Home Inspection Report

This inspection performed in accordance with current “Standards of Practice” of the State of NJ and the American Society of Home Inspectors (ASHI)

MEMBER

This home inspection report prepared specifically for:

John Doe
456 Broad St
Smalltown, NJ 54321

Inspected by:

ALMOST HOME, Inc.
Building Inspection and Engineering Consulting Svcs.
47 Center St., Rumson, NJ 07760
(732) 758-0993 FAX: (732) 758-9795
www.almosthome.com Home Insp. Lic. # GI119

Table of Contents

About This Inspection Report

READING THIS REPORT

Each page of this report addresses a specific area of this property, identified by title (i.e. Roof) and is divided into three sections. The top section of each page rates components of the property and provides a recommended action when necessary. See “Terminology” below. The middle section contains factual information about the property (i.e. age of home). The bottom section provides inspectors space to provide additional detail when needed.

Terminology

DEFINITIONS OF CONDITIONS

ACCEPTABLE
The item is performing its intended function as of the date of inspection in response to normal use.

NOT PRESENT
The item does not exist in the structure being inspected.

NOT INSPECTED
The item could not be inspected due to physical limitations.

DEFECTIVE
The item is either: significantly impeding habitability; unsafe or hazardous; does not operate properly or perform its intended function in response to normal use.

DEFINITIONS OF PERSPECTIVES

SAFETY HAZARD
Any item that is identified as a safety hazard is to be considered harmful or dangerous to its occupants due to its presence or absence in the structure. In our opinion these items should be evaluated by professionals in appropriate trades.

MAJOR CONCERN
Any item identified as a major concern is either significantly affecting habitability and/or can be considered a possible expensive repair or replacement and should be evaluated by professionals in appropriate trades.

MINOR CONCERN
Any item identified as a minor concern either does not significantly affect habitability and/or can be considered an inexpensive repair or replacement by professionals in appropriate trades.

MAINTENANCE
Any item identified as maintenance is to be considered normal or routine in maintaining a home.

ALMOST HOME, Inc.
Building Inspection and Engineering Consulting Svcs.
47 Center St., Rumson, NJ 07760
(732) 758-0993 FAX: (732) 758-9796
www.almosthome.com Home Insp. Lic. # GI119

ASHI MEMBER

PROPERTY / CLIENT INFORMATION

Report date:

Customer File #
Customer: **John Doe**
Contact: **Client**
Address: **123 Main St.**
City, St., Zip: **Anywhere**, **USA** **12345**
Phone:
Fax:
Email:

Send report to: **client & attorney**

Inspection location: **456 Broad St**
City, St., Zip: **Smalltown**, **NJ** **54321**
Phone:

GENERAL INFORMATION

Main entry faces: **South**
Estimated age: **80-90**
Unit type: **Single Family Home - Hillside**
Stories: **2**
Space below grade: **Slab**
Soil condition: **Damp**
Weather: **Clear** Temp: **75**
Date: **6/1/2005** Time: **9:00 AM**
Unit occupied: **no** Client present: **yes**
People present: **Buyer & Buyer's Agent**
General Overview **Overall, the house is in good condition, but it does have some very important issues outside the scope of the home inspection. The most significant home inspection issues are related to the front foundation wall, A/C age, and some more minor issues. Please see inside for complete details.**

Inspector: _____
Peter G. Engle, PE **GI011900**

REPORT LIMITATIONS

This report has been prepared for the sole and exclusive use of the client indicated above and is limited to an impartial opinion which is not a warranty that the items inspected are defect-free, or that latent or concealed defects may exist as of the date of this inspection or which may have existed in the past or may exist in the future. The report is limited to the components of the property which were visible to the inspector on the date of the inspection and his opinion of their condition at the time of the inspection.

Roof

INSPECTION FOCUS

Roofs are inspected visually and from an area that does not put either the inspector or the roof at risk. Steep, wet, snow or ice covered roofs are not walked on. Slate, tile or asbestos roofs are not walked on. Specifics will be in the report.

ROOF COVERINGS

The type of roof and the condition of the top layer will be reported and commented upon. Valleys and roof penetrations are prone to leaking. Worn, missing, patched or otherwise defective surfaces will be inspected and reported based upon normal wear and aging.

VENTS

Roof systems must be ventilated properly. The type and location of the vents will be reported. Defective or blocked vents can cause serious problems.

FLASHINGS

Flashings provide a water tight seal at roof penetrations (i.e. plumbing, chimneys, flues), which are prone to leaking and should be reinspected annually.

SKYLIGHTS

Skylights, like flashings, are prone to leaking and should be reinspected annually.

CHIMNEYS

Chimneys are very susceptible to the elements and usually are not completely visible due to location and height. Spalling of masonry units is a common problem in cold climates. Interior flue linings often are not visible especially if equipped with a cap covering to prevent downdrafts or screening to prevent sparks. Chimney parging conditions should also be inspected and reported.

GUTTER SYSTEMS

Gutters carry rain water off the roof and away from the foundation. Often they become clogged with leaves and other debris, or will develop sags and/or leaks at the joints. Gutters need periodic maintenance and cleaning.

Roof

	COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Roof coverings:	**Defective**	**Replace roll roof sections**	**Minor Concern**
2	Ventilation:	**Acceptable**		
3	Flashings:	**Acceptable**	**See Comments Below**	
4	Skylights:	**Defective**	**Replace soon**	**Minor Concern**
5	Chimneys:	**Acceptable**		
6	Gutter system:	**Defective**	**Clean gutters**	**Maintenance Item**
7	:			
8	:			

INFORMATION

9	Main roof age:	**20** years	14	Ventilation:	**Soffitt**
10	Other roof age:	years	15	Chimney:	**Brick**
11	Inspection method:	**Walked entire roof**	16	Chimney flue:	**Tile**
12	Roof covering:	**Fiberglass Shingle**	17	Gutters:	**Aluminum**
13	Roof layers:	**Second**			

ROOF COMMENTS

18 **The gutters are clogged with debris. Water overflowing the gutters is deposited against the house. This can cause basement flooding and foundation damage. Keep the gutters clean and free-flowing.**

Plastic bubble skylights are not very durable products. These are becoming crazed from light and heat, and one is almost opaque. One is installed on a low-slope roof, and it is not designed for this application. None appear to be leaking now, but they may require replacement prior to the roof wearing out.

Note that some fiberglass shingles have recently been experiencing tearing problems which can result in early failure of the roof. There is some minor cracking visible on about 5% of the shingles. Monitor for increasing damage over time.

Note that the roof is a second layer using the original flashings for seals. These flashings may not last the life of the second roof and may be prone to leakage.

The chimney flashing is coated with tar. This is usually a sign that it has been leaking, and it is also generally a sign that the flashing was improperly installed in the first place. If it is not currently leaking, it will likely do so soon. Tarred chimneys are always a high-maintenance item, unless the tar and old flashings are removed and new flashings are properly installed.

The shallow sections of the roof have roll roofing installed. This is an appropriate material for this application, but it has a lifespan of only 5-10 years in the best conditions. Consider using a higher quality material when replacing the roof. It is due for replacement now.

Exterior

INSPECTION FOCUS

The exterior is inspected visually at grade level. The inspector's evaluation is based on generally accepted building practices and the age of the components.

SIDING

Exterior trim, eaves, fascias and soffits should be dry and painted to protect it from the elements. Siding should be free of contact with grade and/or trees and shrubs. Moisture conditions that continually affect exterior siding should be corrected. Caulking and/or flashing should be applied where building materials intersect.

VENEER

Veneer is porous and can be damaged by water penetration, freezing and subsequent thawing. Bricks, stones, or blocks, and other masonry can be severely damaged and need replacement when moisture is allowed to remain over a period of time. Space between the veneer and the insulating sheathing is required and is accomplished with the use of "brick ties". Veneer also requires a proper footing to carry it's weight. Movement caused by improper ties or footings are detected by the presence of cracks in mortar or waves in walls.

DOORS

Doors may be wood or insulated metal. Most exterior doors are three feet wide and have three solid hinges, positive air tight weather seals and dead bolt locking capabilities. If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a door sticks it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

WINDOWS

Windows can be single pane, single pane with storm systems, or have double or triple insulated glazings. Styles can be fixed, double hung, casement or sliding. They can be wood or metal and should operate easily and close securely. Insulated windows may suffer from moisture condensation between panes indicating broken thermo seals, which does not significantly affect its insulating quality.

HOSE FAUCETS

Exterior hose faucets should be checked for leakage and loose fittings. In colder climates hose faucets should be winterized to avoid freezing damage and garden hoses should be removed.

ELECTRICAL CABLE

Either underground or overhead electric cable is provided by a public utility. Service entrance conductors should be encased in protective material to avoid hazards.

ELECTRICAL

All exterior electrical wires and outlets should be weatherproof. Outside circuits (i.e. outlets, switches, fixtures) should be GFCI protected. Underground branch wiring should be appropriately installed.

Exterior

	COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Siding:	**Acceptable**		
2	Trim/fascias/soffits:	**Defective**	**Repair window trim or replace wood windows**	**Minor Concern**
3	Veneer:	**Not Present**		
4	Doors:	**Acceptable**		
5	Windows:	**Acceptable**		
6	Hose faucets:	**Acceptable**		
7	Electrical cable:	**Acceptable**		
8	Exterior electrical:	**Acceptable**		

INFORMATION

9	Siding type:	**Wood**	13	Window type:	**Double Hung & Casement**
10	Veneer type:	**None**			
11	Trim/fascias type:	**Wood**	14	Window material:	**Wood & Vinyl**
12	Door type:	**Wood**	15	Electrical service:	**Overhead**

EXTERIOR COMMENTS

16 **There is some wood rot in the window sills and trim. It appears related to the lack of weep holes through the storm window frames. The only windows affected are the older wood windows, and they are nearing the point where they should be replaced anyhow. Either repair the damage, or replace the windows.**

Grounds & Drainage

INSPECTION FOCUS

Inspection of the exterior grounds and drainage is visual and intended to determine if the grading is properly carrying surface water away from the foundation. It is based on normal weather conditions at the time of the inspection. Inspectors do not perform a soil analysis or evaluate homes based on geological conditions.

DRAINAGE

Ideally, water should flow away from a property in all directions at a rate of one inch per foot for at least six feet. Grading should not slope toward the property and surface water should be channeled to the lowest part of the property away from the structure to prevent ponding of water next to the structure. Provisions should be made for discharging run-off from the guttering system.

TREES & SHRUBS

Inspectors observe trees and shrubs to see if they affect the property. The physical condition of the trees and shrubs themselves is not evaluated. Trees and shrubs should not be touching the roof, siding or the electrical service entrance cables

WALKS & STEPS

Walks and steps are inspected for tripping hazards. Walks and steps may be uneven or may settle and should be reported.

PATIO / PORCH

Patios and porches are inspected for movement and how they are attached to the property. Signs of settling, warping, or rot may occur, especially where they connect to the property

DRIVEWAY

Driveways may settle, crack, or deteriorate and should be reported.

RETAINING WALLS

Retaining walls support and hold earth in place for landscaping purposes. Evidence of movement is to be reported. Proper drainage and lateral support measures should be incorporated into the construction of retaining walls and should be reported when these conditions are not present.

Grounds & Drainage

	COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Drainage:	**Acceptable**	**See Comments**	**Major Concern**
2	Trees & shrubs:	**Acceptable**		
3	Walks & Steps:	**Acceptable**		
4	Patio/porch:	**Acceptable**	**See Comments**	**Major Concern**
5	Driveway:	**Acceptable**		
6	Retaining walls:	**Acceptable**	**See Comments**	**Major Concern**
7	:			
8	:			

INFORMATION

9	Walks & Steps: **Stones**	13	Porch: **Concrete**
10	Patio: **Concrete**	14	Location: **Front**
11	Location: **Rear**	15	Retaining walls: **Block**
12	Driveway: **Pavers**	16	Sea walls:

GROUNDS & DRAINAGE COMMENTS

17 **The house recently experienced slope failure on the downhill side, reportedly from water building up behind a tall and improperly installed retaining wall. Evaluation of the engineered repairs and stability of the restored slope and patio is beyond the scope of this inspection. Review the engineering documents for completeness.**

The soil in front slopes towards the house, and towards the retaining wall at the driveway. The retaining wall has no weep holes to allow water to vent, and this may cause damage to the wall over time. Regrade the soil for better drainage.

At the right front corner of the house, the soil is piled against the siding. This creates conditions conducive to insect infestation. Pull the soil away from the siding.

Heating & Cooling Systems

INSPECTION FOCUS

Heating and cooling inspections are visual. Weather permitting, we will operate both the heating and A/C units in their respective modes. We will use normal controls and evaluate how well the system is performing its intended function.

A/C OPERATION

A/C units are not operated when outdoor temperatures are below 60 degrees, since damage may result and compressor warranties may become void. A properly operating unit delivers cool air across the coil.

HEATING OPERATION

The heating unit may not be tested at this time if temperature conditions do not allow the system to be operated normally (i.e. during warm weather months we will not operate the heating system). Systems are not dismantled. The system type (i.e. forced air, hydronic, convective) and fuel type (i.e. gas, oil, electric) will be reported.

EXHAUST SYSTEM

Exhaust systems are inspected to determine if combustion gases are properly vented to the outdoor atmosphere. Separated or rusted vent pipes and/or negative slope are potentially dangerous.

DISTRIBUTION

Conditioned air should be present in all interior rooms. Rooms without conditioned air sources should be reported. Balancing of conditioned air is beyond the scope of the inspection.

FUEL STORAGE TANK / FUEL LINES

If the system has a fuel storage tank, it should be reported. If the tank has been abandoned, any evidence of its presence should be reported. Abandoned tanks should be removed. Fuel lines will be defined as gas or oil and reported.

HEAT EXCHANGER

The view of a heat exchanger is often concealed by design. A complete evaluation can only be achieved by dismantling the unit, which is beyond the scope of this inspection.

HUMIDIFIER

Humidifiers require constant maintenance and often become covered by lime deposits which can cause them to become inoperable within short periods of time.

FILTER

A clean filter is helpful for proper operation of heating units. Dirty filters cause poor circulation, waste energy, can be unhealthy and should be cleaned/replaced often.

Heating & Cooling

	COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	A/C operation:	**Acceptable**	**See comments below**	
2	Heating operation:	**Acceptable**		
3	System back-up:	**Acceptable**		
4	Exhaust system:	**Acceptable**		
5	Distribution:	**Acceptable**		
6	Fuel tank:	**Not Present**		
7	Fuel lines:	**Acceptable**		
8	Heat exchanger:	**Not Present**		
9	Humidifier:	**Not Present**		
10	Filter:	**Defective**	**clean filter**	**Maintenance Item**

INFORMATION

11	# Heating Units:	**1 - 4 zone**	16	# Cooling Units:	**1**
12	HeatingTypes:	**Hydronic**	17	Filter:	**Cleanable Media**
13	Heating ages:	**5** years	18	A/C Types:	**Electric Central Air**
14	Heating Fuels:	**Gas**	19	A/C age:	**20** years
15	Distribution:	**baseboard**	20		
			21		

HEATING & COOLING COMMENTS

22 **Attic mounted A/C units are required to have backup drain pans with secondary drains or water cutoff switches installed. These will reduce the chances of overflows damaging the house. Install backup drain pans.**

Note that the gas shutoff valve is located outside at the gas meter.

Note that the A/C system is reaching the end of its expected useful life. It is also inefficient by current standards. Consider replacement soon.

Note that there is no air conditioning supplied to the lower level of the house.

Plumbing

INSPECTION FOCUS

Plumbing inspections are visual and operational. Inspectors operate normal controls and put the system through a normal cycle.

SUPPLY PIPES

Supply pipes, especially galvanized, can become clogged with mineral deposits, which restrict functional water flow. If air gets trapped in the lines, the pipes can make a knocking sound, known as water hammer. Electrolysis, which occurs from the mixing of ferrous and non-ferrous metals, can cause leaks.

WASTE / VENT PIPES

Waste pipe inspections are limited to the visible portions of the drain system. Inspectors run water through the system for a minimum of 30 minutes and look for any indication of leaks, defective drainage or venting.

FUNCTIONAL WATER FLOW

Functional water flow is based on at least three gallons per minute flow of water from the highest fixture when at least one other fixture is operated simultaneously.

FUNCTIONAL WASTE DRAIN

Functional waste drainage is based on the free flow of water, without backing up, at all drains after at least 30 minutes of water entering into the system.

WELL SYSTEM

Well inspections are limited to the accessible above-ground components. Pressure tanks that are water logged will cause the pump to wear out quickly and should be reported. Wells should deliver adequate pressure at all times. Water samples of the site should be taken to an approved laboratory to test potability.

SEPTIC SYSTEM

Inspections of septic systems are very limited. After water is run into the system for at least 30 minutes a dye is introduced. A visual inspection of the leach field is made by walking the field looking for evidence of an effluent breakout, leaching or failure.

WATER HEATER / TEMPERATURE PRESSURE RELEASE (TPR) VALVE

Water heaters are inspected visually for proper installation and ability to provide adequate hot water. All water heaters must have a temperature pressure relief valve with a properly installed extension discharge pipe.

Plumbing

	COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Supply pipes:	**Acceptable**		
2	Waste/vent pipes:	**Acceptable**		
3	Funct'l water flow:	**Acceptable**		
4	Funct'l waste drain:	**Acceptable**		
5	Well system:	**Not Present**		
6	Septic system:	**Not Inspected**	**See comments**	**Major Concern**
7	Water heater:	**Acceptable**		
8	TPR Valve:	**Acceptable**		

INFORMATION

9	Water supply represented as:	**Municipal**	14	Septic location:	**East**
10	Waste system represented as:	**Private Septic System**	15	DHW Manufacturer:	**A.O.Smith**
11	Supply pipes:	**Copper**	16	DHW gallons:	**75**
12	Waste/vent pipes:	**copper, cast iron, galvanized**	17	DHW Age:	**1-5** years
13	Well location:		18	DHW Fuel Type:	**Gas**

PLUMBING COMMENTS

19 **The septic system was being inspected by Russell Reid during our home inspection. They found that the kitchen waste was draining into the storm sewer system. This is inappropriate. See their report for complete details.**

Electrical

INSPECTION FOCUS

Electrical inspections are visual and operational. Inspectors operate all normal switches, test a representative number of outlets and observe visible lines.

WIRING AT MAIN BOX

Location, type(s) of over-current protection devices and rating(s) of the main service panel(s) are reported. Inspectors remove cover panels so the main service panel wiring can be inspected. Present day systems should be a minimum of 100 amps. Systems should be inspected for double tapping, loose and bare wiring, aluminum branch wiring and wiring compatibility with over-current protection devices.

GROUND

The type and location of the grounding system should be inspected and reported. Undetermined or inadequate grounding should be reported.

GFCI

Newer homes require ground fault circuit interrupters. These safety devices are required in areas where water may be present, such as kitchens, bathrooms, exterior regions, garages, and basements. Older homes should consider updating an electrical system with these devices.

AMPERAGE

The rating of the main service wire conductor, main over-current device and the main service panel should be compatible and used to help determine the amperage rating of the electrical service.

HOUSEHOLD WIRING

Wiring beyond the main service panel box is examined for compatibility, proper over-current protection, and improper wiring conditions.

Electrical System

	COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Wiring at main box:	**Acceptable**		
2	Ground:	**Acceptable**		
3	GFCI:	**Acceptable**		
4	Amperage:	**Acceptable**		
5	Household wiring:	**Acceptable**		
6	:			
7	:			
8	:			

INFORMATION

9 Amps: **200**

10 Volts: **120/240**

11 Main box location: **Garage**

12 Main service conductor: **Copper**

13 Branch circuit wiring: **Copper**

14 Grounding: **Water Pipes & Ground**

15 GFCI: Ground fault protection at **Baths, kitchen, Exterior and Garage**

16 Main box type: **Breakers**

17 Wiring type: **Romex & Cable/BX**

ELECTRICAL SYSTEM COMMENTS

18

Kitchen & Laundry

INSPECTION FOCUS

Kitchen and laundry inspections are visual and operational.

WALLS / CEILINGS / FLOORS

Kitchen and laundry walls, ceilings & floors are inspected based on normal building practices for homes of similar age and construction and exclude cosmetic items. Cracks in walls are very common in most homes. Most small cracks usually indicate minor movement. These cracks are typically not serious and are even considered to be normal as the house gets older. Larger cracks may indicate ongoing movement and if noted in the report, further evaluation by a structural engineer is warranted. Squeaking floors in a house are generally the result of aging materials in the floor and minor stresses that are common as the house gets older. Unless otherwise noted in the report, these should be considered a minor item only.

DOORS & WINDOWS

Interior portions of doors and windows are inspected for proper ventilation, use as emergency exits, and ease of operation. If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a door sticks, it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

HEATING & COOLING

The presence of conditioned air sources to the kitchen and laundry are noted.

CABINETS / SHELVES

Kitchen and laundry shelves and cabinets are inspected for acceptable operation.

SINK PLUMBING

Kitchen and laundry sinks should be inspected for proper installation and operation. Plumbing systems should be free of leaks and drain and vent properly.

APPLIANCES (BUILT-IN)

Built-in appliances will be operated and reported.

LAUNDRY

The location of the laundry room will be reported. This section of the report will be completed in the same manner as the kitchen portion.

DRYER VENTS / DRYER SERVICE

Dryer vents should be vented to the exterior. They should not terminate in the crawl space, garage or attic. The condition of the dryer electrical service should be reported.

Kitchen & Laundry

	COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
	KITCHEN			
1	Walls/ceiling/floor:	**Acceptable**		
2	Doors & windows:	**Acceptable**		
3	Heating & cooling:	**Acceptable**		
4	Cabinets/shelves:	**Acceptable**		
5	Sink plumbing:	**Acceptable**		
	APPLIANCES			
6	Disposal:	**Acceptable**		
7	Dishwasher:	**Acceptable**		
8	Trash compactor:	**Not Present**		
9	Exhaust fan:	**Acceptable**		
10	Microwave:	**Acceptable**		
11	:			
12	:			
13	Range/oven:	**Acceptable**		
14	Gas or electric?	**Gas**		
	LAUNDRY			
15	Walls/ceiling/floor:	**Acceptable**		
16	Doors & windows:	**Acceptable**		
17	Washer plumbing:	**Acceptable**		
18	Sink plumbing:	**Acceptable**	**See comments below**	
19	Cabinets/shelves:	**Acceptable**		
20	Heating & cooling:	**Acceptable**		
21	Dryer vent:	**Defective**	**Install metal vent pipe, exterior exhaust**	**Safety Hazard**
22	:			
23	:			
24	Dryer service:	**Acceptable**		
25	Gas or electric?	**Gas**		

KITCHEN AND LAUNDRY COMMENTS

26 **Laundry dryers should vent through metal fittings to the exterior. Plastic pipe is not rated for this use, and it is a safety hazard due to the risk of lint fires and exhaust leakage.**

The dryer vents into the garage. Venting the dryer inside the garage increases interior moisture levels, and it can be a carbon monoxide hazard.

The laundry sink has its own manually activated ejector pump. This is no longer an accepted practice, and it does not meet current standards. Upgrade the ejector pump.

Bathrooms

INSPECTION FOCUS

Bathroom inspections are visual and operational. Inspectors operate plumbing fixtures to determine the presence of leaks and look for water damage.

WALLS / CEILINGS / FLOORS

Bathroom walls, ceilings & floors are inspected based on normal building practices for homes of similar age and construction and exclude cosmetic items. Cracks in the walls are very common in most homes. Most small cracks usually indicate minor movement. These cracks are typically not serious and are even considered to be normal as the house gets older. Larger cracks may indicate ongoing movement and, if noted in the report, further evaluation by a structural engineer is warranted. Squeaking floors in a house are generally the result of aging materials in the floor and minor stresses that are common as the house gets older. Unless otherwise noted in the report, these should be considered a minor item only.

DOORS & WINDOWS

Interior portions of the doors and windows are inspected for proper ventilation, use as emergency exit, and ease of operation. If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a door sticks it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

HEATING & COOLING

The presence of conditioned air sources to the bathrooms and their condition is reported.

CABINETS / SHELVES / COUNTERS

Bathroom shelves, cabinets and counters are inspected for acceptable operation.

VENTS

Inspection of the exhaust vent systems should detect whether or not venting extends to the outdoor atmosphere. Systems that recirculate indoors should be corrected as excessive moisture build-up from high humidity conditions may lead to water related damage.

SINKS / TOILETS / TUBS / SHOWERS

Bathroom plumbing systems are inspected for leaks which may affect shower, tub and sink surroundings. Inspectors examine and look for evidence of leaks at the junction of walls and floors that intersect with these units.

BATHROOMS INSPECTED

The number of associated bathrooms will be reported.

Bathrooms

	COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Walls, ceiling, floor:	**Acceptable**		
2	Doors & windows:	**Acceptable**		
3	Heating & cooling:	**Acceptable**		
4	Cabinets & counter:	**Acceptable**		
5	Vents:	**Acceptable**		
6	Sinks:	**Acceptable**		
7	Toilets:	**Acceptable**		
8	Tubs:	**Defective**	**Repair tub drain popup in downstairs full bath**	**Minor Concern**
9	Showers:	**Acceptable**		
10	:			

BATHROOMS INSPECTED

11 # of Half baths:

12 # of Full baths: **3**

BATHROOM COMMENTS

13

Interior Rooms

INSPECTION FOCUS

Interior room inspections are conducted visually. Inspectors examine and base findings on homes of similar construction and age.

WALLS / CEILINGS / FLOORS

Interior walls, ceilings & floors are inspected based on normal building practices for homes of similar age and construction and exclude cosmetic items. Cracks in walls are very common in most homes. Most small cracks usually indicate minor movement. These cracks are typically not serious and are even considered to be normal as the house gets older. Larger cracks may indicate ongoing movement and, if noted in the report, further evaluation by a structural engineer is warranted.

DOORS & WINDOWS

Interior portions of the doors and windows are inspected for proper ventilation, use as emergency exits, and ease of operation. If a house experiences settling or movement within the walls, one of the first noticeable signs will likely be at the doors. If a door sticks it usually means that the door or door frame is no longer square. If noted in the report, sticking doors should be evaluated for potential settlement problems.

HEATING & COOLING

The presence of conditioned air sources to the interior rooms and their condition is reported.

CABINETS / SHELVES / COUNTERS

Interior room cabinets, shelves and counters are inspected for acceptable operation.

WET BAR

Wet bars are inspected for proper installation of plumbing components, should be free of leaks, and drain and vent properly.

FIREPLACE / WOODSTOVE

Fireplaces are checked for proper installation. We do not operate these units. We visually inspect them for signs of improper installation such as evidence of downdrafts, creosote in the throat or flue area, loose or missing dampers, and/or loose, missing or damaged fire box material. Flue interiors are not inspected. Please consult a professional chimney sweep.

SMOKE DETECTORS

The presence of smoke detectors are reported and should be located on each floor, and at/or near the bedroom sections of the home.

STAIRS / BALCONIES / RAILS

Railing and stair systems are inspected for safety. Proper railing installation and consistent stair riser and tread dimensions are necessary for safety.

Interior Rooms

	COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Walls, ceiling, floor:	**Defective**	**Repair water stains in main hallway**	**Minor Concern**
2	Doors & windows:	**Acceptable**		
3	Heating & cooling:	**Acceptable**		
4	Cabinets & counter:	**Acceptable**		
5	Wet bar:	**Not Present**		
6	Fireplc/woodstove:	**Acceptable**		
7	Smoke detectors:	**Not Inspected**		
8	CO detectors:	**Not Inspected**		
9	Stairs/balcony/rails:	**Acceptable**		
10	:			

INFORMATION

11 Rooms inspected:

bedrooms #: **4**
Living Room
Dining Room
Office
Family Room
sun room
more

12 Walls & ceilings: **Sheet Rock**

13 Floors: **Carpet, vinyl, tile & hardwood**

14 Number of wet bars:

15 Number of fireplaces/woodstoves: **2**

INTERIOR ROOM COMMENTS

16

Garage & Carport

INSPECTION FOCUS

Garages and carports are inspected based on accessibility and are reported as being attached or detached from the house structure. The exterior components (i.e. roof, walls, eaves, fascias, gutters, etc.) should be reported when defects exist. They should also be reported when they differ from those components previously listed as part of the house structure. Interior components (i.e. walls, etc.) should be reported when defects exist and when they differ from those components previously listed as part of the house structure.

FIREWALL / FIREDOOR

Attached garages should be separated from common walls of the house by a proper firewall and firedoor. Their purpose is to prevent migration of smoke from entering the house in the event of a garage fire. The presence of these items will be reported. The presence of both a required fire door between the house and the garage and an automatic door closing devices will be reported, if applicable.

VEHICLE DOOR

Damage to the garage door hardware may represent a potential safety concern. Garage doors are oftentimes heavy and place a great deal of force on related components. Should any of these components fail, the weight of the door could create a dangerous condition. Some garage doors are installed with exposed springs. This type of hardware configuration should include safety features designed to prevent harm should the spring break.

DOOR OPENER

Electric garage door openers have been known to trap people, especially children, under the door as it closes. For this reason, all garage door openers should be equipped with a safety device to reverse the direction of the door, if necessary. Non-reversing door openers should be replaced for safety. Safety reversing devices should be checked monthly.

Garage & Carport

	COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Roof:	**Acceptable**		
2	Walls:	**Acceptable**		
3	Eaves:	**Acceptable**		
4	Electrical:	**Acceptable**		
5	Gutters:	**Acceptable**		
	INTERIOR			
6	Walls/ceiling/floor:	**Defective**	**Replace moldy sheetrock ceiling**	**Minor Concern**
7	Firewall/firedoor:	**Acceptable**		
8	Doors & windows:	**Acceptable**		
9	Garage doors:	**Acceptable**		
10	Door openers:	**Defective**	**Repair**	**Minor Concern**
11	Electrical:	**Acceptable**		
12	Heating & cooling:	**Not Present**		

INFORMATION

EXTERIOR

13 Location: **Attached garage - same as house**

14 Roof covering:

15 Roof age: years

16 Gutters:

INTERIOR

17 Walls & ceilings: **Sheet rock**

18 Floors: **Concrete**

19 Garage door: **Two Overhead**

GARAGE & CARPORT COMMENTS

20 **One garage door opener is disconnected and does not appear to be working. Repair it.**

There is a band of moldy sheetrock that tracks the A/C condensate and refrigerant lines. The moisture may have been caused by sweating pipes or by leaks from the condensate line. Open the ceiling to determine the cause of leakage, and replace the damaged and moldy sheetrock.

Attic

INSPECTION FOCUS

Attic inspections are visual. Inspectors will access the attic if possible. Most attics are unfinished and outside the living space of the home.

ACCESS

Inspectors will locate and access if the attic has adequate clearance and is unobstructed. Some attics are too narrow to enter or are not present due to cathedral ceilings.

FRAMING

Attic framing creates space between the ceiling and the roof. It should be sturdy enough to carry the weight of the framing and roof as well as snow and ice in colder climates.

SHEATHING

The sheathing separates framing from roof shingles. It should be kept dry and free of roof leaks and its condition should be reported.

INSULATION

Attics are subject to extreme temperature changes due to direct exposure of the sun on the roof in summer and the lack of a heat source on winter days. Therefore, adequate attic insulation is necessary for energy efficiency.

VENTILATION

Attics must be ventilated properly to eliminate cold weather moisture build-up and subsequent condensation. Additionally, ventilation is necessary to prevent excessive heat and subsequent overworking of the A/C system during warm weather.

EXPOSED WIRING

Attic wiring, a part of the branch circuit wiring for the living space, should not be covered with insulation or have any splices or open junction boxes.

PLUMBING VENTS / CHIMNEYS / FLUES

Plumbing vents, chimneys and flues should terminate above the roof line and be free of leaks around flashed areas.

Attic

	COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
1	Access:	**limited**		
2	Framing:	**Acceptable**		
3	Sheathing:	**Acceptable**	**See comments below**	
4	Insulation:	**Acceptable**	**Add more as energy upgrade**	
5	Ventilation:	**Acceptable**		
6	Exposed wiring:	**Acceptable**		
7	Plumbing vents:	**Acceptable**		
8	Chimney & flues:	**Acceptable**		
9	Vapor Retarder:	**Acceptable**		
10	:			

INFORMATION

11	# of Attic areas:	**1**	14	Framing:	**Conventional**
12	Access locations:	**Hallway**	15	Sheathing:	**skipped sheathing**
13	Access by:	**Disappearing Stairway**	16	Insulation:	**Fiberglass**

ATTIC COMMENTS

17 **Attic inspection was limited due to partial cathedral ceiling construction which does not permit access.**

There are leakage stains around the chimney. Based on the ceiling stains below, these are probably active.

Foundation

INSPECTION FOCUS

Foundation inspections are visual and limited to accessible components. Accessibility will vary due to type of foundation and other obstacles. The most common problem concerning foundations is water.

ACCESS

Inspectors will access foundation components based on their design. For instance, unfinished basements offer complete access while slab foundations offer very little.

FOUNDATION WALLS

Inspectors will attempt to identify the type of materials used in the foundation and look for abnormal cracks, wear, or movement. If warranted, additional structural inspections may be recommended.

FLOOR FRAMING

Basements and crawl spaces normally allow for a complete inspection of the floor framing. Inspectors will look for signs of moisture penetration, dry rot or other system damage in areas where accessibility permits.

INSULATION

Insulation in basements and crawl spaces may obstruct the inspector's view. Improperly installed insulation may trap moisture and lead to rot.

VENTILATION

Basements and crawl spaces require proper ventilation to allow moisture to escape. Perimeter vents or windows in the foundation help aid evaporation. Vents should be closed during winter months in colder climates.

SUMP PUMP / DRYNESS / DRAINAGE

Basement and crawl space areas prone to water problems should have a sump pump. Removing water reduces the amount of moisture and likelihood of insects in the home. Proper grading at the outside foundation, the use of sump pumps, and/or gravity drainage helps keep basements and crawl spaces dry.

FLOOR / SLAB

The concrete floor (slab) inspection is very limited due to lack of accessibility. Inspectors will report the presence of floor coverings (i.e. tile, carpeting), and will note signs of movement or cracks.

Foundation

	COMPONENT	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
	Type foundation:	**Slab**		
1	Access:	**limited**		
2	Foundation walls:	**Defective**	**Repair cracked and settled section under kitchen extension**	**Major Concern**
3	Floor framing:	**Acceptable**		
4	Insulation:	**Acceptable**		
5	Ventilation:	**Acceptable**		
6	Sump pump:	**Not Present**		
7	Dryness/drainage:	**Acceptable**	**See comments below**	
8	Floor/Slab:	**Acceptable**		
9	Vapor Retarder:	**Acceptable**		
10	:			

INFORMATION

11 Foundation walls: **Block**

12 Floors: **Concrete Floor**

13 Joist: **2** ” x **10** ” with **16** ”on center spacing

14 Beams: **wood**

15 Piers: **Steel Columns**

16 Sub Floor: **Boards**

17 Insulation: **unable to view**

FOUNDATION COMMENTS

18 **Finished basements are prone to moisture buildup that results in mold growth which can be unhealthy. We recommend installation of a dedicated high efficiency dehumidifier in the basement ductwork to help control general humidity levels.**

Basement and foundation inspection was limited due to finished or partially finished surface(s).

There is a horizontal crack running most of the length of the foundation wall under the kitchen extension, and the extended section is sagging off of the main foundation. This is a structural defect that requires some attention. Consult with a licensed engineer for repair specifications.

Inspection Summary Report

ALMOST HOME, Inc.
Building Inspection and Engineering Consulting Svcs.
47 Center St., Rumson, NJ 07760
(732) 758-0993 FAX: (732) 758-9796
www.almosthome.com Home Insp. Llc. # GI119

Customer: John Doe
Contact: Client
Phone:
Fax:
Location: 456 Broad St
Smalltown, NJ 54321

	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
ROOF			
Roof coverings:	Defective	Replace roll roof sections	Minor Concern
Vents:	Acceptable		
Flashings:	Acceptable	See Comments Below	
Skylights:	Defective	Replace soon	Minor Concern
*Chimneys:	Acceptable		
Gutter system:	Defective	Clean gutters	Maintenance Item
:			
:			
EXTERIOR			
Siding:	Acceptable		
Trim/fascias/soffits:	Defective	Repair window trim or replace wood windows	Minor Concern
Veneer:	Not Present		
Doors:	Acceptable		
Windows:	Acceptable		
Hose faucets:	Acceptable		
Electrical cable:	Acceptable		
Exterior electrical:	Acceptable		
GROUNDS & DRAINAGE			
Drainage:	Acceptable	See Comments	Major Concern
*Trees & shrubs:	Acceptable		
Walks & Steps:	Acceptable		
Patio/porch:	Acceptable	See Comments	Major Concern
Driveway:	Acceptable		
Retaining walls:	Acceptable	See Comments	Major Concern
:			
:			
HEATING & COOLING			
A/C operation:	Acceptable	See comments below	
Heating operation:	Acceptable		
System back-up:	Acceptable		
Exhaust system:	Acceptable		
Distribution:	Acceptable		
Fuel tank:	Not Present		
Fuel lines:	Acceptable		
Heat exchanger:	Not Present		
Humidifier:	Not Present		
Filter:	Defective	clean filter	Maintenance Item
PLUMBING			
Supply pipes:	Acceptable		
Waste/vent pipes:	Acceptable		
Funct'l water flow:	Acceptable		
Funct'l waste drain:	Acceptable		
Well system:	Not Present		
Septic system:	Not Inspected	See comments	Major Concern
Water heater:	Acceptable		
TPR Valve:	Acceptable		

IMPORTANT NOTICE

ALMOST HOME, Inc.
Building Inspection and Engineering Consulting Svcs.
47 Center St., Rumson, NJ 07760
(732) 758-0993 FAX: (732) 758-9796
www.almosthome.com Home Insp. Llc. # GI119

Inspection Summary Report

Customer: John Doe
Contact: Client
Phone:
Fax:
Location: 456 Broad St
Smalltown, NJ 54321

	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
ELECTRICAL			
Wiring at main box:	Acceptable		
Ground:	Acceptable		
GFCI:	Acceptable		
Amperage:	Acceptable		
Household wiring:	Acceptable		
:			
:			
:			
KITCHEN			
Walls/ceiling/floor:	Acceptable		
Doors & windows:	Acceptable		
Heating & cooling:	Acceptable		
Cabinets/shelves:	Acceptable		
Sink plumbing:	Acceptable		
APPLIANCES			
Disposal:	Acceptable		
Dishwasher:	Acceptable		
Trash compactor:	Not Present		
Exhaust fan:	Acceptable		
Microwave:	Acceptable		
:			
:			
Range/oven: Gas	Acceptable		
LAUNDRY			
Walls/ceiling/floor:	Acceptable		
Doors & windows:	Acceptable		
Washer plumbing:	Acceptable		
Sink plumbing:	Acceptable	See comments below	
Cabinets/shelves:	Acceptable		
Heating & cooling:	Acceptable		
Dryer vent:	Defective	Install metal vent pipe, exterior exhaust	Safety Hazard
:			
:			
Dryer service: Gas	Acceptable		
BATHROOM			
Walls, ceiling, floor:	Acceptable		
Doors & windows:	Acceptable		
Heating & cooling:	Acceptable		
Cabinets & counter:	Acceptable		
Vents:	Acceptable		
Sinks:	Acceptable		
Toilets:	Acceptable		
Tubs:	Defective	Repair tub drain popup in downstairs full bath	Minor Concern
Showers:	Acceptable		
:			

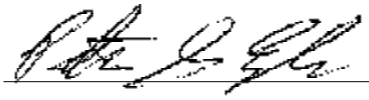
IMPORTANT NOTICE

Inspection Summary Report

ALMOST HOME, Inc.
Building Inspection and Engineering Consulting Svcs.
47 Center St., Rumson, NJ 07760
(732) 758-0993 FAX: (732) 758-9796
www.almosthome.com Home Insp. Llc. # GI119

Customer: John Doe
Contact: Client
Phone:
Fax:
Location: 456 Broad St
Smalltown, NJ 54321

	CONDITION	ACTION RECOMMENDED	PERSPECTIVE
INTERIOR			
Walls, ceiling, floor:	Defective	Repair water stains in main hallway	Minor Concern
Doors & windows:	Acceptable		
Heating & cooling:	Acceptable		
Cabinets & counter:	Acceptable		
Wet bar:	Not Present		
*Fireplc/woodstove:	Acceptable		
Smoke detectors:	Not Inspected		
CO detectors:	Not Inspected		
Stairs/balcony/rails:	Acceptable		
:			
GARAGE EXTERIOR			
Roof:	Acceptable		
Walls:	Acceptable		
Eaves:	Acceptable		
Electrical:	Acceptable		
Gutters:	Acceptable		
GARAGE INTERIOR			
Walls/ceiling/floor:	Defective	Replace moldy sheetrock ceiling	Minor Concern
Firewall/firedoor:	Acceptable		
Doors & windows:	Acceptable		
Garage doors:	Acceptable		
Door openers:	Defective	Repair	Minor Concern
Electrical:	Acceptable		
Heating & cooling:	Not Present		
ATTIC			
Access:	limited		
Framing:	Acceptable		
Sheathing:	Acceptable	See comments below	
Insulation:	Acceptable	Add more as energy upgrade	
Ventilation:	Acceptable		
Exposed wiring:	Acceptable		
Plumbing vents:	Acceptable		
Chimney & flues:	Acceptable		
Vapor Retarder:	Acceptable		
:			
FOUNDATION			
Acess:	limited		
Foundation walls:	Defective	Repair cracked and settled section under kitchen extension	Major Concern
Floor framing:	Acceptable		
Insulation:	Acceptable		
Ventilation:	Acceptable		
Sump pump:	Not Present		
Dryness/drainage:	Acceptable	See comments below	
Floor/Slab:	Acceptable		
Vapor Retarder:	Acceptable		
:			

Inspector: 

IMPORTANT NOTICE