protection Tested

Exterior receptacles were inspected and tested for proper **GFCI protection** using the test button or a GFCI tester. All outdoor receptacles are required to be GFCI protected to reduce the risk of electrical shock in wet or damp conditions.

Lighting Fixtures, Fans, & Switches: Lights, Fans, & Switches Were Inspected

The exterior lights, fans, & switches were visually inspected and tested for basic operation and condition. Fixtures were checked with wall switches, and switches were inspected for secure mounting and visible defects.

Stairs, Steps, Stoops, Handrail, Guards & Ramps: Railings, Guards, Handrails, Stairs & Steps Were Inspected

Accessible railings, guards, handrails, and stairs were visually inspected for condition, stability, and safety. Observations are based on visible and accessible areas at the time of inspection.

General safety guidelines:

- Guards: required on surfaces 30" or higher; minimum height 36"; baluster spacing ≤ 4".
- Handrails: required on stairs with 4+ risers; height 34–38"; graspable, continuous, and secure.
- Stairs: risers ≤ 7¾"; treads ≥ 10"; uniform size to reduce trip hazards.

Any deviations may present safety concerns and should be evaluated further.

Water spigots: Water Spigets

I **inspected all accessible exterior spigots (hose bibs)** during the inspection. The evaluation included checking for **visible damage, secure mounting, and proper operation**, including water flow and shutoff.

Observations are based on **readily accessible components** at the time of the inspection.

Limitations

General

FENCING

Fences are not part of a home inspection. Any comments related to these components or structures should be considered purely informative.

General

OUTBUILDINGS

Outbuildings and sheds are not part of a home inspection. Any comments related to these components or structures should be considered purely informative.

Vegetation, Surface, Grading, Drainage & Retaining Walls

TREES

Rating the condition of a tree is not part of a home inspection. Recommend consulting an arborist if more information is needed for the condition of trees.

Windows

INSPECTION RESTRICTED

I did not inspect all windows. I did inspect a representative number of them. It's impossible to inspect every window component closely during a home inspection. A home inspection is not an exhaustive evaluation. I did not reach and access closely every window, particularly those above the first floor level.

Deficiencies

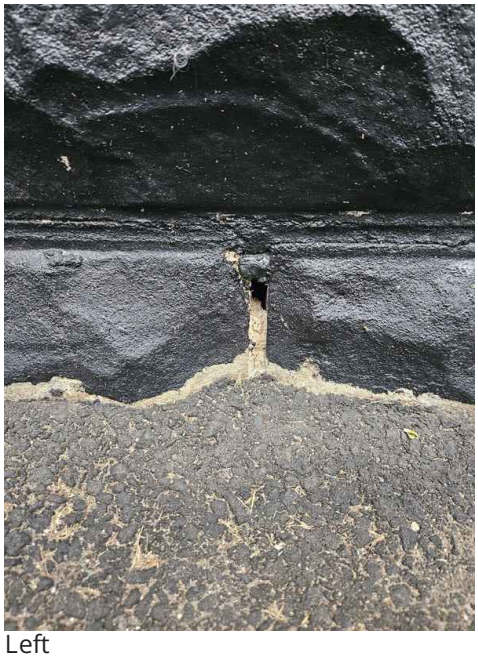
4.4.1 Foundation

Significant Defect or Safety Hazards

MORTAR - MISSING

Missing mortar in a foundation block wall creates direct pathways for water intrusion. Moisture can enter the block cavities and basement or crawl space, leading to dampness, efflorescence, and potential mold growth. Over time, recurring water infiltration can weaken the mortar joints further and accelerate deterioration of the foundation wall.


Left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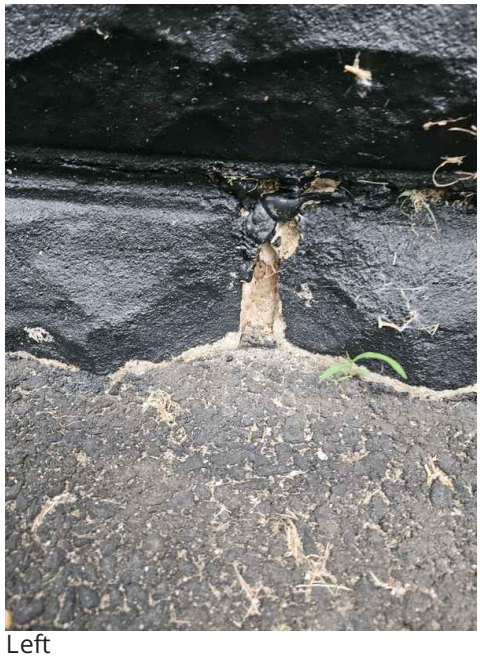

Left


Left

4.5.1 Siding, Flashing & Trim

Minor Defect, Maintenance Item, or FYI Items

CAULKING MAINTENANCE

Caulk maintenance is needed around the home, as gaps or deteriorated sealant can allow moisture intrusion and air leaks. Properly maintained caulking helps protect against water damage, mold growth, and energy loss. Over time, worn or missing caulk can lead to deterioration of adjacent materials, reducing their lifespan. Regular upkeep ensures a better seal, preserving the integrity and efficiency of the home's components and systems.

Recommendation

Contact a qualified professional.

4.5.2 Siding, Flashing & Trim

Marginal Defect

DAMAGED FLASHING

Damaged flashing can lead to significant water intrusion issues, compromising the integrity of the roof and underlying structures. If not addressed promptly, it may result in mold growth and costly repairs due to water damage. Additionally, weakened flashing can contribute to the deterioration of siding and other exterior materials, affecting overall property value. It is crucial to repair or replace damaged flashing to ensure proper drainage and protect the home from potential long-term damage.

Recommendation

Contact a qualified professional.

Front Left

4.5.3 Siding, Flashing & Trim

Marginal Defect

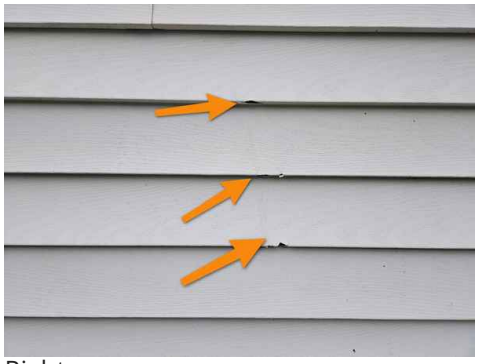
DAMAGED WALL-COVERING MATERIAL

Indications of a defect were observed in the exterior wall-covering material, which may affect its durability and weather resistance. Depending on the nature of the defect, this could lead to moisture intrusion, material deterioration, or reduced energy efficiency. Prolonged exposure to the elements may worsen the condition, potentially impacting the underlying structure. Addressing defects in the wall covering is essential to maintaining the home's protection and longevity.

Recommendation

Contact a qualified professional.


Front Left


Right


Rear


Rear


Rear

4.5.4 Siding, Flashing & Trim

Marginal Defect

FLASHING - LOOSE

Loose flashing can allow water to penetrate behind exterior surfaces, leading to potential moisture damage, rot, or mold within the structure. It compromises the building envelope and may shorten the lifespan of adjacent materials such as siding, roofing, or trim. Over time, continued water intrusion can result in costly repairs and impact indoor air quality. This condition may also indicate improper installation or deterioration due to age or weather exposure. Securing or replacing the flashing is recommended to maintain a watertight seal and protect the structure.

Recommendation

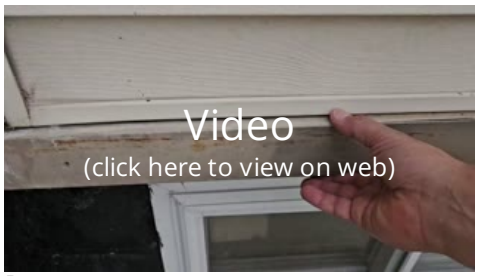
Contact a qualified professional.


Front

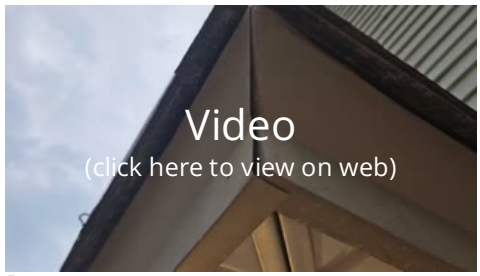

Front


Front Left


Rear Right



Rear



Rear


Rear Rear

4.5.5 Siding, Flashing & Trim

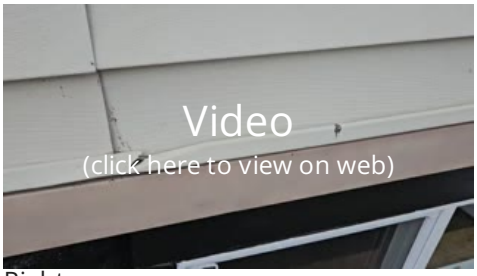
Marginal Defect

LOOSE WALL-COVERING MATERIAL

Loose areas of the exterior wall covering were observed, which may indicate improper installation, weather-related wear, or material deterioration. Gaps or unsecured sections can allow moisture intrusion, leading to potential damage to the underlying structure. Over time, this condition may worsen, increasing the risk of further detachment or wind damage. Ensuring the wall covering is properly secured will help maintain the home's protection and longevity.

Recommendation

Contact a qualified professional.



Right


Rear


Rear - Closer View

4.5.6 Siding, Flashing & Trim

Marginal Defect

MISSING SIDING

Damaged or missing sections of siding can leave the home vulnerable to moisture intrusion, pest entry, and further deterioration. Exposure to the elements may lead to rot, mold growth, or insulation issues, impacting the home's efficiency and structural integrity. Gaps in the siding can also compromise the home's appearance and reduce its overall protection. Proper repair or replacement is necessary to maintain durability and weather resistance.


Rear Left

Recommendation

Contact a qualified siding specialist.

4.5.7 Siding, Flashing & Trim

Marginal Defect

J-CHANNEL - MISSING

The siding is missing J-channel trim at one or more locations. J-channel provides a finished edge and prevents water from penetrating behind the siding. Without it, gaps may allow water intrusion, leading to moisture damage, rot, or deterioration of the sheathing and framing over time. This condition also leaves the siding vulnerable to loosening and wind-driven rain.


Front


Front

4.6.1 Exhaust Vents / Hoods

Minor Defect, Maintenance Item, or FYI Items

DAMAGED VENT COVER

The exhaust vent cover was observed to be damaged, which may allow moisture, pests, and debris to enter the vent system. A compromised vent cover can also reduce the efficiency of the ventilation system and lead to potential blockages. Prolonged exposure to the elements may cause further deterioration, impacting the functionality of the vent. Ensuring the vent cover is intact helps maintain proper airflow and protects against potential damage.

Recommendation

Contact a qualified siding specialist.

Right

4.7.1 Exterior Doors

Minor Defect, Maintenance Item, or FYI Items

WEATHERSTRIPPING IMPROVEMENT

The door weatherstripping was damaged or minimal, which may have allowed air drafts, moisture intrusion, and pest entry. This could have led to increased energy loss and reduced indoor comfort. Gaps around the door may have also permitted water infiltration, potentially causing damage to interior flooring and adjacent materials. Proper weatherstripping would have helped improve energy efficiency and protect against the elements.

Recommendation

Contact a handyman or DIY project

Rear

4.8.1 Windows

Minor Defect, Maintenance Item, or FYI Items

CAULK MAINTENANCE

Caulk maintenance was needed around window and door flashings or trim where moisture intrusion could have occurred. Deteriorated or missing caulk may have allowed water penetration, potentially leading to damage over time. Regular maintenance of these areas was important to preserve the integrity of the exterior and prevent potential issues.

Recommendation

Contact a handyman or DIY project

Front

Right

Right

4.10.1 GFCI Outlet(s)

NO GFCI PROTECTION ON OUTSIDE OUTLETS

Significant Defect or Safety Hazards

GFCI outlets outside are crucial for ensuring electrical safety in outdoor spaces. They protect against the risk of electric shock in wet conditions, such as rain or snow, by quickly shutting off power if a ground fault is detected. This is especially important in outdoor areas where moisture and water are prevalent, reducing the likelihood of accidents or injuries. Installing GFCI outlets outside helps meet electrical code requirements and provides peace of mind for homeowners and occupants using outdoor electrical appliances and equipment.

Front

Recommendation

Contact a qualified electrical contractor.

4.13.1 Water spigots

BROKEN COMPONENTS

Minor Defect, Maintenance Item, or FYI Items

The exterior water spigot had broken components, which may affect its ability to function properly. This condition could lead to leaks, water waste, or difficulty in shutting off the water supply. Damaged parts may also increase the risk of further deterioration or failure, potentially causing water intrusion near the foundation. Repair or replacement may be necessary to restore proper operation and prevent further issues.

Recommendation

Contact a qualified plumbing contractor.

Rear

4.13.2 Water spigots

Minor Defect, Maintenance Item, or FYI Items

LOOSE CONNECTION TO THE WALL

The exterior water spigot was not properly attached to the wall or had a loose connection. This condition may lead to unnecessary movement, which can strain plumbing connections and increase the risk of leaks. A loose spigot may also allow water intrusion into the wall, potentially causing structural damage or mold growth. Securing the spigot properly can help prevent further deterioration and ensure long-term functionality.

Recommendation

Contact a qualified plumbing contractor.

Rear

5: HEATING & COOLING

Information

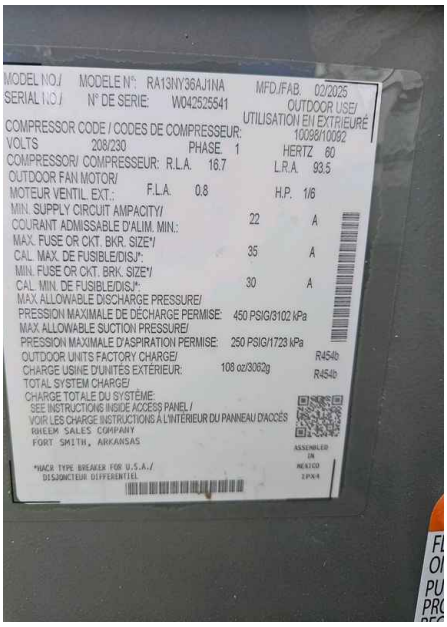
Heating Equipment: Approximate Age
1-5

Heating Equipment: Energy Source
Gas

Heating Equipment: Heat Type
Forced Air

Cooling Equipment: Approximate Age
1-5

Cooling Equipment: Energy Source/Type
Central Air Conditioner



Inspection Method

The heating and cooling system was tested using normal operating controls where conditions allowed. Distribution components such as registers, baseboards, and radiators were checked for operation.

Limitations:

- Heating tested off-season may not reflect full performance under load.
- Cooling not tested when outdoor temperatures are below 60°F to avoid equipment damage.
- System sizing and BTU ratings are beyond the scope of a home inspection and should be evaluated by a licensed HVAC technician.

Routine servicing by a qualified HVAC professional is recommended for safe and efficient operation.

Homeowner's Responsibility

Most residential HVAC systems include four main parts: controls (thermostat), power or fuel supply, heating/cooling unit (furnace, AC, heat pump, or mini-split), and distribution system (ductwork, registers, or radiators). Comfort can vary depending on airflow, vent placement, air speed, and noise levels.

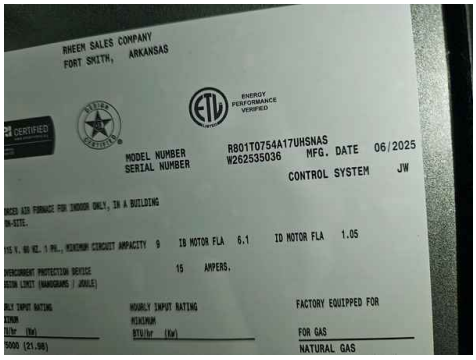
Homeowner responsibilities:

- Have the system professionally serviced at least once a year (ideally before heating and cooling seasons)
- Clean or replace air filters regularly (if applicable)

Routine maintenance improves efficiency, reduces energy costs, extends system life, and helps ensure safe, reliable operation year-round.

Heating Equipment: Brand

Ruud



Heating Equipment: Service Disconnect Inspected

A service disconnect was observed near the heating unit. This safety device allows quick power shutoff for maintenance or emergencies, protecting technicians from electrical shock. Homeowners should know its location for safe servicing and emergency response.

Cooling Equipment: Brand

Ruud

Cooling Equipment: Service Disconnect Inspected

A service disconnect was observed near the outdoor condenser. This device allows quick power shutoff for maintenance or emergencies, ensuring safe servicing. Homeowners should know its location for prompt response if needed.

HVAC Filter: Filter(s) were inspected.

How Often to Change Your HVAC Filter

Filter life depends on type, size, and your home environment:

- Fiberglass: every 30 days
- Pleated: every 45–90 days
- 1-inch filters: every 1–3 months
- 3–4 inch: every 6–9 months
- 5–6 inch: every 9–12 months

Change more often if you have pets, allergies, renovations, or heavy dust. In cleaner environments, intervals may be longer.

Tip: Check monthly to prevent buildup and keep your system efficient.

Condensate: Condensate Discharge Confirmed

A discharge pipe connected to the condensate pump was observed at the cooling system. The pump collects and removes condensation, typically discharging to a drain or approved location. The routing was noted based on visible components, but proper function and termination should be monitored to prevent leaks or overflow.

Condensate: Condensate Pump

A condensate pump was observed at the cooling system. Its purpose is to collect and discharge water produced during operation to a proper drain. The pump appeared connected, but performance was not tested beyond visual inspection. Regular maintenance and testing are recommended to ensure proper function and prevent overflow or moisture damage.

Distribution Systems: Ductwork

Non-insulated

Ductwork was observed distributing conditioned air throughout the home. I attempted to verify that each room had a supply register, though some may have been obscured by furnishings or construction details. Proper airflow to all rooms is important for comfort and efficiency, and homeowners should monitor for areas with inadequate distribution.

Thermostat and Normal Operating Controls: Thermostat Location

Dining room

The thermostat and normal operating controls were tested to confirm functionality and system response for heating or cooling. Testing was limited to basic operation and did not include programmable features, Wi-Fi, or smart home integration.

Limitations

General

BTU'S AND TONNAGE

The HVAC unit(s) were not checked or verified for proper sizing of the structure. BTU's and/or Tonnage values were not evaluated or compared to the square feet or area of the structure. Consult a HVAC professional for more information regarding these values.

Distribution Systems

UNABLE TO INSPECT ALL THE DUCTWORK

Some HVAC distribution components and ductwork were inaccessible or concealed behind finished areas, furnishings, or in restricted spaces such as attics, basements, or crawlspaces. Due to these limitations, a full evaluation was not possible, and no representation can be made for concealed sections.

Deficiencies

5.1.1 Heating Equipment

Marginal Defect

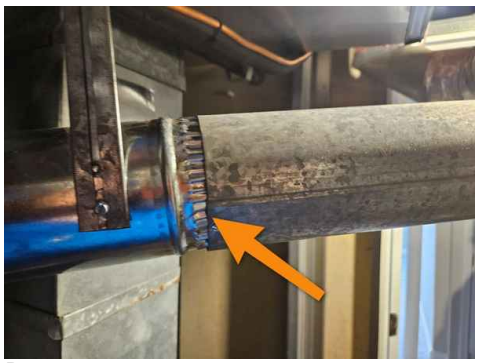
FLUE PIPE NOT SEALED

The heating flue is not properly sealed at its entry point into the chimney, which can allow combustion gases, including carbon monoxide, to leak into the living space. This condition poses a serious health and safety risk and may indicate an improper or incomplete installation. The gap may also reduce draft efficiency, affecting the performance of the heating system. Proper sealing is required to ensure safe venting of exhaust gases. A qualified HVAC technician or chimney professional should evaluate and correct the issue promptly.

Recommendation

Contact a qualified heating and cooling contractor

Basement



Basement

5.1.2 Heating Equipment

Significant Defect or Safety Hazards

HOLE IN THE FLUE

A flue serving the heating system was found with a hole. This condition compromises the flue's ability to properly vent combustion gases, which can allow carbon monoxide and other harmful byproducts to enter the living space. In addition, the hole can lead to reduced efficiency of the heating system and potential deterioration of nearby building materials from heat and moisture. This condition should be evaluated and repaired or replaced by a qualified HVAC contractor immediately.

Recommendation

Contact a qualified HVAC professional.

Basement

6: ATTIC, INSULATION & VENTILATION

Information

General: Inspection Method

Attic & Roof Structure Limitations

The attic and roof structure were visually inspected from accessible areas only. Insulation was not moved, and areas without secure flooring were not entered. Observations are limited to visible components at the time of inspection; concealed or inaccessible conditions could not be assessed.

General: Ice Damming Prevention

Attic Insulation & Ventilation Advisory

Proper attic insulation and ventilation help prevent heat loss, regulate moisture, and reduce the risk of ice dams, which can cause water intrusion and roof damage. A balanced attic environment extends roof life, improves energy efficiency, and protects interior finishes.

Roof Structure & Attic: Structural Components Were Inspected

The attic structure was visually inspected, including roof framing, rafters, trusses, collar ties, and supports where accessible. The inspection was limited to safe, unobstructed areas; insulation was not moved, and areas without flooring were not entered. Observations are based only on visible conditions at the time.

Attic Insulation: Insulation Was Inspected

Insulation in unfinished areas (attics, crawlspaces, foundations) was inspected along with ventilation, as proper airflow is important for moisture control and energy efficiency. Mechanical exhaust systems in the kitchen, bathrooms, and laundry were also inspected for presence and basic function.

Where accessible, the type and approximate depth of attic insulation were noted. Areas lacking insulation or ventilation were reported, as such conditions can contribute to energy loss, moisture issues, or air quality concerns.

Ventilation: Ventilation Inspected

The attic was inspected for adequate ventilation, which is essential for regulating temperature, controlling moisture, and preventing issues like mold, wood deterioration, and ice dams. Mechanical exhaust systems were also checked to ensure they vented outdoors rather than into the attic.

Any lack of ventilation was reported, as insufficient airflow can shorten roof life, reduce efficiency, and cause moisture-related problems.

Fixtures, Outlets, Switches: Inspected Switches, Fixtures & Receptacles

A representative number of electrical components in the attic—such as switches, lighting, and receptacles—were visually inspected where accessible. The inspection was limited to visible, safe-to-reach areas in accordance with the Standards of Practice. Any observed deficiencies or safety concerns are noted in this report.

Limitations

General

ATTIC FLOORING

Attics with no flooring or proper running boards will not be walked or crawled on. In these cases, a limited inspection will be performed.

Roof Structure & Attic

COULD NOT SEE EVERYTHING IN ATTIC

I could not see and inspect everything in the attic space. The access is restricted and my inspection is limited. According to the NJ Home Inspector Standards of Practice, a inspector is not required to enter any area or perform any procedure that is, in the opinion of the licensee, unsafe and likely to be dangerous to the inspector or other persons. With this, I was unable to see everything within the attic space where plywood or other type of flooring was not attached to the joists to allow easy access and safe movement throughout the attic space.

Attic Insulation

INSULATION NOT MOVED

During the process of the inspection, the inspector will not attempt to move or disturb insulation to view components hidden behind the material. Any defects HIDDEN underneath the insulation are disclaimed.

Fixtures, Outlets, Switches

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

7: BASEMENT

Information

General: Type of Basement Foundation Described
Masonry Block

Window(s): Window Type
Sliders

General: Homeowner's Responsibility

Basement & Foundation Moisture Advisory

Moisture intrusion is one of the most common basement and foundation issues. Homeowners should monitor for dampness, musty odors, stains, efflorescence, rust, warped finishes, loose flooring, or signs of mold.

Water may enter through wall cracks, floor joints, or result from plumbing leaks, clogged drains, poor grading, or inadequate exterior drainage.

Early detection and maintenance are key to preventing mold, structural damage, and air quality issues.

General: Basement Was Inspected

The basement was inspected in accordance with the Standards of Practice. This area often provides visibility of key systems, including **structural framing, HVAC ductwork, plumbing supply and DWV lines, and electrical wiring**.

Readily accessible components were inspected, and any visible deficiencies observed at the time are noted in this report.

General: Foundation & Structural Components Were Inspected

The foundation and structural components were inspected in accordance with the Standards of Practice. Readily visible and accessible areas—including foundation walls, floor joists, beams, columns, and subflooring—were evaluated for signs of settlement, cracking, sagging, moisture intrusion, wood deterioration, or structural movement.

Observations were made from both the interior and exterior, where accessible. Any deficiencies or conditions warranting further evaluation are documented in this report.

Walls & Ceiling: Walls & Ceiling Inspected

Visible walls and ceilings were inspected for signs of moisture, cracks, stains, damage, or structural concerns. The inspection was visual only, with no furnishings moved or finishes disturbed, so hidden conditions may exist.

Door(s): Doors Inspected

A representative number of interior doors were inspected for basic operation and closure. Locks, stops, and security hardware are outside the scope of a standard home inspection.

Floors: Floor Coverings

Carpet, Tile

Visible floor surfaces were inspected for signs of **unevenness, damage, or moisture issues.** Furniture, rugs, and stored items may have limited visibility. No coverings were lifted, as this was a visual, non-invasive inspection.

Window(s): Windows Inspected

A representative number of windows were opened and closed to check basic functionality and visible defects. Locks, latches, and other features were not tested, as they are outside the scope of a standard home inspection.

Fixtures, Outlets, Switches: Inspected Switches, Fixtures & Receptacles

A representative number of switches, fixtures, and receptacles were inspected for basic function and safety in accordance with the Standards of Practice. The inspection was limited to visible and accessible components; concealed or obstructed wiring was not evaluated.

Heating source: Heating source

Register

Each habitable room was inspected for the presence of a permanent heat source (radiator, baseboard, vent, or wall unit) in accordance with the Standards of Practice.

This was a visual inspection only; adequacy, performance, or temperature output were not evaluated. Any rooms lacking a heat source are noted in this report.

Smoke and CO Detectors: Inspected for Presence of Smoke and CO Detectors

The home was inspected for the presence of smoke and carbon monoxide detectors. Smoke detectors should be in each bedroom, outside sleeping areas, and on every level. CO detectors should be outside sleeping areas and on each level if fuel-burning appliances are present.

Per New Jersey Standards of Practice, detector functionality was not tested.

Recommendation:

- Test detectors monthly
- Replace batteries annually or as recommended
- Replace detectors every 7–10 years per manufacturer guidelines
- Consult local fire officials or a qualified professional to confirm proper placement and compliance with current safety standards

Sump Pump: Sump Pump Installed

A sump pump was observed in the basement. While effective for managing groundwater, its reliability depends on routine testing and maintenance. Failure during storms or high water events can lead to significant water intrusion and damage.

Frequent operation may signal poor site grading, improper drainage, or excess groundwater. Homes relying on sump pumps should consider a battery or water-powered backup system to reduce the risk of failure during power outages or mechanical issues.

Neglecting sump pump maintenance can result in costly water damage, mold, and air quality concerns.

Sump Pump: Battery Back-Up for Sump Pump Recommended

Installing a battery backup system is recommended to keep the sump pump operational during power outages. A backup provides critical protection against flooding and water intrusion, particularly in areas with high groundwater or heavy rainfall, and can help prevent costly water-related damage.

Sump Pump: Sump Pump Activated

The sump pump was activated and operated as expected at the time of inspection. However, it should not cycle excessively, as this may indicate poor discharge placement or water recirculation.

The discharge line should extend and slope away from the foundation to prevent water from returning toward the home and to reduce hydrostatic pressure.

Limitations

Walls & Ceiling

INSULATION NOT VERIFIED

The insulation behind walls was not verified if present or properly installed.

Fixtures, Outlets, Switches

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

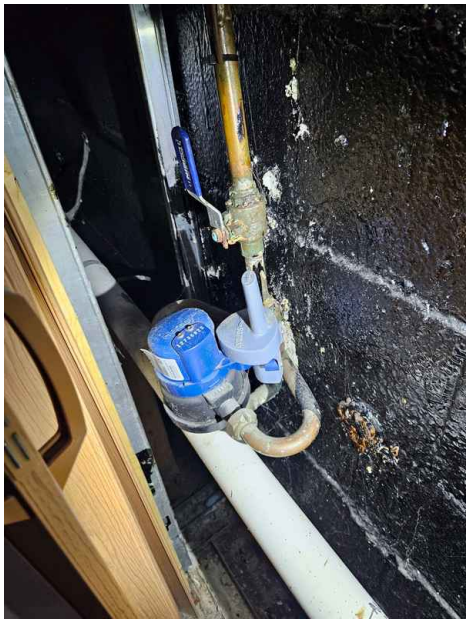
8: PLUMBING

Information

General: Drainage Method
Municipal

General: Filters
None

General: Main Water Shut Off Location
Basement



General: Water Source
Public

Drain, Waste, & Vent Systems: Drain / Waste / Vent Material(s)
PVC

Water Heater(s): Capacity
40 gallons

Water Heater(s): Location
Basement, Utility Room

Water Heater(s): Power Source/Type
Gas

Fuel Storage & Distribution Systems: Fuel Type(s)
Natural Gas

Fuel Storage & Distribution Systems: Location of Main Gas Shut-Off Valve

Basement

Fuel Storage & Distribution Systems: Visible fuel line

Black Iron

General: Homeowner's Responsibility

Know the location of your main water and fuel shutoffs for quick access in an emergency.

Watch for leaks—drips, stains, or rising water bills—as early detection helps prevent costly damage.

General: Inspection Method

The plumbing system was evaluated by operating multiple fixtures simultaneously to observe flow, drainage, and leaks. Fixture shutoff valves were not tested.

The water heater was visually inspected for installation, corrosion, and leakage, but internal components, controls, and safety valves were not tested.

For a more detailed assessment, further evaluation by a licensed plumber is recommended.

General: Visible water distribution

Copper

Polybutylene Plumbing – Advisory

If polybutylene piping is present, further evaluation by a licensed plumber is strongly recommended. This material is prone to deterioration and failure, often leading to leaks and water damage.

Polybutylene is no longer used in modern construction, and some insurance companies may restrict coverage for homes with this piping. Replacement is often advised to ensure plumbing reliability and safety.

Water Supply & Distribution Systems: Inspected Water Supply & Distribution Pipes

Visible portions of the water supply piping were inspected, though many components were concealed by walls, ceilings, or stored items. Hidden leaks or issues may exist in areas not accessible.

Ask the homeowner or seller about past plumbing leaks, repairs, or water pressure concerns. If issues are reported or suspected, consult a licensed plumber for further evaluation.

Drain, Waste, & Vent Systems: Inspected Drain, Waste, Vent Pipes

Visible portions of the DWV piping were inspected, though many areas were concealed by finishes, insulation, or obstructions. Hidden leaks, blockages, or venting issues may not be detectable during a visual inspection.

Ask the homeowner or seller about past blockages, repairs, or leaks. If concerns exist, further evaluation by a licensed plumber or sewer scope inspection is recommended.

Water Heater(s): Annual Maintenance Recommended

Water Heater – Annual Maintenance Advisory

Yearly maintenance is important for safe, efficient operation and longer system life. Recommended tasks include:

- Flushing the tank to remove sediment buildup.
- Inspecting and testing the pressure relief valve.
- Checking the anode rod for corrosion.

Professional servicing once a year is strongly recommended to help prevent breakdowns and costly repairs.

Water Heater(s): Inspected Hot Water Source

The hot water system was visually inspected in accordance with the Standards of Practice, including the water heater, plumbing connections, TPR valve, and hot water delivery. This was a non-invasive inspection, limited to accessible components without dismantling equipment.

The purpose was to assess the general condition, functionality, and safety features of the system at the time of inspection.

Water Heater(s): Inspected TPR Valve

The temperature and pressure relief (TPR) valve is a vital safety device that prevents tank rupture by releasing excess pressure or heat. It should be properly installed, undamaged, and equipped with a discharge pipe directed downward, ending within 6 inches of the floor, and never capped or restricted.

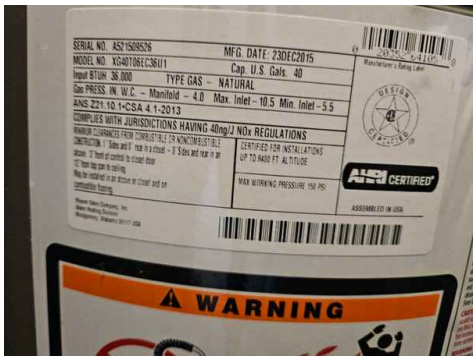
Periodic testing and confirmation of proper function by a licensed plumber are recommended, especially on older systems.

Water Heater(s): Brand

Rheem

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.



Water Heater(s): Water Temperature

117.7 Fahrenheit (F)

Hot Water Temperature – Advisory

Water temperature is checked at the heater or a nearby faucet when possible.

- Below 120°F: May not control waterborne pathogens (e.g., Legionella).
- Above 130°F: Poses a scalding risk, especially for children and the elderly.

For safety, set the water heater to deliver hot water between 120°F and 125°F. If the system was shut off or not operational, this check was not applicable.

Water Heater(s): Year Installed or Serviced

2015

Water heaters over 10 years old should be considered aged and budgeting for a new unit should be considered.

Limitations

General

UNDERGROUND PIPING

The underground piping to the street was not fully verified for serviceability. Recommend scoping of the drain and exploring options for a third party water and sewer line protection plan.

Water Supply & Distribution Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the water supply pipes were exposed, readily accessible, and observed. For example, most of the water distribution pipes, valves and connections were hidden within the walls.

Water Supply & Distribution Systems

SHUT-OFF VALVES NOT TESTED

Shut-Off Valves to toilets, sinks, tubs, and hose bibs shall not be tested by the inspector. These Valves require occasional operation to avoid seal leaks and valve seizing when they are actually needed.

Drain, Waste, & Vent Systems

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the pipes were exposed, readily accessible, and observed. For example, most of the drainage pipes were hidden within the walls.

Water Heater(s)

PROPER VENTING

Some local jurisdictions require and independent smaller metal type b vent for atmospheric vented water heaters that vent independently within a chimney. The inspector is not required to determine the type of vent within the chimney.

Fuel Storage & Distribution Systems

LEAK TEST NOT PERFORMED

Testing for gas leaks is not part of a standard property inspection. If ANY SCENT of gas is noted at any time the utility company should be called immediately and the fuel system be checked.

Deficiencies

8.2.1 Water Supply & Distribution Systems

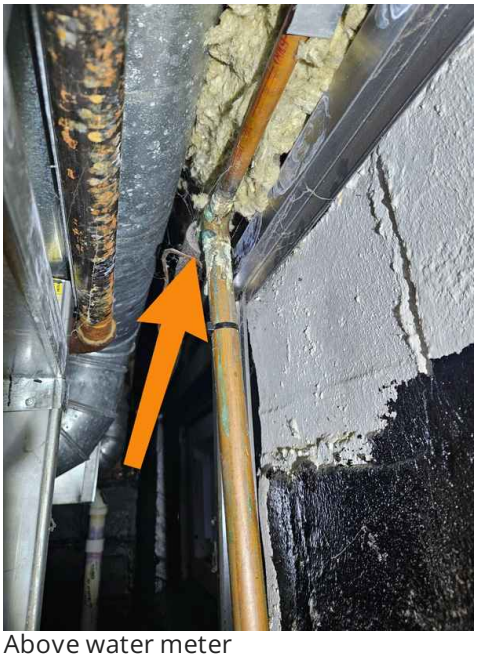
Marginal Defect

CORROSION - COPPER LINES SHOW SIGNS

Corroded water lines may indicate aging pipes that are at risk of leaks, restricted water flow, or potential failure. The corrosion can lead to weakened pipe walls, increasing the likelihood of pinhole leaks or bursts that could cause significant water damage. Additionally, rust and mineral buildup inside the pipes can affect water quality, potentially introducing discoloration or contaminants. Further evaluation and potential replacement of the affected pipes are recommended to prevent future plumbing issues and maintain water system integrity.

Recommendation

Contact a qualified professional.


Above water meter


In furnace room

8.2.2 Water Supply & Distribution Systems

Marginal Defect

GALVANIC CORROSION

Two different metals should not be touching because they can create a condition known as galvanic corrosion. This occurs when metals with different electrochemical properties come into contact in the presence of an electrolyte, such as moisture. Galvanic corrosion can accelerate the deterioration of the metals involved, leading to rust, weakening of structural components, and potential failure over time. To prevent this, insulation or a non-conductive barrier should be used between dissimilar metals to minimize the risk of galvanic corrosion and ensure the longevity of building materials.

Recommendation

Contact a qualified plumbing contractor.

8.2.3 Water Supply & Distribution Systems

Significant Defect or Safety Hazards

LEAKING PIPE

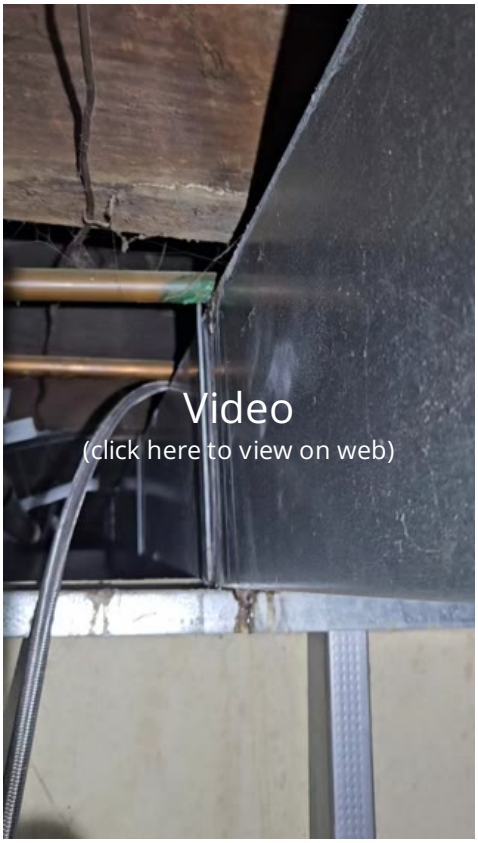
An active leak was observed in the water supply line. This can lead to water damage, increased utility costs, and potential mold growth if not addressed promptly. Continuous leaking may also weaken surrounding materials and contribute to structural issues over time. It is recommended to have a qualified plumber repair or replace the affected section to prevent further damage. Prompt action can help protect the home and maintain the integrity of the plumbing system.

Recommendation

Contact a qualified plumbing contractor.

Basement

Basement



9: ELECTRICAL

Information

Main & Subpanels: Main Branch Wires
Copper

Main & Subpanels: Panel Capacity
200 AMP

Homeowner's Responsibility

Electrical System – Homeowner Advisory

Homeowners should know the location of the main electrical panel and service disconnect for use in an emergency.

Regular tasks include:

- Testing GFCI and AFCI devices with the built-in buttons
- Testing smoke and CO detectors monthly
- Replacing light bulbs and batteries as needed

⚠ Electrical work beyond basic maintenance must be performed by a licensed electrician. Improper work can cause fire, injury, or death. When in doubt—call a professional.

Inspection Method

Electrical Inspection Overview

The main electrical panel cover was removed, when accessible, to visually inspect breakers, wiring, and labeling. Readily accessible outlets were tested for power and polarity, and light fixtures or ceiling fans were operated where present.

Limitations:

- Voltage drop testing is not included.
- Outlet and switch covers are not removed.
- Inaccessible components (e.g., behind furniture or appliances) are excluded.

Service Entrance: Electrical Service Conductors
240V, Overhead

The conductors from the service point to the service disconnecting means (service equipment). Service conductors would include service-entrance conductors for both overhead (service drop) and underground (service lateral).

The service amperage is determined by inspecting the service entrance conductors size as well as the service disconnects size. Voltages are not tested for and therefore not confirmed, so 120/240VAC is presumed based on the ratings at the meter. If a concern, a licensed electrician could test for proper voltages to see if 120/208VAC is present. In some situations the sizing of the service entrance conductors will not be legible or marked and the stated amperage will be followed by "presumed" as it could not be verified.

Service Entrance: Inspected the Service Grounding & Bonding

I inspected the electrical grounding and bonding system, which helps protect against shock, fire, and equipment damage. The inspection included verifying visible grounding electrode conductors, checking bonding between metallic systems (such as water or gas pipes), and noting any loose, missing, or corroded connections.

This was a visual inspection of accessible components only. Concealed or underground elements were not evaluated. Any suspected deficiencies should be further assessed by a licensed electrician.

Electric Meter & Base: Inspected the Electric Meter & Base

I inspected the electric meter and base for visible signs of damage, deterioration, or improper installation. The inspection included checking that the meter was securely mounted, properly sealed, and free of significant rust, corrosion, or gaps that could allow moisture or pests to enter.

This was a visual inspection only. The meter itself is utility-owned equipment and was not opened or tested. Any concerns should be referred to the utility provider or a licensed electrician.

Main & Subpanels: Inspected Panel(s) & Breakers

I inspected the electrical panel(s) and overcurrent protection devices (circuit breakers and/or fuses). The inspection included checking for proper labeling, visible signs of overheating, corrosion, or damage, double-tapped breakers, missing knockouts, and confirming the main service disconnect was accessible.

This was a visual, non-invasive inspection; voltage, current, or individual breaker testing was not performed. Any concerns regarding outdated equipment, improper installations, or safety hazards are noted in this report. If deficiencies are found or suspected, further evaluation by a licensed electrician is strongly recommended.

Main & Subpanels: Main Panel Location

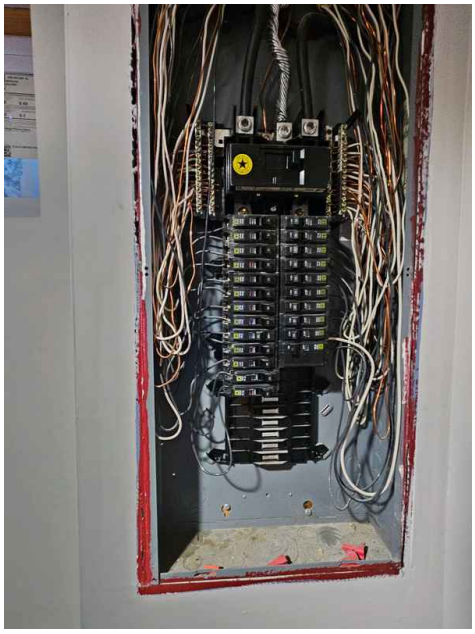
Basement

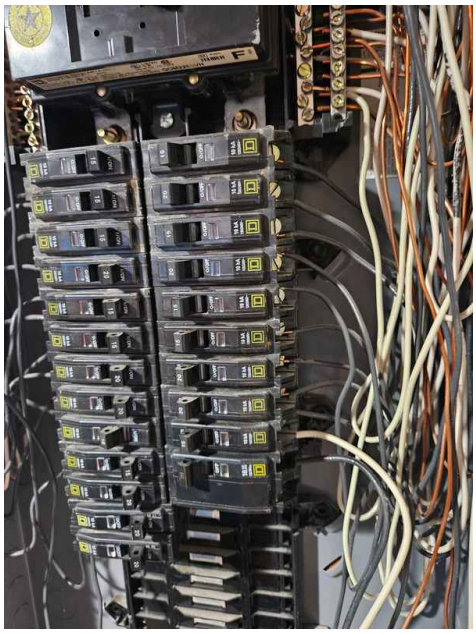
The main service panel (breaker panel) is to control the electricity that reaches different rooms and areas in your home. It protects the circuits and keeps track of the panels amperage capacity. The service panel is also known as a service disconnect panel as is can be used to cut power to your house including all the circuit breakers. The panel prevents your circuits from getting overheated due to defective appliances or wiring issues. A breaker is connected by 3 wires (or 2 if an older ungrounded wire system) to several connection boxes or outlets along each circuit. Electric current is passed through the live/hot wire. The grounding (ground) and grounded (neutral) serve as the safety features and are connected to the breaker terminal that is further connected to the panels grounding system.

Main & Subpanels: Panel Manufacturer

Square D







Main & Subpanels: Panel Type(s)

Circuit Breaker

If fuses exist, it may be beneficial to update to a breaker style panel for increased service capacity and updated safety.

Deficiencies

9.3.1 Main & Subpanels

Marginal Defect

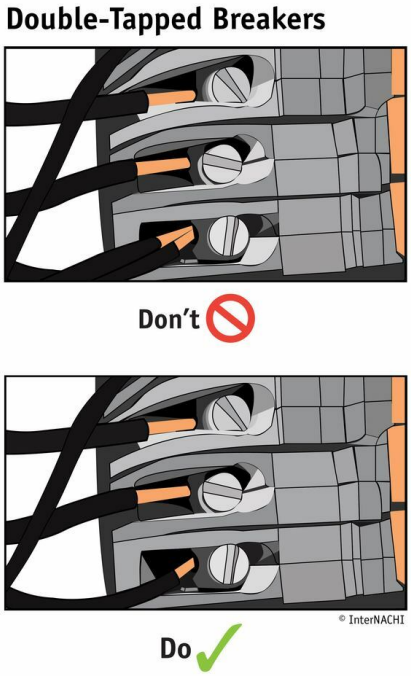
DOUBLE TAP

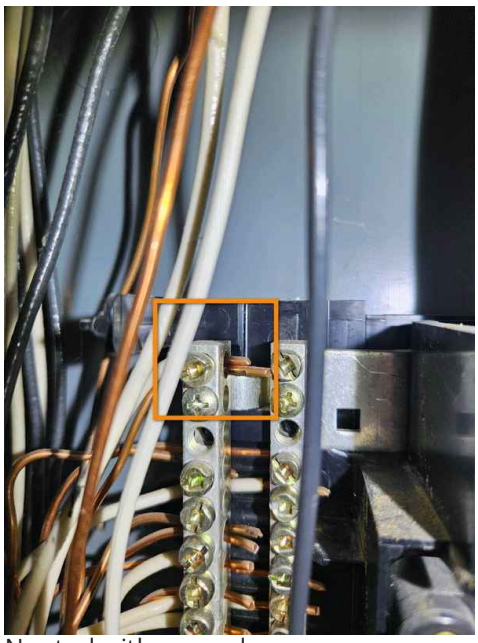
A double tap in an electrical panel occurs when two wires are connected to a single breaker terminal, which is typically designed for only one wire. This can cause an overloaded circuit, potentially leading to overheating, tripped breakers, or electrical fires. It is important to have a licensed electrician inspect and correct this issue by properly securing the wires to their designated terminals. Double taps can also violate electrical codes and compromise the overall safety of the home's electrical system. To ensure proper function and safety, each wire should be properly attached to its own dedicated terminal or a larger breaker designed for multiple wires.

NOTE: Some breakers are rated for 2 wires.

Recommendation

Contact a qualified electrical contractor.





Neutral with ground

9.3.2 Main & Subpanels

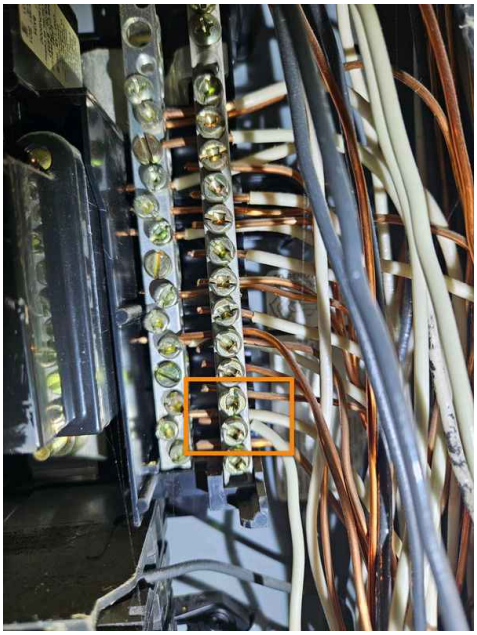
Marginal Defect

NEUTRALS - DOUBLE TAPPED

Double-tapped neutrals—where two neutral wires are connected to a single terminal on a neutral bus bar—are a common wiring defect and a violation of electrical code. This configuration can lead to loose connections over time, which may result in arcing, overheating, or electrical fires. It also makes future troubleshooting more difficult and compromises the safety of the electrical system. Most panels are designed to accommodate only one neutral wire per terminal to ensure a secure and reliable connection. Correction by a licensed electrician is recommended to separate the neutrals and ensure proper, code-compliant wiring.

Recommendation

Contact a qualified electrical contractor.



9.3.3 Main & Subpanels

Marginal Defect

PANEL SCREWS - MISSING

Missing panel screws on an electrical panel can lead to an unsafe condition, as the panel may not be securely closed, potentially exposing live components. This can increase the risk of electrical shock, fire hazards, and can also allow dust, debris, or moisture to enter the panel, potentially causing damage or malfunction. It is important to ensure that all screws are in place to properly secure the panel and maintain safety standards. Replacing any missing screws promptly is recommended to ensure the panel is properly secured and to prevent potential safety issues. Regular inspections should include checking that the panel is fully enclosed and all fasteners are in place.

Recommendation

Contact a qualified electrical contractor.

10: LIVING ROOM

Information

Window(s): Window Type

Double-hung

General: Inspection Method

The living room was visually inspected for visible defects and safety concerns. Readily accessible windows, doors, switches, and outlets were tested for basic operation. Flooring, walls, and ceilings were observed for signs of damage. Cabinetry or built-ins, if present, were checked without disturbing stored items. Plumbing fixtures are not typically present in this area and were not inspected unless applicable.

Walls & Ceiling: Walls & Ceiling Inspected

Visible walls and ceilings were inspected for signs of moisture, cracks, stains, damage, or structural concerns. The inspection was visual only, with no furnishings moved or finishes disturbed, so hidden conditions may exist.

Door(s): Doors Inspected

A representative number of interior doors were inspected for basic operation and closure. Locks, stops, and security hardware are outside the scope of a standard home inspection.

Window(s): Windows Inspected

A representative number of windows were opened and closed to check basic functionality and visible defects. Locks, latches, and other features were not tested, as they are outside the scope of a standard home inspection.

Floors: Floor Coverings

Vinyl

Visible floor surfaces were inspected for signs of **unevenness, damage, or moisture issues.** Furniture, rugs, and stored items may have limited visibility. No coverings were lifted, as this was a visual, non-invasive inspection.

Lighting Fixtures, Switches & Receptacles: Inspected Switches, Fixtures & Receptacles

A representative number of switches, fixtures, and receptacles were inspected for basic function and safety in accordance with the Standards of Practice. The inspection was limited to visible and accessible components; concealed or obstructed wiring was not evaluated.

Smoke and CO Detectors: Inspected for Presence of Smoke and CO Detectors

The room was inspected for the presence of smoke and carbon monoxide detectors. Smoke detectors should be in each bedroom, outside sleeping areas, and on every level. CO detectors should be outside sleeping areas and on each level if fuel-burning appliances are present.

Per New Jersey Standards of Practice, detector functionality was **not tested**.

Recommendation:

- Test detectors monthly
- Replace batteries annually or as recommended
- Replace detectors every 7–10 years per manufacturer guidelines
- Consult local fire officials or a qualified professional to confirm proper placement and compliance with current safety standards

Heating source: Heating source

Register

Each habitable room was inspected for the presence of a permanent heat source (radiator, baseboard, vent, or wall unit) in accordance with the Standards of Practice.

This was a visual inspection only; adequacy, performance, or temperature output were not evaluated. Any rooms lacking a heat source are noted in this report.

11: FAMILY ROOM

Information

Window(s): Window Type

Double-hung

General: Inspection Method

The family room was visually inspected for visible defects and safety concerns. Readily accessible windows, doors, switches, and outlets were tested for basic operation. Flooring, walls, and ceilings were observed for signs of damage. Cabinetry or built-ins, if present, were checked without disturbing stored items. Plumbing fixtures are not typically present in this area and were not inspected unless applicable.

Walls & Ceiling: Walls & Ceiling Inspected

Visible walls and ceilings were inspected for signs of moisture, cracks, stains, damage, or structural concerns. The inspection was visual only, with no furnishings moved or finishes disturbed, so hidden conditions may exist.

Door(s): Doors Inspected

A representative number of interior doors were inspected for basic operation and closure. Locks, stops, and security hardware are outside the scope of a standard home inspection.

Window(s): Windows Inspected

A representative number of windows were opened and closed to check basic functionality and visible defects. Locks, latches, and other features were not tested, as they are outside the scope of a standard home inspection.

Floors: Floor Coverings

Carpet

Visible floor surfaces were inspected for signs of unevenness, damage, or moisture issues. Furniture, rugs, and stored items may have limited visibility. No coverings were lifted, as this was a visual, non-invasive inspection.

Lighting Fixtures, Switches & Receptacles: Inspected Switches, Fixtures & Receptacles

A representative number of switches, fixtures, and receptacles were inspected for basic function and safety in accordance with the Standards of Practice. The inspection was limited to visible and accessible components; concealed or obstructed wiring was not evaluated.

Smoke and CO Detectors: **Inspected for Presence of Smoke and CO Detectors**

The room was inspected for the presence of smoke and carbon monoxide detectors. Smoke detectors should be in each bedroom, outside sleeping areas, and on every level. CO detectors should be outside sleeping areas and on each level if fuel-burning appliances are present.

Per New Jersey Standards of Practice, detector functionality was **not tested**.

Recommendation:

- Test detectors monthly
- Replace batteries annually or as recommended
- Replace detectors every 7–10 years per manufacturer guidelines
- Consult local fire officials or a qualified professional to confirm proper placement and compliance with current safety standards

Deficiencies

11.5.1 Floors

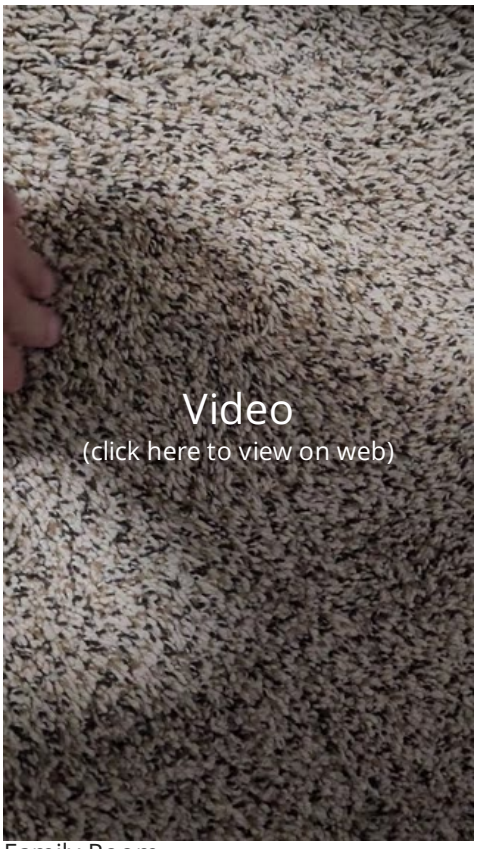
Significant Defect or Safety Hazards

MISSING SUBFLOORING

An area of flooring was observed to be missing subfloor material beneath it. This compromises the structural support of the floor system, which can result in soft spots, sagging, or even failure under load. It also increases the risk of injury to occupants if the flooring gives way. This condition requires prompt repair by a qualified contractor to restore proper structural integrity.

Recommendation

Contact a qualified carpenter.



Family Room


Family Room

11.6.1 Lighting Fixtures, Switches & Receptacles

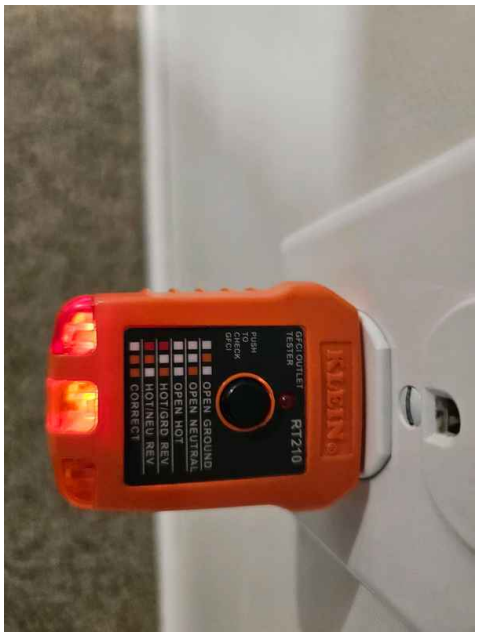
Significant Defect or Safety Hazards

OUTLET(S) - HOT AND NEUTRAL REVERSED

Outlets with reversed hot and neutral connections pose a significant safety hazard, as this condition can lead to electrical shock and increase the risk of fire. When the hot wire is connected to the neutral side, devices plugged into the outlet may not function properly, and electrical equipment could be damaged. Additionally, this wiring mistake can violate electrical codes, potentially affecting insurance coverage and resale value. Homeowners may also experience nuisance tripping of circuit breakers or flickering lights due to improper wiring. It is essential to have a qualified electrician correct any reversed outlets to ensure the safety and functionality of the electrical system.

Recommendation

Contact a qualified electrical contractor.



12: DINING ROOM

Information

Window(s): Window Type

Double-hung

General: Inspection Method

The dining room was visually inspected for visible defects and safety concerns. Readily accessible windows, doors, switches, and outlets were tested for basic operation. Flooring, walls, and ceilings were observed for signs of damage. Cabinetry or built-ins, if present, were checked without disturbing stored items. Plumbing fixtures are not typically present in this area and were not inspected unless applicable.

Walls & Ceiling: Walls & Ceiling Inspected

Visible walls and ceilings were inspected for signs of moisture, cracks, stains, damage, or structural concerns. The inspection was visual only, with no furnishings moved or finishes disturbed, so hidden conditions may exist.

Door(s): Doors Inspected

A representative number of interior doors were inspected for basic operation and closure. Locks, stops, and security hardware are outside the scope of a standard home inspection.

Window(s): Windows Inspected

A representative number of windows were opened and closed to check basic functionality and visible defects. Locks, latches, and other features were not tested, as they are outside the scope of a standard home inspection.

Floors: Floor Coverings

Vinyl

Visible floor surfaces were inspected for signs of unevenness, damage, or moisture issues. Furniture, rugs, and stored items may have limited visibility. No coverings were lifted, as this was a visual, non-invasive inspection.

Lighting Fixtures, Switches & Receptacles: Inspected Switches, Fixtures & Receptacles

A representative number of switches, fixtures, and receptacles were inspected for basic function and safety in accordance with the Standards of Practice. The inspection was limited to visible and accessible components; concealed or obstructed wiring was not evaluated.

Smoke and CO Detectors: Inspected for Presence of Smoke and CO Detectors

The room was inspected for the presence of smoke and carbon monoxide detectors. Smoke detectors should be in each bedroom, outside sleeping areas, and on every level. CO detectors should be outside sleeping areas and on each level if fuel-burning appliances are present.

Per New Jersey Standards of Practice, detector functionality was **not tested**.

Recommendation:

- Test detectors monthly
- Replace batteries annually or as recommended
- Replace detectors every 7–10 years per manufacturer guidelines
- Consult local fire officials or a qualified professional to confirm proper placement and compliance with current safety standards

Heating source: Heating source

Register

Each habitable room was inspected for the presence of a permanent heat source (radiator, baseboard, vent, or wall unit) in accordance with the Standards of Practice.

This was a visual inspection only; adequacy, performance, or temperature output were not evaluated. Any rooms lacking a heat source are noted in this report.

13: HALLWAY - 2ND FLOOR

Information

Window(s): Window Type

Double-hung

General: Inspection Method

The hallway was visually inspected for visible defects and safety concerns. Readily accessible windows, doors, switches, and outlets were tested for basic operation. Flooring, walls, and ceilings were observed for signs of damage. Cabinetry or built-ins, if present, were checked without disturbing stored items. Plumbing fixtures are not typically present in this area and were not inspected unless applicable.

Walls & Ceiling: Walls & Ceiling Inspected

Visible walls and ceilings were inspected for signs of moisture, cracks, stains, damage, or structural concerns. The inspection was visual only, with no furnishings moved or finishes disturbed, so hidden conditions may exist.

Door(s): Doors Inspected

A representative number of interior doors were inspected for basic operation and closure. Locks, stops, and security hardware are outside the scope of a standard home inspection.

Window(s): Windows Inspected

A representative number of windows were opened and closed to check basic functionality and visible defects. Locks, latches, and other features were not tested, as they are outside the scope of a standard home inspection.

Floors: Floor Coverings

Carpet

Visible floor surfaces were inspected for signs of unevenness, damage, or moisture issues. Furniture, rugs, and stored items may have limited visibility. No coverings were lifted, as this was a visual, non-invasive inspection.

Lighting Fixtures, Switches & Receptacles: Inspected Switches, Fixtures & Receptacles

A representative number of switches, fixtures, and receptacles were inspected for basic function and safety in accordance with the Standards of Practice. The inspection was limited to visible and accessible components; concealed or obstructed wiring was not evaluated.

Smoke and CO Detectors: **Inspected for Presence of Smoke and CO Detectors**

The room was inspected for the presence of smoke and carbon monoxide detectors. Smoke detectors should be in each bedroom, outside sleeping areas, and on every level. CO detectors should be outside sleeping areas and on each level if fuel-burning appliances are present.

Per New Jersey Standards of Practice, detector functionality was **not tested**.

Recommendation:

- Test detectors monthly
- Replace batteries annually or as recommended
- Replace detectors every 7–10 years per manufacturer guidelines
- Consult local fire officials or a qualified professional to confirm proper placement and compliance with current safety standards

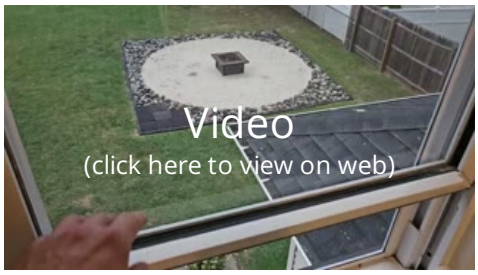
Deficiencies

13.4.1 Window(s)

Significant Defect or Safety Hazards

GLASS - MISSING PANE

A double-pane window with one pane missing has lost its structural integrity, thermal efficiency, and insulating properties. The missing glass creates a direct opening that can allow water intrusion, pests, and uncontrolled air exchange. It also presents a safety hazard due to sharp edges and reduced resistance to impact. The condition significantly diminishes energy efficiency and can lead to moisture damage around the window frame if not corrected. Replacement of the glass unit or entire window is recommended.



14: KITCHEN

Information

Window(s): Window Type
Double-hung

Countertops & Cabinets : Cabinetry Material(s)
Laminate

Countertops & Cabinets : Countertop Material(s)
Granite

Inspection Method

The kitchen was visually inspected for visible defects and safety concerns. Readily accessible windows, doors, switches, and outlets were tested for basic operation. Flooring, walls, and ceilings were observed for signs of damage. Cabinetry or built-ins, if present, were checked without disturbing stored items. Plumbing fixtures are not typically present in this area and were not inspected unless applicable.

Walls & Ceiling: Walls & Ceiling Inspected

Visible walls and ceilings were inspected for signs of moisture, cracks, stains, damage, or structural concerns. The inspection was visual only, with no furnishings moved or finishes disturbed, so hidden conditions may exist.

Door(s): Door(s) Inspected

A representative number of interior doors were inspected for basic operation and closure. Locks, stops, and security hardware are outside the scope of a standard home inspection.

Window(s): Windows Inspected

A representative number of windows were opened and closed to check basic functionality and visible defects. Locks, latches, and other features were not tested, as they are outside the scope of a standard home inspection.

Floors: Floor Coverings

Vinyl

Visible floor surfaces were inspected for signs of unevenness, damage, or moisture issues. Furniture, rugs, and stored items may have limited visibility. No coverings were lifted, as this was a visual, non-invasive inspection.

Kitchen Sink: Ran Water at Kitchen Sink

The sink was inspected for visible defects, proper drainage, functional hot and cold water flow, and active leaks at accessible plumbing connections. The basin, faucet, and surrounding countertop were also observed for condition.

Lighting Fixtures & Switches : Inspected a Switches, Fixtures & Receptacles

A representative number of switches, fixtures, and receptacles were inspected for basic function and safety in accordance with the Standards of Practice. The inspection was limited to visible and accessible components; concealed or obstructed wiring was not evaluated.

GFCI Outlet(s): **GFCI-Protection Tested**

I inspected the GFCI protection for kitchen receptacles within 6 feet of water sources using the test button or a GFCI tester. All required receptacles were GFCI protected and operated properly at the time of inspection. Regular testing is recommended to maintain safety.

Countertops & Cabinets : **Inspected Cabinets & Countertops**

A representative number of cabinets and countertops were inspected for proper door and drawer operation, as well as visible signs of damage, wear, or moisture intrusion.

This was a visual, non-invasive inspection, and stored items may have limited access to some areas.

Heating source: **Heating source**

Register

Each habitable room was inspected for the presence of a permanent heat source (radiator, baseboard, vent, or wall unit) in accordance with the Standards of Practice.

This was a visual inspection only; adequacy, performance, or temperature output were not evaluated. Any rooms lacking a heat source are noted in this report.

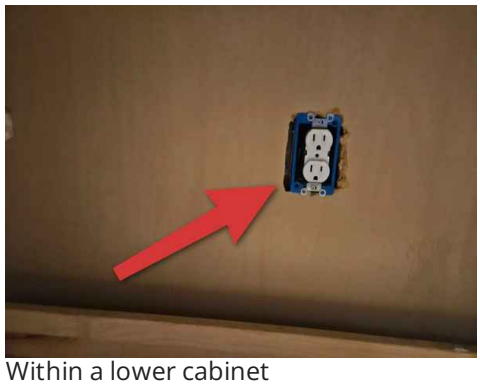
Deficiencies

14.6.1 Lighting Fixtures & Switches

Significant Defect or Safety Hazards

COVER PLATE(S) - MISSING

A switch or outlet missing a cover plate exposes the electrical components, which can pose safety hazards, such as electrical shock or contact with debris or moisture. Without a cover plate, the switch or outlet is also more vulnerable to damage. Additionally, missing cover plates can impact the aesthetic of the room, making the area look unfinished. Replacing the cover plate is a simple and effective way to ensure safety, protect the electrical components, and restore the appearance of the space.



Within a lower cabinet

Recommendation

Recommended DIY Project

15: BUILT-IN APPLIANCES

Information

Appliances Tested
Refrigerator, Garbage Disposal, Range, Dishwasher, Microwave

Refrigerator: Freezer Temp
8.4

Refrigerator: Refrigerator Temp
48.6

Range/Oven/Cooktop:
Range/Oven Energy Source
Gas

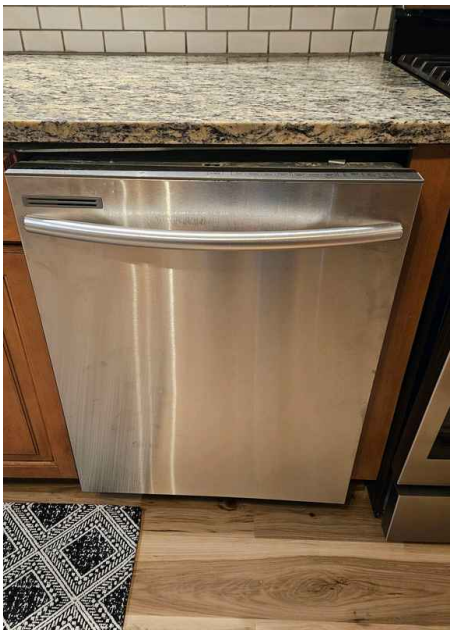
Exhaust Fan: Exhaust Type
Recirculation

Inspection Method

Appliances (if present) were tested for basic operation only. Efficiency, performance under load, and future reliability are not evaluated, and no warranty is provided. Older appliances should be budgeted for replacement and may warrant further evaluation by a qualified technician.

Dishwasher: Brand

Samsung



Dishwasher: Inspected Dishwasher

The dishwasher was run through a short cycle to verify basic functions, including water intake, cycling, and drainage. This was not a full performance test, and no determination is made regarding cleaning effectiveness or future reliability.

Refrigerator: Brand

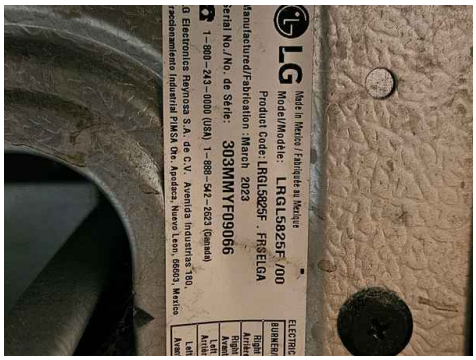
Samsung

Refrigerator: Refrigerator Was Inspected

The refrigerator's water dispenser and icemaker were not tested, as they are outside the scope of a standard home inspection. Homeowners should replace the water filter about every 6 months (or per manufacturer guidelines and water quality) to maintain clean water, proper function, and ice quality.

Range/Oven/Cooktop: Range/Oven Brand

LG



Range/Oven/Cooktop: Turned On Stove & Oven

I turned on the kitchen's stove and oven to verify basic operation. Burners and oven elements responded to controls and produced heat. No evaluation was made of temperature calibration, self-cleaning features, or advanced settings, as these are beyond the scope of a home inspection.

Homeowners are encouraged to refer to the manufacturer's manual for proper use, maintenance, and safety guidelines.

Garbage Disposal: Turned On Garbage Disposal

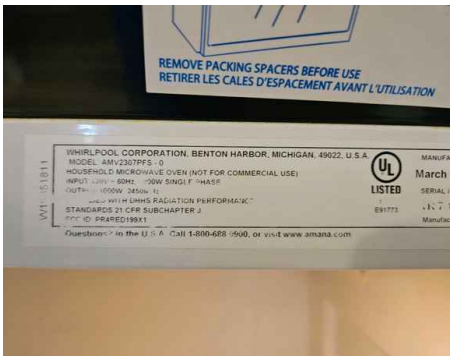
The garbage disposal was inspected for visible defects, leaks, electrical operation, and drainage. It was activated using normal controls to confirm it powered on and discharged water properly. This was a visual, non-invasive inspection; grinding performance under load was not evaluated, as it is beyond the scope of a home inspection.

Exhaust Fan: Inspected Exhaust Fan

The kitchen exhaust fan was inspected for basic operation. All fans should vent to the exterior to remove moisture and odors; however, confirming the termination point of concealed ductwork is beyond the scope of this inspection.

Built-in Microwave: Built-In Microwave Brand

Whirlpool



Built-in Microwave: Microwave Turned On

I observed that the microwave powered on. No further testing was performed. Microwaves are considered beyond the scope of a standard home inspection. Functionality, calibration, and safety features were not evaluated.

Deficiencies

15.1.1 Dishwasher

Marginal Defect

LOOSE

A dishwasher that is loose can shift during operation, leading to potential damage to the appliance, surrounding cabinetry, or plumbing connections. A loose dishwasher may cause misalignment of the door, which can affect the sealing and lead to water leaks. Over time, the instability could also strain electrical and water connections, leading to malfunctions. It is important to secure the dishwasher properly to ensure its safe and efficient operation, prevent damage, and avoid further mechanical issues.

Recommendation

Contact a qualified appliance repair professional.

15.4.1 Garbage Disposal

Marginal Defect

ELECTRICAL WIRE CLAMP - MISSING

A garbage disposal missing an electrical wire clamp at the connection poses a safety risk, as the wires may be left unsecured, potentially causing electrical shorts or hazards. Without the clamp, the wires could be exposed to moisture or other elements, increasing the risk of corrosion or fire. The lack of proper securing may also lead to loose connections, affecting the disposal's performance and reliability. It is essential to install the proper wire clamp to ensure safe and secure electrical connections for the garbage disposal.

Recommendation

Contact a qualified electrical contractor.

15.4.2 Garbage Disposal

Minor Defect, Maintenance Item, or FYI Items

EXCESSIVE NOISE

A garbage disposal that is excessively noisy at the time of inspection may indicate internal damage or wear, such as worn-out bearings, a malfunctioning motor, or foreign objects lodged inside the unit. Excessive noise can also be a sign of misalignment or loose components, which can lead to further damage if not addressed. In some cases, noise may result from improper installation or an obstruction in the disposal. Immediate attention and possible repair or replacement of the disposal are recommended to ensure proper function and prevent further issues.

Recommendation

Contact a qualified handyman.

16: LAUNDRY

Information

Window(s): Window Type
Sliders

Clothes Dryer: Dryer Power Source
Gas

Clothes Dryer: Dryer Vent
Metal (Flex)

General: Inspection Method & Location
Basement

The laundry room was visually inspected for visible defects and safety concerns. Readily accessible windows, doors, switches, and outlets were tested for basic operation. Flooring, walls, and ceilings were observed for signs of damage. Cabinetry or built-ins, if present, were checked without disturbing stored items. Plumbing fixtures are not typically present in this area and were not inspected unless applicable.

Walls & Ceiling: Walls & Ceiling Inspected

Visible walls and ceilings were inspected for signs of moisture, cracks, stains, damage, or structural concerns. The inspection was visual only, with no furnishings moved or finishes disturbed, so hidden conditions may exist.

Door(s): Doors Inspected

A representative number of interior doors were inspected for basic operation and closure. Locks, stops, and security hardware are outside the scope of a standard home inspection.

Window(s): Windows Inspected

A representative number of windows were opened and closed to check basic functionality and visible defects. Locks, latches, and other features were not tested, as they are outside the scope of a standard home inspection.

Floors: Floor Coverings
Tile

Visible floor surfaces were inspected for signs of **unevenness, damage, or moisture issues**. Furniture, rugs, and stored items may have limited visibility. No coverings were lifted, as this was a visual, non-invasive inspection.

Lighting Fixtures & Switches: Light(s) & Switch(es) Were Inspected

A representative number of switches, fixtures, and receptacles were inspected for basic function and safety in accordance with the Standards of Practice. The inspection was limited to visible and accessible components; concealed or obstructed wiring was not evaluated.

GFCI Outlet(s): Inspected GFCIs

I inspected the GFCI protection for laundry room receptacles within 6 feet of water sources using the test button or a GFCI tester. All required receptacles were GFCI protected and operated properly at the time of inspection. Regular testing is recommended to maintain safety.

Clothes Dryer: Dryer Vent Termination

The dryer vent termination was inspected for airflow and signs of clogging. Regular cleaning is the homeowner's responsibility, as lint buildup reduces efficiency and creates a fire hazard. Routine maintenance helps ensure safe operation and proper ventilation.

Clothes Dryer: I Inspected The Dryer

The dryer was operated to verify heat production and basic venting. This does not confirm the internal condition or full integrity of the vent system. Regular vent cleaning and maintenance are recommended for safe, efficient operation.

Clothes Washer: I Inspected The Washer

I ran the washer on a short cycle to verify basic functionality and to check for visible leaks. At the time of inspection, the unit operated as expected with no apparent water leakage. This check does not guarantee long-term performance or detect internal defects. Regular monitoring and maintenance are recommended.

Laundry/Slop Sink: Inspected The Laundry Slop Sink

The sink was inspected for visible defects, proper drainage, functional hot and cold water flow, and active leaks at accessible plumbing connections. The basin, faucet, and surrounding countertop were also observed for condition.

Laundry Room Exhaust: Mechanical Exhaust in Laundry Room Inspected

The laundry room exhaust system was inspected for basic operation and appeared functional at the time of inspection. Proper ventilation helps remove moisture and heat, reducing the risk of mold and improving appliance efficiency. Verification of exterior termination is beyond the scope of this inspection.

Smoke and CO Detectors: Inspected for Presence of Smoke and CO Detectors

The room was inspected for the presence of smoke and carbon monoxide detectors. Smoke detectors should be in each bedroom, outside sleeping areas, and on every level. CO detectors should be outside sleeping areas and on each level if fuel-burning appliances are present.

Per New Jersey Standards of Practice, detector functionality was **not tested**.

Recommendation:

- Test detectors monthly
- Replace batteries annually or as recommended
- Replace detectors every 7–10 years per manufacturer guidelines
- Consult local fire officials or a qualified professional to confirm proper placement and compliance with current safety standards

Countertops & Cabinets : Inspected Cabinets & Countertops

A representative number of cabinets and countertops were inspected for proper door and drawer operation, as well as visible signs of damage, wear, or moisture intrusion.

This was a visual, non-invasive inspection, and stored items may have limited access to some areas.

Deficiencies

16.6.1 Lighting Fixtures & Switches

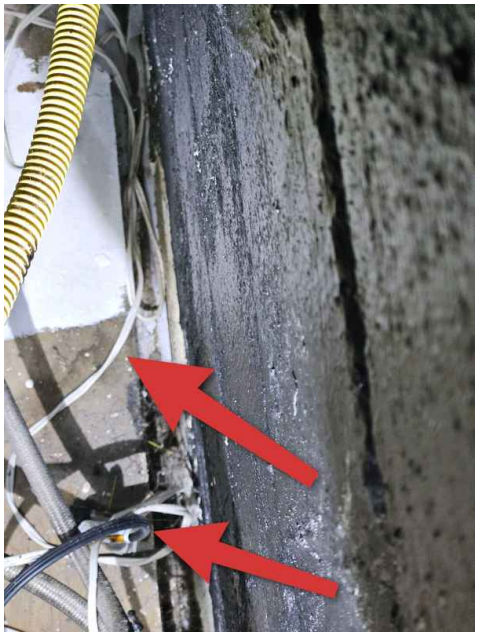
Significant Defect or Safety Hazards

EXTENSION CORD WIRING

Using extension cords for permanent wiring is a safety concern, as they are designed for temporary use only. Extension cords can overheat, become damaged, or pose a tripping hazard when used as a permanent solution. Overloading an extension cord or using one that's not rated for the required power can lead to electrical fires or electric shocks. To ensure safety, proper wiring should be installed by a licensed professional, and extension cords should only be used temporarily when needed.

Recommendation

Contact a qualified electrical contractor.



16.8.1 Clothes Dryer

Minor Defect, Maintenance Item, or FYI Items

DRYER VENT - CLEANING

Regular cleaning of the dryer vent is crucial to prevent lint buildup, which can restrict airflow and increase the risk of fire. A clean dryer vent ensures efficient operation of the dryer, reducing energy consumption and extending its lifespan. Additionally, proper maintenance minimizes the potential for carbon monoxide buildup inside the home, promoting a safer living environment for occupants. Including dryer vent cleaning in routine home maintenance helps mitigate fire hazards and ensures the appliance operates effectively, contributing to overall home safety and efficiency.

Recommendation

Recommended DIY Project

16.10.1 Laundry/Slop Sink

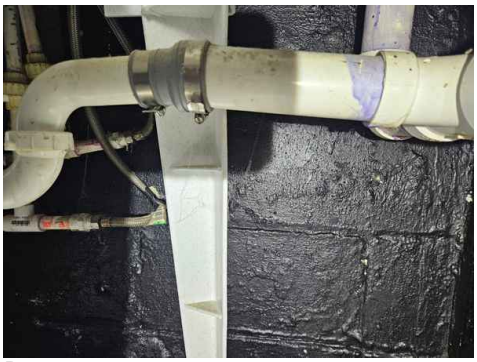
Marginal Defect

IMPROPERLY SLOPED DRAIN

The drain plumbing was observed to be improperly sloped. Drain lines require a consistent downward slope to allow wastewater to flow by gravity. An inadequate slope can cause standing water, slow drainage, or frequent blockages, while an excessive slope may allow liquids to drain too quickly and leave solids behind, leading to clogs. This condition should be corrected by a qualified plumber to ensure proper drainage and prevent future issues.

Recommendation

Contact a qualified plumbing contractor.



Basement

Water does not run up hill

17: BATHROOM 1

Information

Window(s): Window Type
Double-hung

Tubs & Showers: Shower/Tub area
Tile

Bathroom Exhaust Fan: Exhaust Fans
Fan Only

General : Inspection Method & Location
Second Floor

The bathroom was visually inspected for defects and safety concerns. Accessible windows, doors, switches, outlets, flooring, walls, ceilings, and ventilation were checked for proper function and signs of damage or moisture intrusion. Plumbing fixtures (sink, toilet, tub, and/or shower) were inspected for leaks, water flow, and drainage. Grout, caulking, and sealants were observed where visible for condition and integrity.

Walls & Ceiling: Walls & Ceiling Were Inspected

Visible walls and ceilings were inspected for signs of moisture, cracks, stains, damage, or structural concerns. The inspection was visual only, with no furnishings moved or finishes disturbed, so hidden conditions may exist.

Door(s): Door(s) Inspected

A representative number of interior doors were inspected for basic operation and closure. Locks, stops, and security hardware are outside the scope of a standard home inspection.

Window(s): Window(s) Inspected

A representative number of windows were opened and closed to check basic functionality and visible defects. Locks, latches, and other features were not tested, as they are outside the scope of a standard home inspection.

Floors: Floor Coverings
Tile

Visible floor surfaces were inspected for signs of **unevenness, damage, or moisture issues**. Furniture, rugs, and stored items may have limited visibility. No coverings were lifted, as this was a visual, non-invasive inspection.

Vanity/sink: Ran Water at Sink

The sink was inspected for visible defects, proper drainage, functional hot and cold water flow, and active leaks at accessible plumbing connections. The basin, faucet, and surrounding countertop were also observed for condition.

Toilet: Toilets Inspected

I flushed all of the toilets to check for proper operation, drainage, and refill function. No signs of immediate malfunction or leakage were observed during the inspection.

Tubs & Showers: Ran Water at Tubs, & Showers

Water was ran at all tubs and showers, with two fixtures operated simultaneously to evaluate flow and pressure consistency. Functional performance appeared satisfactory at the time of inspection.

GFCI Outlet(s): GFCI-Protection Tested

I inspected the GFCI protection for bathroom receptacles within 6 feet of water sources using the test button or a GFCI tester. All required receptacles were GFCI protected and operated properly at the time of inspection. Regular testing is recommended to maintain safety.

Lighting Fixtures & Switches: Light(s) & Switch(es) Were Inspected

A representative number of switches, fixtures, and receptacles were inspected for basic function and safety in accordance with the Standards of Practice. The inspection was limited to visible and accessible components; concealed or obstructed wiring was not evaluated.

Bathroom Exhaust Fan: Inspected Bath Exhaust Fans

Exhaust fans were inspected and operated. Fans should vent to the exterior to reduce moisture and mold risk, though confirming termination is beyond the scope of inspection. Regular cleaning and maintenance are recommended.

Heating source: Heating source

Register

Each habitable room was inspected for the presence of a permanent heat source (radiator, baseboard, vent, or wall unit) in accordance with the Standards of Practice.

This was a visual inspection only; adequacy, performance, or temperature output were not evaluated. Any rooms lacking a heat source are noted in this report.

Deficiencies

17.5.1 Floors

Marginal Defect

TILE(S) - CRACKED

A cracked tile floor can result from impacts, settling of the foundation, or poor installation. The crack compromises the integrity of the tile, making it more susceptible to further damage, such as chipping or breaking. Additionally, water can seep through the crack, potentially damaging the subfloor or causing mold growth. Repairing or replacing the cracked tile is essential to restore the floor's appearance, prevent further damage, and ensure the surface remains stable and safe to walk on.

Recommendation

Contact a qualified tile contractor

17.6.1 Vanity/sink

Minor Defect, Maintenance Item, or FYI Items

CABINET DAMAGE

A vanity with cabinet damage can affect both the functionality and aesthetics of the bathroom. Damaged cabinets may cause doors to misalign, drawers to stick or not open properly, and the structure to weaken over time. Additionally, if the damage is caused by moisture or water exposure, it could lead to further issues like mold, rot, or weakening of the wood. Repairing or replacing the damaged cabinet will restore the vanity's functionality and appearance, helping to prevent further deterioration and ensuring long-term durability.

Recommendation

Recommended DIY Project

17.6.2 Vanity/sink

Marginal Defect

CORRUGATED DRAIN

A corrugated drain pipe, while flexible and easy to install, can pose potential issues over time. These pipes are more prone to crushing, clogging, and wear compared to solid drain pipes, leading to drainage problems or leaks. Corrugated pipes can also become brittle or degrade from UV exposure if not properly covered, causing further issues with water flow. Replacing the corrugated drain pipe with a more durable, solid pipe will improve the drainage system's effectiveness, reduce maintenance needs, and ensure long-term reliability.

Recommendation

Contact a qualified plumbing contractor.

17.6.3 Vanity/sink

Marginal Defect

IMPROPERLY SLOPED DRAIN

Sags in the middle

The drain plumbing was observed to be improperly sloped. Drain lines require a consistent downward slope to allow wastewater to flow by gravity. An inadequate slope can cause standing water, slow drainage, or frequent blockages, while an excessive slope may allow liquids to drain too quickly and leave solids behind, leading to clogs. This condition should be corrected by a qualified plumber to ensure proper drainage and prevent future issues.

17.8.1 Tubs & Showers

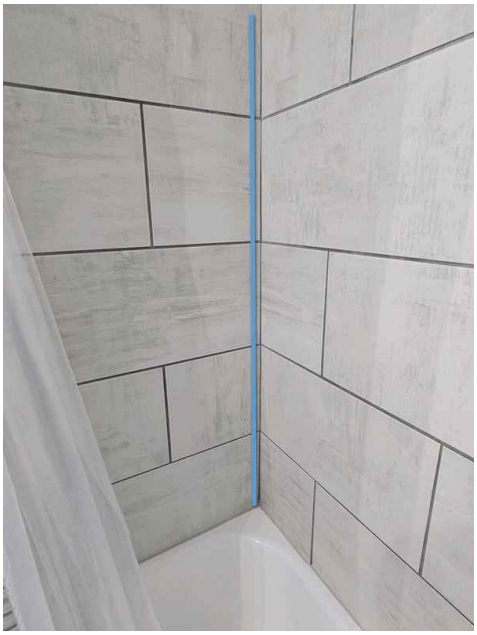
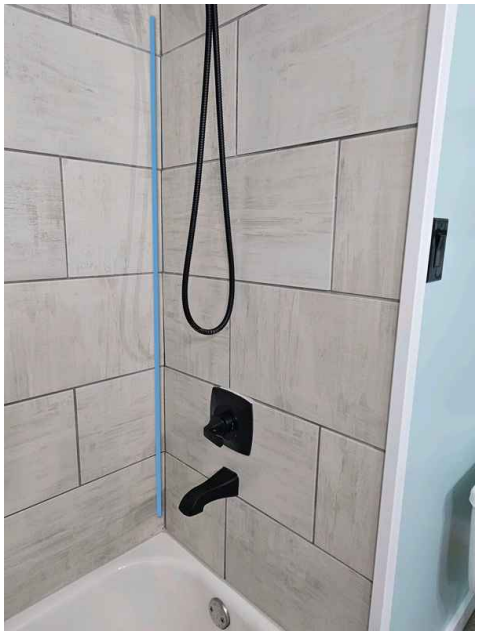
Minor Defect, Maintenance Item, or FYI Items

POOR / MISSING SILICONE

Poor or missing silicone at the tub or shower can cause water to seep into the walls, floors, or surrounding areas, leading to potential water damage, mold, and mildew growth. Silicone seals are essential for creating a watertight barrier around the tub or shower, preventing moisture from escaping into areas where it can cause structural damage. If the silicone is missing, cracked, or improperly applied, it's important to remove the old silicone and apply a fresh, smooth seal to prevent further issues and protect the integrity of the bathroom.

Recommendation

Recommended DIY Project


17.8.2 Tubs & Showers

Minor Defect, Maintenance Item, or FYI Items

TUB STOPPER DOES NOT FUNCTION

A tub stopper that doesn't function properly can prevent the tub from holding water, which is essential for bathing. The stopper may be stuck, broken, or malfunctioning due to issues with the linkage, chain, or internal mechanism. This can result in water draining out during a bath or not being able to fill the tub at all. Repairing or replacing the tub stopper, including any damaged parts like the lift-and-turn mechanism or pop-up drain assembly, will restore its function and allow the tub to properly retain water.

Recommendation

Contact a qualified plumbing contractor.

18: HALF BATH 1

Information

Window(s): Window Type
Double-hung

Bathroom Exhaust Fan: Exhaust Fans
Fan with Light

General : Inspection Method & Location
First Floor

The bathroom was visually inspected for defects and safety concerns. Accessible windows, doors, switches, outlets, flooring, walls, ceilings, and ventilation were checked for proper function and signs of damage or moisture intrusion. Plumbing fixtures (sink, toilet, tub, and/or shower) were inspected for leaks, water flow, and drainage. Grout, caulking, and sealants were observed where visible for condition and integrity.

Walls & Ceiling: Walls & Ceiling Were Inspected

Visible walls and ceilings were inspected for signs of moisture, cracks, stains, damage, or structural concerns. The inspection was visual only, with no furnishings moved or finishes disturbed, so hidden conditions may exist.

Door(s): Door(s) Inspected

A representative number of interior doors were inspected for basic operation and closure. Locks, stops, and security hardware are outside the scope of a standard home inspection.

Window(s): Window(s) Inspected

A representative number of windows were opened and closed to check basic functionality and visible defects. Locks, latches, and other features were not tested, as they are outside the scope of a standard home inspection.

Floors: Floor Coverings
Tile

Visible floor surfaces were inspected for signs of **unevenness, damage, or moisture issues**. Furniture, rugs, and stored items may have limited visibility. No coverings were lifted, as this was a visual, non-invasive inspection.

Vanity/sink: Ran Water at Sink

The sink was inspected for visible defects, proper drainage, functional hot and cold water flow, and active leaks at accessible plumbing connections. The basin, faucet, and surrounding countertop were also observed for condition.

Toilet: Toilets Inspected

I flushed all of the toilets to check for proper operation, drainage, and refill function. No signs of immediate malfunction or leakage were observed during the inspection.

GFCI Outlet(s): GFCI-Protection Tested

I inspected the GFCI protection for bathroom receptacles within 6 feet of water sources using the test button or a GFCI tester. All required receptacles were GFCI protected and operated properly at the time of inspection. Regular testing is recommended to maintain safety.

Lighting Fixtures & Switches: Light(s) & Switch(es) Were Inspected

A representative number of switches, fixtures, and receptacles were inspected for basic function and safety in accordance with the Standards of Practice. The inspection was limited to visible and accessible components; concealed or obstructed wiring was not evaluated.

Bathroom Exhaust Fan: Inspected Bath Exhaust Fans

Exhaust fans were inspected and operated. Fans should vent to the exterior to reduce moisture and mold risk, though confirming termination is beyond the scope of inspection. Regular cleaning and maintenance are recommended.

Deficiencies

18.4.1 Window(s)

Minor Defect, Maintenance Item, or FYI Items

WEATHERSTRIPPING IMPROVEMENT NEEDED

The window weatherstripping was damaged or minimal, which may have allowed air and moisture to infiltrate the home. This condition could have resulted in significant energy loss, reducing the home's overall energy efficiency. Prolonged exposure to drafts and moisture could have also led to further damage to the window and surrounding materials.

Recommendation

Contact a handyman or DIY project

18.10.1 Bathroom Exhaust Fan

Marginal Defect

BATH FAN DID NOT TURN ON

A bathroom exhaust fan that does not turn on can lead to poor ventilation, causing excess moisture to build up in the room. This can result in mold, mildew growth, and damage to the walls, ceiling, and fixtures due to the trapped humidity. Without proper ventilation, odors may linger, and the overall air quality in the bathroom may decline. Repairing or replacing the fan will restore proper airflow, reduce moisture buildup, and maintain a healthier bathroom environment.

Recommendation

Contact a qualified electrical contractor.

19: BEDROOM 1

Information

Window(s): Window Type

Double-hung

General: Inspection Method & Location

Second Floor

The bedroom was visually inspected for visible defects and safety concerns. Readily accessible windows, doors, switches, and outlets were tested for basic operation. Flooring, walls, and ceilings were observed for signs of damage. Cabinetry or built-ins, if present, were checked without disturbing stored items. Plumbing fixtures are not typically present in this area and were not inspected unless applicable.

Walls & Ceiling: Walls & Ceiling Inspected

Visible walls and ceilings were inspected for signs of moisture, cracks, stains, damage, or structural concerns. The inspection was visual only, with no furnishings moved or finishes disturbed, so hidden conditions may exist.

Door(s): Doors Inspected

A representative number of interior doors were inspected for basic operation and closure. Locks, stops, and security hardware are outside the scope of a standard home inspection.

Window(s): Windows Inspected

A representative number of windows were opened and closed to check basic functionality and visible defects. Locks, latches, and other features were not tested, as they are outside the scope of a standard home inspection.

Floors: Floor Coverings

Carpet

Visible floor surfaces were inspected for signs of **unevenness, damage, or moisture issues**. Furniture, rugs, and stored items may have limited visibility. No coverings were lifted, as this was a visual, non-invasive inspection.

Lighting Fixtures, Switches & Receptacles: Inspected Switches, Fixtures & Receptacles

I inspected a representative number of switches, lighting fixtures, and receptacles throughout the home in accordance with the Home Inspection Standards of Practice. The inspection included checking for power, proper operation, and any visible signs of damage or wear where accessible.

Please note that furniture, storage, or building configuration may have limited access to some components. This was a visual, non-invasive inspection, and no cover plates were removed.

Smoke and CO Detectors: Inspected for Presence of Smoke and CO Detectors

The room was inspected for the presence of smoke and carbon monoxide detectors. Smoke detectors should be in each bedroom, outside sleeping areas, and on every level. CO detectors should be outside sleeping areas and on each level if fuel-burning appliances are present.

Per New Jersey Standards of Practice, detector functionality was **not tested**.

Recommendation:

- Test detectors monthly
- Replace batteries annually or as recommended
- Replace detectors every 7–10 years per manufacturer guidelines
- Consult local fire officials or a qualified professional to confirm proper placement and compliance with current safety standards

Heating source: Heating source

Register

Each habitable room was inspected for the presence of a permanent heat source (radiator, baseboard, vent, or wall unit) in accordance with the Standards of Practice.

This was a visual inspection only; adequacy, performance, or temperature output were not evaluated. Any rooms lacking a heat source are noted in this report.

Deficiencies

19.2.1 Walls & Ceiling

Minor Defect, Maintenance Item, or FYI Items

DRYWALL - DAMAGE / HOLE(S)

Holes were observed in the drywall at interior locations. This condition is cosmetic but can affect the appearance of the finishes and may allow pest entry or air leakage if left uncorrected. Repair is typically straightforward with patching and refinishing. A qualified contractor should be consulted to restore the drywall surface.

Recommendation

Contact a qualified drywall contractor.

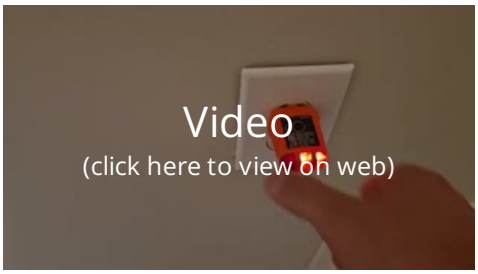
Closet

19.6.1 Lighting Fixtures, Switches & Receptacles

Significant Defect or Safety Hazards

OUTLET(S) - LOOSE

A loose outlet can result from worn-out or improperly installed electrical boxes, loose screws, or frequent use. A loose outlet may cause the plug to fall out or not make a secure connection, which can lead to electrical arcing, short circuits, or even a fire hazard. Additionally, the movement of the outlet may damage the wiring over time, leading to potential safety risks. Securing the outlet, either by tightening the connections or replacing the outlet box, will restore its proper function and ensure safe electrical operation.



Recommendation

Contact a qualified electrical contractor.

20: BEDROOM 2

Information

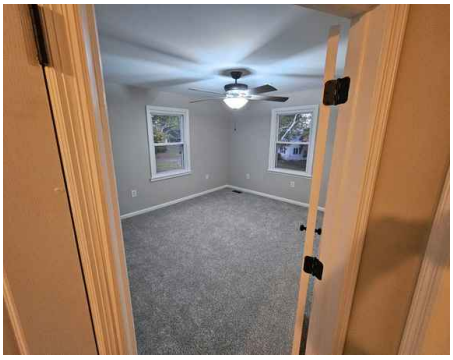
Window(s): Window Type

Double-hung

General: Inspection Method & Location

Second Floor

The bedroom was visually inspected for visible defects and safety concerns. Readily accessible windows, doors, switches, and outlets were tested for basic operation. Flooring, walls, and ceilings were observed for signs of damage. Cabinetry or built-ins, if present, were checked without disturbing stored items. Plumbing fixtures are not typically present in this area and were not inspected unless applicable.



Walls & Ceiling: Walls & Ceiling Inspected

Visible walls and ceilings were inspected for signs of moisture, cracks, stains, damage, or structural concerns. The inspection was visual only, with no furnishings moved or finishes disturbed, so hidden conditions may exist.

Door(s): Doors Inspected

A representative number of interior doors were inspected for basic operation and closure. Locks, stops, and security hardware are outside the scope of a standard home inspection.

Window(s): Windows Inspected

A representative number of windows were opened and closed to check basic functionality and visible defects. Locks, latches, and other features were not tested, as they are outside the scope of a standard home inspection.

Floors: Floor Coverings

Carpet

Visible floor surfaces were inspected for signs of **unevenness, damage, or moisture issues**. Furniture, rugs, and stored items may have limited visibility. No coverings were lifted, as this was a visual, non-invasive inspection.

Lighting Fixtures, Switches & Receptacles: Inspected Switches, Fixtures & Receptacles

I inspected a representative number of switches, lighting fixtures, and receptacles throughout the home in accordance with the Home Inspection Standards of Practice. The inspection included checking for power, proper operation, and any visible signs of damage or wear where accessible.

Please note that furniture, storage, or building configuration may have limited access to some components. This was a visual, non-invasive inspection, and no cover plates were removed.

Smoke and CO Detectors: Inspected for Presence of Smoke and CO Detectors

The room was inspected for the presence of smoke and carbon monoxide detectors. Smoke detectors should be in each bedroom, outside sleeping areas, and on every level. CO detectors should be outside sleeping areas and on each level if fuel-burning appliances are present.

Per New Jersey Standards of Practice, detector functionality was **not tested**.

Recommendation:

- Test detectors monthly
- Replace batteries annually or as recommended
- Replace detectors every 7–10 years per manufacturer guidelines
- Consult local fire officials or a qualified professional to confirm proper placement and compliance with current safety standards

Heating source: Heating source

Register

Each habitable room was inspected for the presence of a permanent heat source (radiator, baseboard, vent, or wall unit) in accordance with the Standards of Practice.

This was a visual inspection only; adequacy, performance, or temperature output were not evaluated. Any rooms lacking a heat source are noted in this report.

Deficiencies

20.3.1 Door(s)

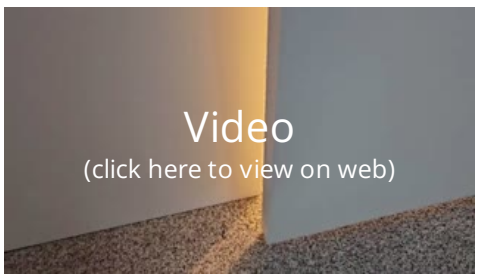
Minor Defect, Maintenance Item, or FYI Items

HARDWARE - MISSING

The door was missing one or more pieces of hardware, which may have affected its functionality and security. Missing components could have made the door difficult to operate or less effective in sealing against drafts and moisture. This condition may have also led to uneven wear on other parts of the door over time.

Recommendation

Recommended DIY Project



Missing door glide

21: BEDROOM 3

Information

Window(s): Window Type

Double-hung

General: Inspection Method & Location

Second Floor

The bedroom was visually inspected for visible defects and safety concerns. Readily accessible windows, doors, switches, and outlets were tested for basic operation. Flooring, walls, and ceilings were observed for signs of damage. Cabinetry or built-ins, if present, were checked without disturbing stored items. Plumbing fixtures are not typically present in this area and were not inspected unless applicable.

Walls & Ceiling: Walls & Ceiling Inspected

Visible walls and ceilings were inspected for signs of moisture, cracks, stains, damage, or structural concerns. The inspection was visual only, with no furnishings moved or finishes disturbed, so hidden conditions may exist.

Door(s): Doors Inspected

A representative number of interior doors were inspected for basic operation and closure. Locks, stops, and security hardware are outside the scope of a standard home inspection.

Window(s): Windows Inspected

A representative number of windows were opened and closed to check basic functionality and visible defects. Locks, latches, and other features were not tested, as they are outside the scope of a standard home inspection.

Floors: Floor Coverings

Carpet

Visible floor surfaces were inspected for signs of **unevenness, damage, or moisture issues**. Furniture, rugs, and stored items may have limited visibility. No coverings were lifted, as this was a visual, non-invasive inspection.

Lighting Fixtures, Switches & Receptacles: Inspected Switches, Fixtures & Receptacles

I inspected a representative number of switches, lighting fixtures, and receptacles throughout the home in accordance with the Home Inspection Standards of Practice. The inspection included checking for power, proper operation, and any visible signs of damage or wear where accessible.

Please note that furniture, storage, or building configuration may have limited access to some components. This was a visual, non-invasive inspection, and no cover plates were removed.

Smoke and CO Detectors: Inspected for Presence of Smoke and CO Detectors

The room was inspected for the presence of smoke and carbon monoxide detectors. Smoke detectors should be in each bedroom, outside sleeping areas, and on every level. CO detectors should be outside sleeping areas and on each level if fuel-burning appliances are present.

Per New Jersey Standards of Practice, detector functionality was **not tested**.

Recommendation:

- Test detectors monthly
- Replace batteries annually or as recommended
- Replace detectors every 7–10 years per manufacturer guidelines
- Consult local fire officials or a qualified professional to confirm proper placement and compliance with current safety standards

Heating source: Heating source

Register

Each habitable room was inspected for the presence of a permanent heat source (radiator, baseboard, vent, or wall unit) in accordance with the Standards of Practice.

This was a visual inspection only; adequacy, performance, or temperature output were not evaluated. Any rooms lacking a heat source are noted in this report.

22: STAIRS, STEPS, HANDRAILS, & GUARDS

Information

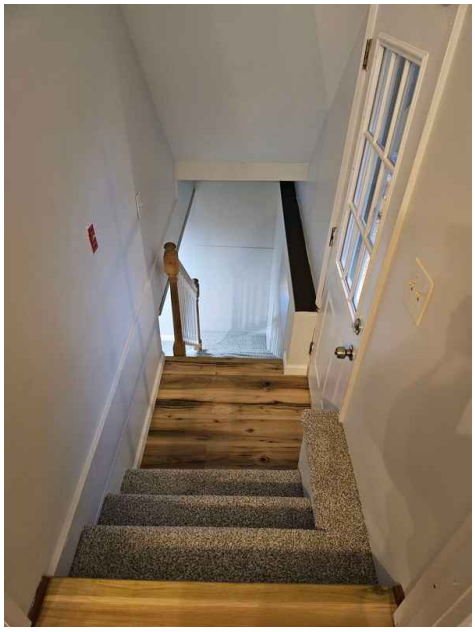
Steps, Stairways, Handrails & Guards: Steps, Stairway, Handrails & Guards Were Inspected

Accessible railings, guards, handrails, and stairs were visually inspected for condition, stability, and safety. Observations are based on visible and accessible areas at the time of inspection.

General safety guidelines:

- Guards: required on surfaces 30" or higher; minimum height 36"; baluster spacing ≤ 4".
- Handrails: required on stairs with 4+ risers; height 34–38"; graspable, continuous, and secure.
- Stairs: risers ≤ 7¾"; treads ≥ 10"; uniform size to reduce trip hazards.

Any deviations may present safety concerns and should be evaluated further.



Presence of Smoke and CO Detectors: Inspected for Presence of Smoke and CO Detectors

The room was inspected for the presence of smoke and carbon monoxide detectors. Smoke detectors should be in each bedroom, outside sleeping areas, and on every level. CO detectors should be outside sleeping areas and on each level if fuel-burning appliances are present.

Per New Jersey Standards of Practice, detector functionality was **not tested**.

Recommendation:

- Test detectors monthly
- Replace batteries annually or as recommended
- Replace detectors every 7–10 years per manufacturer guidelines
- Consult local fire officials or a qualified professional to confirm proper placement and compliance with current safety standards

Deficiencies

22.1.1 Steps, Stairways, Handrails & Guards

Significant Defect or Safety Hazards

MISSING HANDRAIL

A missing handrail creates a safety concern, particularly on stairways and decks, as it removes vital support for individuals when navigating steps. Without a handrail, there is an increased risk of falls and injuries, especially for children, elderly individuals, or anyone with mobility difficulties. The lack of a handrail can also make it harder to maintain balance, especially on steep or narrow staircases. Installing a handrail promptly is important to ensure safe access and prevent accidents.

Recommendation

Contact a qualified handyman.

23: SUNROOM

Information

Window(s): Window Type

Double-hung

General: Inspection Method

The sunroom was visually inspected for visible defects and safety concerns. Readily accessible windows, doors, switches, and outlets were tested for basic operation. Flooring, walls, and ceilings were observed for signs of damage. Cabinetry or built-ins, if present, were checked without disturbing stored items. Plumbing fixtures are not typically present in this area and were not inspected unless applicable.

Walls & Ceiling: Walls & Ceiling Inspected

Visible walls and ceilings were inspected for signs of moisture, cracks, stains, damage, or structural concerns. The inspection was visual only, with no furnishings moved or finishes disturbed, so hidden conditions may exist.

Door(s): Doors Inspected

A representative number of interior doors were inspected for basic operation and closure. Locks, stops, and security hardware are outside the scope of a standard home inspection.

Window(s): Windows Inspected

A representative number of windows were opened and closed to check basic functionality and visible defects. Locks, latches, and other features were not tested, as they are outside the scope of a standard home inspection.

Floors: Floor Coverings

Carpet

Visible floor surfaces were inspected for signs of unevenness, damage, or moisture issues. Furniture, rugs, and stored items may have limited visibility. No coverings were lifted, as this was a visual, non-invasive inspection.

Lighting Fixtures, Switches & Receptacles: Inspected Switches, Fixtures & Receptacles

A representative number of switches, fixtures, and receptacles were inspected for basic function and safety in accordance with the Standards of Practice. The inspection was limited to visible and accessible components; concealed or obstructed wiring was not evaluated.

Smoke and CO Detectors: Inspected for Presence of Smoke and CO Detectors

The room was inspected for the presence of smoke and carbon monoxide detectors. Smoke detectors should be in each bedroom, outside sleeping areas, and on every level. CO detectors should be outside sleeping areas and on each level if fuel-burning appliances are present.

Per New Jersey Standards of Practice, detector functionality was **not tested**.

Recommendation:

- Test detectors monthly
- Replace batteries annually or as recommended
- Replace detectors every 7–10 years per manufacturer guidelines
- Consult local fire officials or a qualified professional to confirm proper placement and compliance with current safety standards

Heating source: Heating source

Register

Each habitable room was inspected for the presence of a permanent heat source (radiator, baseboard, vent, or wall unit) in accordance with the Standards of Practice.

This was a visual inspection only; adequacy, performance, or temperature output were not evaluated. Any rooms lacking a heat source are noted in this report.

24: FINAL WALKTHROUGH

Information

General: Appliances Off
Dishwasher on Drain Cycle, Washer on cycle

General: Doors Locked
Yes

General: Garage Closed
N/A

General: Lights And Fans Off
Yes

General: Panels Secured
Yes

General: Thermostat At Original Settings
Yes

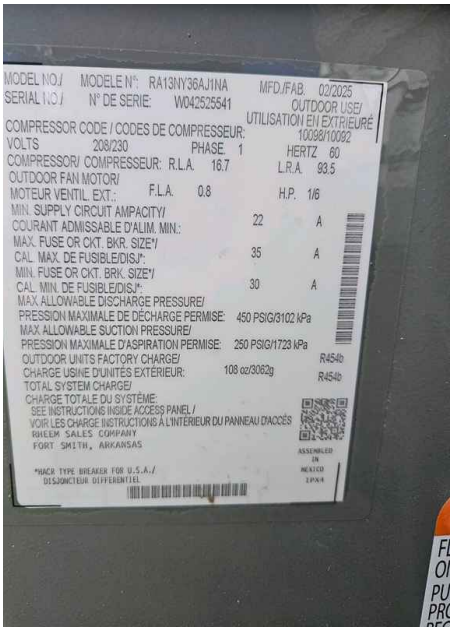
25: HB - APPLIANCE INFORMATION

Information

Disposal: Photos

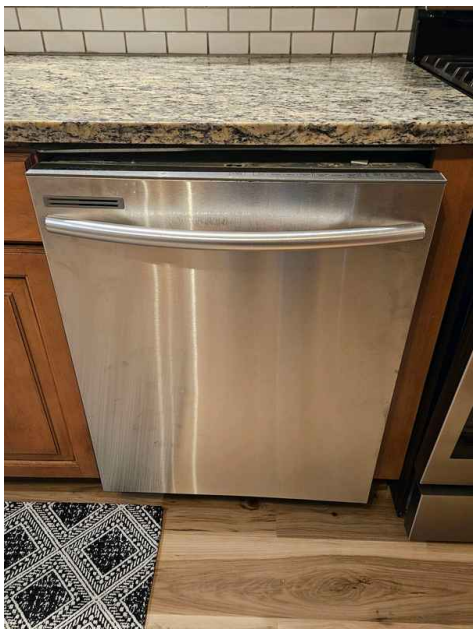
Microwave: Photos

Air Conditioner - Central Air: Photos



Refrigerator: Photos

Dishwasher: Photos

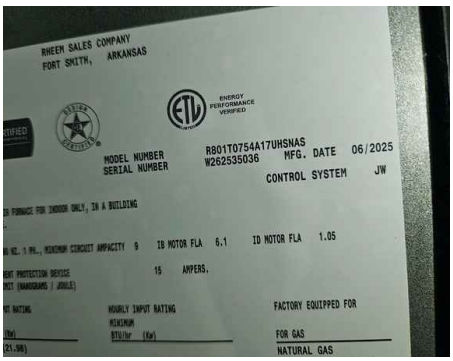


Stove/Oven: Photos

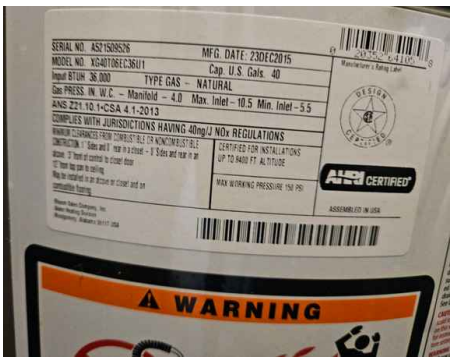
Dryer: Photos

Washer: Photos

Furnace: Photos



Water Heater - Indirect: Photos



STANDARDS OF PRACTICE

Inspection Details

NEW JERSEY REGISTER

VOLUME 34, NUMBER 11

RULE ADOPTION

LAW AND PUBLIC SAFETY

DIVISION OF CONSUMER AFFAIRS

STATE BOARD PROFESSIONAL ENGINEERS AND LAND SURVEYORS

HOME INSPECTION ADVISORY COMMITTEE

Federal Standards Statement

A Federal standards analysis is not required for the adopted new rules because the subject matter is not subject to Federal standards.

SUBCHAPTER 15. HOME INSPECTION ADVISORY COMMITTEE

N.J. Admin. Code § 13:40-15.16

Section 13:40-15.16 Standards of practice

(a) All licensees shall comply with the standards of practice contained in this section when conducting home inspections. The scope of home inspection services performed in compliance with the standards set forth in this section shall provide the client with objective information regarding the condition of the systems and components of the home as determined at the time of the home inspection.

(b) Nothing in this section shall be construed to require a licensee to:

1. Enter any area or perform any procedure that is, in the opinion of the licensee, unsafe and likely to be dangerous to the inspector or other persons;

2. Enter any area or perform any procedure that will, in the opinion of the licensee, likely damage the property or its systems or components;

3. Enter any area which does not have at least 24 inches of unobstructed vertical clearance and at least 30 inches of unobstructed horizontal clearance;

4. Identify concealed conditions and latent defects;

5. Determine life expectancy of any system or component;

6. Determine the cause of any condition or deficiency;

7. Determine future conditions that may occur including the failure of systems and components including consequential damage;

8. Determine the operating costs of systems or components;

9. Determine the suitability of the property for any specialized use;

10. Determine compliance with codes, regulations and/or ordinances;

11. Determine market value of the property or its marketability;

12. Determine advisability of purchase of the property;

13. Determine the presence of any potentially hazardous plants, animals or diseases or the presence of any suspected hazardous substances or adverse conditions such as mold, fungus, toxins, carcinogens, noise, and contaminants in soil, water, and air;

14. Identify the presence of, or determine the effectiveness of, any system installed or method utilized to control or remove suspected hazardous substances;

15. Operate any system or component which is shut down or otherwise inoperable;

16. Operate any system or component which does not respond to normal operating controls;

17. Operate shut-off valves;

18. Determine whether water supply and waste disposal systems are public or private;

19. Insert any tool, probe or testing device inside electrical panels;

20. Dismantle any electrical device or control other than to remove the covers of main and sub panels;

21. Inspect, identity, or disclose ancillary electrical devices and/or systems, such as, but not limited to, Arc Fault Circuit Interrupters (AFCIs), standby generators, and photovoltaic (solar) panels;

22. Walk on unfloored sections of attics; and

23. Light pilot flames or ignite or extinguish fires.

(c) Licensees shall:

1. Inspect the following systems and components in residential buildings and other related residential housing components:

i. Structural components as required by (e) below;

ii. Exterior components as required by (f) below;

iii. Roofing system components as required by (g) below;

iv. Plumbing system components as required by (h) below;

v. Electrical system components as required by (i) below;

vi. Heating system components as required by (j) below;

vii. Cooling system components as required by (k) below;

viii. Interior components as required by (l) below;

ix. Insulation components and ventilation system as required by (m) below; and

x. Fireplaces and solid fuel burning appliances as required by (n) below;

2. Prepare a home inspection report, which shall:

i. Disclose those systems and components as set forth in (c)1 above which were present at the time of inspection;

ii. Disclose systems and components as set forth in (c)1 above that were present at the time of the home inspection, but were not inspected, and the reason(s) they were not inspected:

(1) If a system and/or component was present at the time of inspection, but not inspected at the request of the client or because the system or component could not be observed, the report must note this.

iii. Describe the systems and components specified in (c)1 above;

iv. State material defects found in systems or components specified in (c)1 above;

v. State the significance of findings where any material defects in the systems and components of (c)1 above were found; and

vi. Provide recommendations where material defects were found to repair, replace, or monitor a system or component specified in (c)1 above or to obtain examination and analysis by a qualified professional, tradesman, or service technician without determining the methods, materials, or cost of corrections; and

3. Retain copies of all home inspection reports prepared pursuant to (c)2 above, for a period of five years upon completion of the report;

(d) Subsection (c) above is not intended to limit licensees from:

1. Inspecting or reporting observations and conditions observed in systems and components in addition to those required in (c)1 above and inspecting systems and components other than those mandated for inspection in (c)1 above,

as long as the inspection and reporting is based on the licensee's professional opinion, prior work experience, education, and training, unless these standards of practice prohibit the licensee from inspecting such systems or components.

2. Contracting with the client to provide, for an additional fee, additional inspection services provided the licensee is educated, trained, certified, registered, or licensed, pursuant to the provisions of N.J.A.C. 13:40-15.21 and other applicable statutes and rules; and

3. Excluding systems and components from the inspection pursuant to N.J.A.C. 13:40- 15.15(b) and (c)2ii above.

(e) When conducting the inspection of the structural components, the licensee shall:

1. Inspect:

i. Foundation;

ii. Floors;

iii. Walls;

iv. Ceilings; and

v. Roof;

2. Describe:

i. Foundation construction type and material;

ii. Floor construction type and material;

iii. Wall construction type and material;

iv. Ceiling construction type and material; and

v. Roof construction type and material;

3. Probe structural components where deterioration is suspected unless such probing would damage any finished surface; and

4. Describe in the home inspection report the methods used to inspect under-floor crawl spaces and attics.

(f) When conducting the inspection of the exterior components, a licensee shall:

1. Inspect:

i. Exterior surfaces, excluding shutters, and screening, awnings, and other similar seasonal accessories;

ii. Exterior doors excluding storm doors or safety glazing;

iii. Windows excluding storm windows and safety glazing;

iv. Attached or adjacent decks, balconies, stoops, steps, porches, and their railings;

v. Vegetation, grading, drainage, and retaining walls with respect to their immediate detrimental effect on the condition of the residential building, excluding fences, geological and/or soil conditions, sea walls, break-walls, bulkheads and docks, or erosion control and earth stabilization;

vi. Attached or adjacent walkways, patios, and driveways; and

vii. Garage doors including automatic door openers and entrapment protection mechanisms, excluding remote control devices; and

2. Describe exterior wall surface type and material.

(g) When inspecting the roof of a residential building, the licensee shall:

1. Inspect:

i. Roofing surface, excluding antennae and other installed accessories such as solar heating systems, lightning arresters, and satellite dishes;

ii. Roof drainage systems;

iii. Flashing;

iv. Skylights; and

v. Exterior of chimneys;

2. Describe:

i. Roof surface;

ii. Deficiencies of the roof drainage systems;

iii. Deficiencies in the flashing;

iv. Skylights; and

v. Chimneys;

3. Employ reasonable, practicable, and safe methods to inspect the roof, such as:

i. Walking on the roof;

ii. Observation from a ladder at roof level;

iii. Visual examination with binoculars from ground level; or

iv. Through the use of a drone or similar unmanned aircraft systems (consistent with applicable State or Federal laws, rules, and regulations on licensure or certification requirements for the commercial use of drones or similar unmanned aircraft systems); and

4. Describe the methods used to inspect the roof.

(h) When inspecting the plumbing system, a licensee shall:

1. Inspect:

i. Interior water supply and distribution systems including functional water flow and functional drainage, excluding wells, well pumps, well water sampling or water storage related equipment, determination of water supply quantity or quality and water conditioning systems and lawn irrigation systems;

ii. All interior fixtures and faucets, excluding shut off valves, wells, well pumps, well water sampling and water storage related equipment;

iii. Drain, waste and vent systems;

iv. Domestic water heating systems, without operating safety valves or automatic safety controls, and excluding solar water heating systems;

v. Combustion vent systems excluding interiors of flues and chimneys;

vi. Fuel distribution systems; and

vii. Drainage sumps, sump pumps and related piping; and

2. Describe:

i. Predominant interior water supply and distribution piping materials, including the presence of lead water service and/or supply piping;

ii. Predominant drain, waste and vent piping materials; and

iii. Water heating equipment including energy sources.

(i) When inspecting the electrical system, a licensee shall:

1. Inspect:

i. Service entrance system;

ii. Main disconnects, main panel and sub panels, including interior components of main panel and sub panels;

iii. Service grounding;

iv. Wiring, without measuring amperage, voltage or impedance, excluding any wiring not a part of the primary electrical power distribution system, such as central vacuum systems, remote control devices, telephone or cable system wiring, intercom systems, security systems and low voltage wiring systems;

v. Over-current protection devices and the compatibility of their ampacity with that of the connected wiring;

vi. At least one of each interior installed lighting fixture, switch, and receptacle per room and at least one exterior installed lighting fixture, switch, and receptacle per side of house; and

vii. Ground fault circuit interrupters; and

2. Describe:

i. Amperage and voltage rating of the service;

ii. Location of main disconnect, main panels, and sub-panels;

iii. Type of over-current protection devices;

iv. Predominant type of wiring;

v. Presence of knob and tube branch circuit wiring; and

vi. Presence of solid conductor aluminum branch circuit wiring.

(j) When inspecting the heating system, a licensee shall:

1. Inspect:

i. Installed heating equipment and energy sources, without determining heat supply adequacy or distribution balance, and without operating automatic safety controls or operating heat pumps when weather conditions or other circumstances may cause damage to the pumps, and excluding humidifiers, electronic air filters and solar heating systems;

ii. Combustion vent systems and chimneys, excluding interiors of flues or chimneys;

iii. Fuel storage tanks, excluding propane and underground storage tanks; and

iv. Visible and accessible portions of the heat exchanger; and

2. Describe:

i. Heating equipment and distribution type; and

ii. Energy sources.

(k) When inspecting the cooling system, a licensee shall:

1. Inspect:

i. Central cooling system, excluding electronic air filters and excluding determination of cooling supply adequacy or distribution balance and without operating central cooling equipment when weather conditions or other circumstances may cause damage to the cooling equipment;

ii. Permanently installed hard-wired, through-wall individual cooling systems; and

iii. Energy sources; and

2. Describe:

i. Cooling equipment and distribution type; and

ii. Energy sources.

(l) When inspecting the interior of a residential building, a licensee shall:

1. Inspect:

i. Walls, ceilings, and floors excluding paint, wallpaper and other finish treatments, carpeting and other non-permanent floor coverings;

ii. Steps, stairways, and railings;

iii. Installed kitchen wall cabinets to determine if secure;

iv. At least one interior passage door and operate one window per room excluding window treatments; and

v. Household appliances limited to:

(1) The kitchen range and oven to determine operation of burners or heating elements excluding microwave ovens and the operation of self-cleaning cycles and appliance timers and thermostats;

(2) Dishwasher to determine water supply and drainage; and

(3) Garbage disposer.

(m) When inspecting the insulation components and ventilation system of a residential building, the licensee shall:

1. Inspect:

i. Insulation in unfinished spaces without disturbing insulation;

ii. Ventilation of attics and crawlspaces; and

iii. Mechanical ventilation systems; and

2. Describe:

i. Insulation in unfinished spaces adjacent to heated areas; and

ii. Evidence of inadequate attic and crawlspace ventilation.

(n) When inspecting fireplaces and solid fuel burning appliances, a licensee shall:

1. Inspect:

i. Fireplaces and solid fuel burning appliances, without testing draft characteristics, excluding fire screens and doors, seals and gaskets, automatic fuel feed devices, mantles and non-structural fireplace surrounds, combustion make-up air devices, or gravity fed and fan assisted heat distribution systems; and

ii. Chimneys and combustion vents excluding interiors of flues and chimneys; and

2. Describe:

i. Type of fireplaces and/or solid fuel burning appliances;

ii. Energy source; and

iii. Visible evidence of improper draft characteristics.

Amended by 52 N.J.R. 46(a), effective 1/6/2020

Final Walkthrough
Final Walk-Through Procedure

At the conclusion of the inspection, the inspector will perform a **final walk-through** of the property to ensure everything is left in a secure and safe condition. This includes:

Verifying that **all appliances are turned off**
Ensuring **all lights are off**
Returning the **thermostat to its original settings**
Confirming **all water fixtures are off**
Ensuring **electrical panel covers are securely fastened**
Checking that **all windows are secured shut**

This procedure helps protect the property and ensures everything is left as it was found.