

House Check Home Inspection
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HOUSE CHECK HOME INSPECTION LLC

Confidential Property Inspection Report



INSPECTION ADDRESS: 123 Main Street
Monmouth, New Jersey

Property Inspection for: Mr. and Mrs. Smith

Property Inspection Date: 01/01/2020

Over 36 years experience inspecting homes

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Services ordered and performed

✓	Standard Limited Inspection	✓	Radon	✓	Termite	✓	Exhaustive Inspection
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House Check Home Inspection LLC

Address: 123 Main Street, Monmouth, NJ	Date	01/01/2020	Time	9:30a
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Weather	✓	clear		Rain		snow		snow cover		temperature	62	°F
Est age of structure	47	years		1 level	✓	2 level		3 level	✓	Single family		condo

Grading & Drainage

Comments Re-grade around foundation, where needed, to form protective slopes to facilitate water runoff. Poor or negative runoff can cause soggy grounds and basement water seepage problems. See diagram.

Trees/Shrubbery:

Comments: Tree branches overhanging the roof threaten house damage if they should fall contribute to debris in rain gutters and allow entrance and nesting of carpenter ants in the house. We recommend they be cut. Cut back shrubbery from foundation walls and siding to help prevent decay and entrance of vermin.

Roofing

roof shape	✓	gable	✓	hip		flat	✓	shed		mansard		gambrel
shingle type	✓	asphalt	✓	fiberglass		wood		slate		concrete		asbestos
roof type:		roll		bitumen		built up		rubber		clay tile		other
vent type:	✓	gable		ridge	✓	soffit	✓	roof		other		none
roof viewed from:	✓	ground	✓	binocular		ladder	✓	window	✓	Not on roof	1	Est layers
type fan		roof		house		gable		other	✓	none		

Comments: The average design life for asphalt type roofs are **15-18** years. Inquire of owner when the roof was re-shingled. We do not advise shingling low sloped roofs like that over the rear enclosed patio. Wider roll roofing provides a better water-resistant surface.

Chimney(visible portions)

type of chimney	✓	brick		stone		block		stucco		prefab
	1	# of chimneys				# of metal flues				

Comments: Have the chimney cleaned and evaluated by a certified sweep.

Siding:

type of siding	<input checked="" type="checkbox"/>	vinyl	<input type="checkbox"/>	aluminum	<input type="checkbox"/>	brick	<input type="checkbox"/>	stucco	<input type="checkbox"/>	wood	<input type="checkbox"/>	stone
shingle type	<input type="checkbox"/>	wood	<input type="checkbox"/>	fiber	<input type="checkbox"/>	vinyl	<input type="checkbox"/>	slate	<input type="checkbox"/>	asbestos	<input type="checkbox"/>	other

Comments: Exterior wood requires either capping or regular painting. Caulking and sealing is recommended to prevent water seepage. Replace wood trim where moisture damaged like that noted below the rear entry door. Replace runs of damaged and cracked vinyl siding. Repair dented capping as noted around the garage jambs. See pictures.

Leaders & Gutters

leaders & gutters	<input checked="" type="checkbox"/>	aluminum	<input type="checkbox"/>	copper	<input type="checkbox"/>	built-in	<input type="checkbox"/>	partial	<input type="checkbox"/>	none
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Comments: Properly slope and secure gutters to lead runoff to downspouts. The front right gutter is bellied and loose. There may be hidden damage. Clean debris from rain gutters to facilitate proper rainwater runoff and prevent carpenter ants from nesting in the debris. Extend the downspouts away from the house and foundation and install missing downspout extension.

Driveway[✓] Walkways[✓] Sidewalks[✓]

type of material:	<input checked="" type="checkbox"/>	asphalt	<input checked="" type="checkbox"/>	concrete	<input type="checkbox"/>	brick	<input checked="" type="checkbox"/>	slate	<input checked="" type="checkbox"/>	Block/pavers
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Comments: Any change of elevation 1/4 of an inch or more is considered a trip hazard and should be corrected. Keep pavers in walkways level and secure for safety. Repair/replace cracked slate in the rear walkway. Repair the deteriorated asphalt driveway and seal for extended useful life. Seal cracks at the front sidewalk. See pictures.

Foundation:

type of material:	<input type="checkbox"/>	concrete	<input checked="" type="checkbox"/>	block	<input type="checkbox"/>	brick	<input type="checkbox"/>	tile	<input type="checkbox"/>	stone
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Comments: Seal penetrations like that noted at the a/c refrigerant lines in the foundation wall to prevent vermin entry. We note some vertical and horizontal cracks at the foundation wall in the basement. Have these evaluated by a foundation mason/ structural engineer for any needed repairs. See pictures.

Patios:[✓] Decks: Porches:[✓] Steps:[✓](exterior)

type of material:	<input checked="" type="checkbox"/>	concrete	<input type="checkbox"/>	Block/pavers	<input checked="" type="checkbox"/>	brick	<input type="checkbox"/>	wood	<input type="checkbox"/>	other
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Comments: We advise handrails at the rear entry steps. We note some cracking at the rear patio block wall. We advise sealing and monitoring. Repair cracked concrete treads in steps. We note staining in the rear enclosed porch. The rear yard concrete patio is deteriorated.

Garage:

type of garage	one car	✓	two car		none	✓	attached		detached		
Garage:							yes	no			
automatic garage door opener()							✓				
emergency reversal test							✓				
fire resistant house/garage door							✓				
intact sheetrock on interior house/garage walls ceilings (fire protection)							✓				

Comments: We advise auto reversal sensors for the automatic garage door opener be set between 4-6 inches off the ground for optimal safety. We do not advise vents in garages. They can introduce the potential of noxious gas in the garage being drawn into the living space. We advise a handrail for the garage to house steps. We note damage to the foundation wall at the front of the garage. We note termite damage to sheetrock along the inside garage wall. There may be hidden damage in the wall. Stained walls and ceiling is noted. Further investigation would be needed to determine this. See pictures.

Basement ✓ Crawl Space Slab on Grade

walls	concrete	✓	block	brick	tile	stone
floors	✓	concrete	tile	earth	brick	other
columns	block	✓	steel	brick	wood	other
1 st floor:	✓	joists	trusses	T.J.I.'s	concrete	
crawl space	entered		not entered	Too low	no access	✓ Not applicable
basement	✓	unfinished	finished	sheetrock	paneling	Not applicable

Comments: Basements are inherently susceptible to seepage due to the fact that they lie below water absorbing soil. A one-time inspection is not a guarantee that the space will not take on water in the future. Inquire of owner as to any past water entrance episodes. White salt stains at various areas of the foundation wall indicate water pressure from the exterior. Better grading and window wells and covers would help. Repair/replace areas of termite damaged sills in basement and crawlspace. We recommend safety balusters and railings for the open basement stairs. Repair/replace the cracked top basement stair tread. Address vertical and horizontal cracks noted in the block walls. Front wall appears hinged. See comments under foundation. Use a dehumidifier particularly in warm weather seasons to help prevent dampness, odor, condensation and mold growth in basement. We note a sump pit and no pump. See pictures.

Electric:

estimated capacity	150	amps	220	volts	1	Main panel in basement	0	sub-panel	in	
service entrance		copper	✓	aluminum		overhead	✓	underground		
branch wiring	✓	romex	✓	bx		knob & tube	✓	copper		aluminum
outlets & switches		minimal	✓	adequate		2 prong	✓	3 prong		
overcurrent protection	✓	breakers		fuses						

Comments: We recommend gfci protection for kitchen countertop, bathrooms, garage and exterior electric outlets. Eliminate double tapped breakers in the electric panel. We advise a single branch wire per breaker. We advise filler blanks for empty breaker slots in the electric panel. Make all lights operable. We recommend replacing painted over outlets. Have repairs and further evaluation performed by a licensed electrician. Electrical standards are constantly being updated making it practically impossible for all homes to meet current standards.

Heating System: Rheem

heat source	✓	hot air		hot water		electric		solar
type of system	✓	fan forced		baseboard		radiator		radiant
type of fuel	✓	gas		oil		electric		thermal
# of zones	✓	one		two		three		five
main fuel shutoff	✓	at meter		at tank		at unit		At the oil line
	1	Furnace(s)		Boiler(s)		Heat pump		
	22	Years old (est)		Years old (est)				

Comments: Average design life expectancy for furnaces is **15-20** years. Design life is defined as the expected useful life of an appliance or system. Functionality beyond this point is considered a gift. Budget for early replacement. Have the furnace and humidifier cleaned and serviced by a qualified technician.

Water Heater: AO Smith

1	water heater(s)	50	gallon(s)	fuel: gas	2	year(s) old est		water temp	120°F	
Water Heater:								sat	unsat	repair
general overall condition								✓		✓
temperature/pressure relief valve properly installed								✓		

Comments: Eliminate contact between water heater vent (steel) and water lines (copper). Dissimilar metal contact promotes corrosion. Average design life expectancy for water heaters is **8-14** years.

Plumbing:

type of water lines	✓	copper		galvanized		brass		plastic		not visible
waste pipes		plastic	✓	copper		galvanized	✓	cast iron		not visible
service entrance	✓	copper		plastic		galvanized		lead		not visible
water source	✓	municipal		well						
main shut off	✓	at meter		in 1 st fl bathroom		in garage		in crawlspace	✓	basement
# of bathrooms	1	1 st floor	2	2 nd floor		basement				

Comments: We advise painting rusted gas lines to deter further corrosion. Repair loose hot water faucet handle at the washbasin in the ½ bathroom. Secure loose toilets in all bathrooms. Do not use steel support brackets for copper water lines. They promote corrosion. We advise scoping the waste system for blockage or damage due to the age of the home. Older cast iron waste lines are corroding and will need eventual replacement. Protect plumbing in unheated spaces from potential winter freeze. Correct dripping master washbasin faucet. Repair damaged kitchen exhaust fan. Have repairs and further evaluation performed by a licensed plumber. See pictures.

Air Conditioning:

central air conditioning	1	# of zones	3	year(s) old-est	40	amps max fuse		

Comments: Have a qualified technician service the a/c system. Average design life expectancy for air conditioning condensers is **8- 14** years.

Ceilings and Walls

type of material	✓	dry wall/plaster	ceiling tile	✓	paneling	Ceramic/stone tiling
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Comments: Repair/replace loose wall tile at the guest shower. We note peeling wallpaper in the fireplace room. Stained ceilings are noted in the den, hallway, closets and cracked ceiling in the fireplace room. Correct the source of the staining and replace damaged materials.

Floors:

floors:	✓	carpet	wood	✓	Ceramic/stone tile	✓	resilient
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Comments: We note cracked floor tile at the guest bathroom. We note areas of stained carpeting and squeaky floors.

Fireplace:

fireplaces	✓	wood		none	gas		
type of material	✓	masonry	prefab	heatilator	masonry	prefab	heatilator

Comments: Have the fireplace cleaned and evaluated by a certified sweep.

Windows and Doors:

type of material	✓	wood	aluminum	vinyl	steel	other
type of window:	✓	Single/double hung	casement	sliding	louver	awning
type of glazing:	✓	single pane	double pane	triple pane		

Comments: Replace areas of deteriorated glazing putty on single paned windows. Replace the cracked storm window at the upper front of the home. Install screens where missing and repair where damaged. We advise glass in doors be safety rated.

Attic:

ventilator fans		house fan		attic fan	✓ none
flooring		complete	✓	partial	none
insulation	✓	batts		loose fill	rigid
attic viewed from	✓	ceiling		Partial entry	no access
roof structure	✓	rafters		trusses	T.J.I.'s

Comments: Staining is noted at sub-roofing in attic adjacent to plumbing vent roof penetration. Have roofer check for leakage. See pictures.

Cabinetry

Comments: Correct doors in the kitchen cabinets that stay open when closed

Stairs and Handrails(Interior) :

Comments:

Appliances:

The appliances were not inspected nor evaluated. However the following appliances were operated to see if they were functional at the time of the inspection. No warranty or guarantee is given or implied. All appliances should be operated at the time of the walk through prior to closing. 1. Range - past DLE 2. Oven-Damaged handle oven-dirty. 3. dishwasher 4. Washing machine - consider drip pan 5. Clothes dryer

Not tested : sprinkler system

Miscellaneous:

Ensure CO & smoke detectors & fire extinguishers are installed where required by officials.
 We recommend you check to confirm that permits have been obtained/closed for any renovations, repairs or equipment replacement. This concern is beyond the scope of this inspection.
 We recommend obtaining a sellers disclosure prior to close of escrow.
 If air quality is a concern retain an Environmental Company.
 Anticipate additional/concealed defects to arise once the house is newly occupied or during renovations.
 A radon test is in progress. A report is forthcoming directly from Radiation Data in 10-14 days.
 A house of this age may have used lead based paint and materials containing asbestos.
 Further investigation of any underground oil storage vessel is recommended. It is not part of our services.
 DLE- Design life=the system is at the end of its anticipated performance life. Any further functionality is a bonus. The system could fail without warning.
 It is extremely important to schedule a final walk through prior to closing. Conditions can change after an inspection. Check all systems, windows, appliances, outlets, light fixtures, water penetrations and leaks.
 Treat the home for termites.

-REPORT SUMMARY

A serviceable or functional rating applies to overall condition of the system. Note: Even with a serviceable or functional rating some repairs may be necessary. The following is a list of defects. We recommend you have the appropriate licensed contractor further evaluate the defect and the entire system in question before the close of escrow.

Roofing: Serviceable defects noted See comments in report

Repairs are: Inquire of owner when the roof was re-shingled. We do not advise shingling low sloped roofs like that over the rear enclosed patio. Wider roll roofing provides a better water resistant surface.

Chimneys: Serviceable N/a defects noted See comments in report

Repairs are: Have the chimney cleaned and evaluated by a certified sweep.

Siding: Serviceable defects noted See comments in report

Repairs are: Exterior wood requires either capping or regular painting. Caulking and sealing is recommended to prevent water seepage. Replace wood trim where moisture damaged like that noted below the rear entry door. Replace runs of damaged and cracked vinyl siding. Repair dented capping as noted around the garage jambs..

Gutters: Serviceable defects noted See comments in report

Repairs are: Properly slope and secure gutters to lead runoff to downspouts. The front right gutter is bellied and loose. There may be hidden damage. Clean debris from rain gutters and extend the downspouts away from the house and foundation and install missing downspout extension.

Driveways Walkways Sidewalks:

Serviceable defects noted See comments in report

Repairs are: Any change of elevation 1/4 of an inch or more is considered a trip hazard and should be corrected. Keep pavers in walkways level and secure for safety. Repair/replace cracked slate in the rear walkway. Repair the deteriorated asphalt driveway and seal for extended useful life. Seal cracks at the front sidewalk.

Foundation Serviceable defects noted See comments in report

Repairs are: Seal penetrations like that noted at the a/c refrigerant lines in the foundation wall to prevent vermin entry. We note some vertical and horizontal cracks at the foundation wall in the basement. Have these evaluated by a foundation mason/ structural engineer for any needed repairs.

Steps Decks Porches Patios

Serviceable defects noted See comments in report

Repairs are: We advise handrails at the rear entry steps. We note some cracking at the rear patio block wall. We advise sealing and monitoring. Repair cracked concrete treads in steps. We note staining in the rear enclosed porch. The rear yard concrete patio is deteriorated.

Basement/Crawlspace Serviceable defects noted See comments in report

Repairs are: White salt stains at various areas of the foundation wall indicate water pressure from the exterior. Better grading and window wells and covers would help. Repair/replace areas of termite damaged sills in basement and crawlspace We recommend safety balusters and railings for the open basement stairs. Repair/replace the cracked top basement stair tread. Address vertical and horizontal cracks noted in the block walls. Front wall appears hinged. See comments under foundation.

Electric: Serviceable defects noted See comments in report

Repairs are: We recommend gfci protection for kitchen countertop, bathrooms, garage and exterior electric outlets. Eliminate double tapped breakers in the electric panel. We advise a single branch wire per breaker. We advise filler blanks for empty breaker slots in the electric panel. Make all lights operable. We recommend replacing painted over outlets

Heating Design Life Expectancy __near__ at X__past
Functional defects noted See comments in report

Repairs are: Have the furnace and humidifier cleaned and serviced by a qualified technician.

Water Heater Functional defects noted See comments in report

Repairs are: Eliminate contact between water heater vent (steel) and water lines (copper). Dissimilar metal contact promotes corrosion

Plumbing Serviceable defects noted See comments in report

Repairs are: We advise painting rusted gas lines to deter further corrosion. Repair loose hot water faucet handle at the washbasin in the 1/2 bathroom. Secure loose toilets in all bathrooms. Do not use steel support brackets for copper water lines. They promote corrosion. We advise scoping the waste system for blockage or damage due to the age of the home. Older cast iron waste lines are corroding and will need eventual replacement. Protect plumbing in unheated spaces from potential winter freeze. Correct dripping master washbasin faucet. Repair damaged kitchen exhaust fan

Air Conditioning Functional defects noted See comments in report

Repairs are: Service the unit.

Walls, Ceiling & Floors Serviceable defects noted See comments in report

Repairs are: Repair/replace loose wall tile at the guest shower. We note peeling wall paper in the fireplace room. Stained ceilings are noted in the den, hallway, closets and cracked ceiling in the fireplace room. Correct the source of the staining and replace damaged materials. We note cracked floor tile at the guest bathroom. We note areas of stained carpeting and squeaky floors.

Fireplace Serviceable N/a defects noted See comments in report

Repairs are: Have the fireplace cleaned and evaluated by a certified sweep.

Windows & Doors Serviceable defects noted See comments in report

Repairs are: Replace areas of deteriorated glazing putty on single paned windows. Replace the cracked storm window at the upper front of the home. Install screens where missing and repair where damaged. We advise glass in doors be safety rated

Attic Serviceable defects noted See comments in report

Repairs are: Staining is noted at sub-roofing in attic adjacent to plumbing vent roof penetration. Have roofer check for leakage.

Garage Serviceable defects noted See comments in report

Repairs are: We advise auto reversal sensors for the automatic garage door opener be set between 4-6 inches off the ground for optimal safety. We do not advise vents in garages. They can introduce the potential of noxious gas in the garage being drawn into the living space. We advise a handrail for the garage to house steps. We note damage to the foundation wall at the front of the garage. We note termite damage to sheetrock along the inside garage wall. There may be hidden damage in the wall. Stained walls and ceiling is noted. Further investigation would be needed to determine this

Miscellaneous Repairs

Regrade protective slopes adjacent to the foundation.
Treat property for termites

Repairs : Cosmetic defects are not included. Minor defects costing up to several hundred dollars are not included. All discovered mechanical defects are included. Please note your sales contract may require the seller to correct mechanical defects. It is recommended that any deficiencies & components/systems related to these deficiencies noted in the report be evaluated & repaired by licensed professionals, due to the fact that there maybe additional concerns outside the scope of our inspection, and/or our area of expertise prior to the closing of Escrow. This report will remain incomplete until all observed deficiencies are corrected/addressed prior to closing.

General Repairs:

Re-grade around foundation, where needed, to form protective slopes to facilitate water runoff.

Inquire of owner when the roof was re-shingled. We do not advise shingling low sloped roofs like that over the rear enclosed patio. Wider roll roofing provides a better water resistant surface.

Have the chimney and fireplace cleaned and evaluated by a certified sweep.

Exterior wood requires either capping or regular painting. Caulking and sealing is recommended to prevent water seepage. Replace wood trim where moisture damaged like that noted below the rear entry door. Replace runs of damaged and cracked vinyl siding. Repair dented capping as noted around the garage jambs.

Make gutter and downspout repairs as noted in the report.

Any change of elevation 1/4 of an inch or more is considered a trip hazard and should be corrected. Keep pavers in walkways level and secure for safety. Repair/replace cracked slate in the rear walkway. Repair the deteriorated asphalt driveway and seal for extended useful life. Seal cracks at the front sidewalk.

Seal penetrations like that noted at the a/c refrigerant lines in the foundation wall to prevent vermin entry. We note some vertical and horizontal cracks at the foundation wall in the basement. Have these evaluated by a foundation mason/ structural engineer for any needed repairs.

We advise handrails at the rear entry steps. We note some cracking at the rear patio block wall. We advise sealing and monitoring. Repair cracked concrete treads in steps. We note staining in the rear enclosed porch. The rear yard concrete patio is deteriorated.

We advise auto reversal sensors for the automatic garage door opener be set between 4-6 inches off the ground for optimal safety. We do not advise vents in garages. They can introduce the potential of noxious gas in the garage being drawn into the living space. We advise a handrail for the garage to house steps. We note damage to the foundation wall at the front of the garage. We note termite damage to sheetrock along the inside garage wall. There may be hidden damage in the wall. Stained walls and ceiling is noted. Further investigation would be needed to determine this.

White salt stains at various areas of the foundation wall indicate water pressure from the exterior. Better grading and window wells and covers would help. Repair/replace areas of termite damaged sills in basement and crawlspace We recommend safety balusters and railings for the open basement stairs. Repair/replace the cracked top basement stair tread. Address vertical and horizontal cracks noted in the block walls. Front wall appears hinged. See comments under foundation.

Repair/replace loose wall tile at the guest shower. We note peeling wall paper in the fireplace room. Stained ceilings are noted in the den, hallway, closets and cracked ceiling in the fireplace room. Correct the source of the staining and replace damaged materials. We note cracked floor tiles at the guest bathroom. We note areas of stained carpeting and squeaky floors.

Replace areas of deteriorated glazing putty on single paned windows. Replace the cracked storm window at the upper front of the home. Install screens where missing and repair where damaged. We advise glass in doors be safety rated.

Staining is noted at sub-roofing in attic adjacent to plumbing vent roof penetration. Have roofer check for leakage.

Make remaining repairs as noted in the report as well as in photos.

Treat property for termites.

Mechanical Repairs: Repairs to heating, air-conditioning, plumbing and electrical systems

Electric - We recommend gfci protection for kitchen countertop, bathrooms, garage and exterior electric outlets. Eliminate double tapped breakers in the electric panel. We advise a single branch wire per breaker. We advise filler blanks for empty breaker slots in the electric panel. Make all lights operable. We recommend replacing painted over outlets

Have the furnace and humidifier cleaned and serviced by a qualified technician.

Eliminate contact between water heater vent (steel) and water lines (copper). Dissimilar metal contact promotes corrosion.

Plumbing – We advise painting rusted gas lines to deter further corrosion. Repair loose hot water faucet handle at the washbasin in the ½ bathroom. Secure loose toilets in all bathrooms. Do not use steel support brackets for copper water lines. They promote corrosion. We advise scoping the waste system for blockage or damage due to the age of the home. Older cast iron waste lines are corroding and will need eventual replacement. Protect plumbing in unheated spaces from potential winter freeze. Correct dripping master washbasin faucet. Repair damaged kitchen exhaust fan

Service the air conditioning system.

All recommended repairs should be performed promptly to avoid possible further deterioration and increased cost. Diagnosis and repair can reveal additional concerns. The need or choice to replace a component or system instead of repairing it will most likely increase costs. If any of these repairs are the responsibility of the seller we advise you to obtain from them the name of the company (s) who performed them and the phone number (s) prior to closing.

Obstructions & Inaccessible Areas

The inspector may write out obstructions or use the key below:

The following areas of the structure(s) inspected were obstructed or inaccessible

X	Basement	7,8,9,24	1. Fixed ceilings	10. No access/entry	19. Wood pile
	Crawl Space		2. Suspended ceiling	11. Limited access	20. Snow
X	Main Level	1,3,4,5,6,7,8,9	3. Fixed wall covering	12. Only visual access	21. Unsafe conditions
X	Attic	4,5,21,24	4. Floor covering	13. No access beneath	22. Rigid foam board
X	Garage	3,4,7,8,21,24-car	5. Insulation	14. Cluttered condition	23. Synthetic stucco
X	Exterior	12,16,17	6. Cabinets/shelving	15. Standing water	24. Duct work
	Porch		7. Stored items	16. Dense vegetation	
	Addition		8.furnishings	17 exterior coverings	
	Other		9. Appliances	18 window well covers	

Change of Occupancy Changes in occupancy and vacancy may affect plumbing. Operation of seldom used water supply valves or fixtures may cause leaks. Client should closely monitor all plumbing after occupying a home. Mechanical devices can fail at any time, plumbing gaskets and seals may crack. Plumbing failures are more likely during changes or disruptions to water supply pressure, common during changes of ownership.

MAINTENANCE AND UPGRADING

EXTERIOR MAINTENANCE

- ✓ Keep stored items away from furnace/boiler
- ✓ Clean debris from rain gutters
- ✓ Extend rain gutter downspouts
Install rain gutter splash blocks
- ✓ Seal driveway/Fill driveway cracks
- ✓ Have chimney cleaned and inspected yearly.
Repoint loose and open mortar joints in masonry steps
Repoint open mortar joints / loose bricks in chimney
Remove ivy / vines off foundation walls and siding
Periodically seal chimney and plumbing vent flashings
Periodically seal roof valley flashings
Scrape, prime and paint trim
Scrape, prime and paint windows and doors
- ✓ Paint rusted gas lines
Paint rusting vent pipe above roof line
Caulk and seal windows and doors
- ✓ Replace deteriorated window glazing putty
Apply aluminum fibrated sealer to built up / roll type roof
- ✓ Cut back shrubbery from exterior walls
Cut back shrubbery from proximity of a/c condensing unit
Seal wall penetrations such as electric cables and a/c lines
Remove unused TV. antenna from roof/chimney
Paint rusting window and door lintels

INTERIOR MAINTENANCE

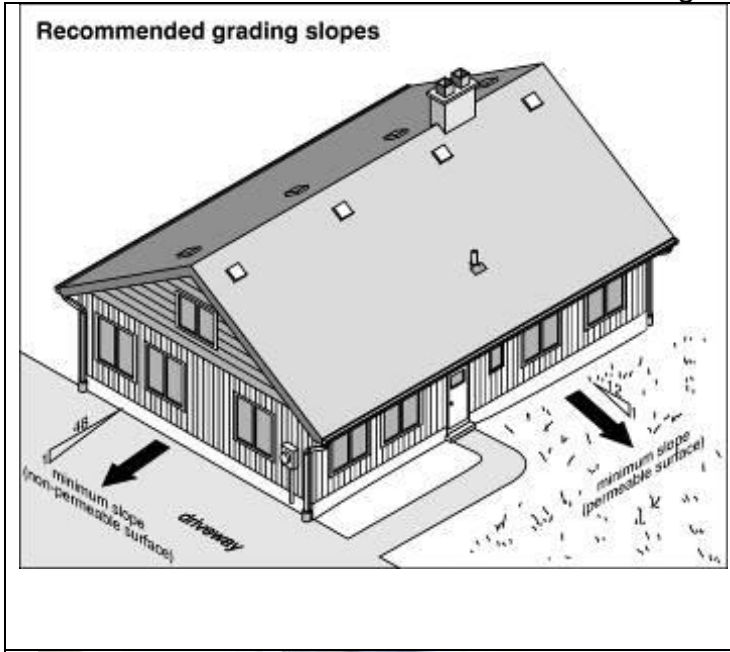
- ✓ Maintain seal on toilets
Re-grout bathroom ceramic tile walls where necessary
Re-grout ceramic bathroom tile floors where necessary
Keep shower enclosure well sealed / caulked
Open painted shut windows
- ✓ Install storm window weep holes
- ✓ Install proper door checks to protect walls & doors
Repoint open / soft fireplace mortar joints
- ✓ Have fireplace flues cleaned
Adjust garage door springs
Lubricate and adjust overhead garage doors
Lubricate doors and windows
Clean sump pit & inspect the pump
Screen attic vents
- ✓ Change furnace / air conditioner filter regularly
Clean / replace range hood filter
Fill out electric panel circuit breaker directory
- ✓ Clean and service furnace
- ✓ Service air conditioning system
Seal leaky HVAC air ducts
- ✓ Clean dust from coils of refrigerator
- Secure loose handrails/safety rails
Tighten loose nuts and bolts in attic pull down ladder

UPGRADING – IMPROVEMENTS

Consider upgrading your home with these comfort enhancing, energy saving, and safety suggestions

- Upgrade to 150 - 200 ampere electric service
- Modern updated breaker service panel
- Update 2 prong to modern 3 prong grounded outlets
- Add additional electric outlets as needed
- ✓ GFCI safety outlets - where indicated in report
Light fixture over stairwell to basement
- ✓ Test GFCI breakers monthly
- Heating pipe insulation
- HVAC duct insulation in attic / crawl space
- Install garage door automatic reversal mechanism
- Install safety cable through garage door springs
- Add insulation in attic (no vapor barrier)
- Install attic insulation

- Add attic vents
- Add crawl space vents
- Vent clothes dryer to exterior
- Install flexible aluminum clothes dryer vent
- ✓ Install proper handrails where indicated in report
- ✓ Install proper safety rails where indicated in report
- Replace interior keyed exit door locks with thumb latches
- ✓ Re-key locks
- Weather strip doors
- Replace closet bulbs with fluorescent lights
- Install replacement windows
- Install storm windows
- Install storm doors



Damaged vinyl siding along garage. Also dented garage door jamb aluminum capping.



Damaged asphalt driveway adjacent to garage.



Cracked slate at rear walkway.



We advise continuous graspable handrails at all steps of 3 or more risers.



Moisture damaged bottom trim at rear entry door.



Some cracks are noted at the parge coating along the rear enclosed patio.



Some damaged vinyl siding along the right side of home.



Seal opening in foundation wall for the electric cable to prevent moisture and vermin entry.



Deteriorated glazing putty on single paned windows.



Loose faucet at the 1/2 bathroom sink.



Loose toilet at 1/2 bathroom.



Damaged handle at the oven vent.



We do not advise vents in garages.



Termite scarring at sheetrock on garage wall.



Cracked basement stair tread.



Copper lines in basement wall are an indication of a buried oil tank



Vertical crack along right side basement wall.



We advise safety balusters at the open basement stairs.



Termite damaged sill along left side basement wall.



Old cast iron waste lines are corroded. Eventual replacement is advised.



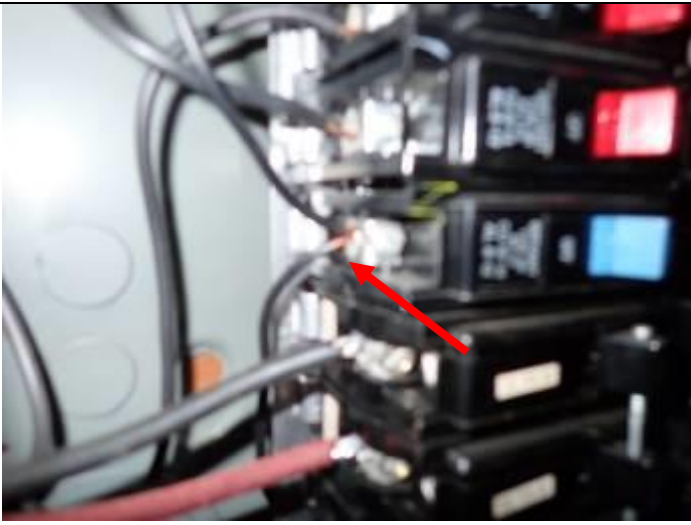
Steel vent and copper line should not be in contact. This at water heater.



Horizontal hinge crack noted along front basement wall.



Steel brackets should not be used to support copper water lines. Corrosion is accelerated.



Eliminate double tapped breakers in the electric panel. We advise a single branch wire per breaker.



Cracked bathroom floor tile.



Loose wall tile at the guest shower.



Cracked front storm window.



Dripping master faucet.



Staining noted at sub-roofing in attic adjacent to plumbing vent roof penetration.

Wood Destroying Insect Inspection Report-

Notice: Please read important consumer information on page 2.

Section I. General Information Inspection Company, Address & Phone House Check Home Inspection 6 West Lake Avenue Oakhurst, NJ 07755 732 923-0791	Company's Business Lic. No.	Date of Inspection
Inspector's Name, Signature * & Certification, Registration, or Lic. # Drew Arcomano, Lic. # 27074B		Address of Property Inspected 123 Main Street Monmouth, New Jersey Structure(s) Inspected Private Dwelling

Section II. Inspection Findings This report is indicative of the condition of the above identified structure(s) on the date of the inspection and is not to construed as a guarantee or warranty against latent, concealed or future infestation or defects. Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:

A. No visible evidence of a wood destroying insect infestation was observed

B. Visible evidence of a wood destroying insect infestation was observed as follows

1. Live insects (description & location): _____

2. Dead insects, Insect parts, frass, exit holes, or shelter tubes (description & location):
 Termite tunnels garage wall

3. Damage from wood destroying insects was noted in the following area(s): __
 Termite damaged sill in basement.

NOTE: This is not a structural damage report. If box B is checked it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damaged indicated in this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

Yes No It appears that the structure(s) or a portion thereof may have been previously treated. Visible evidence of possible previous treatment.
 ___Drill holes at front porch._____

The inspection company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment and any warranty of service agreement which may be in place.

Section III. Recommendation

No treatment recommended: (Explain if Box B in section II if checked) _____

Recommend treatment for the control of: Termites

Section IV. Obstructions & Inaccessible Areas The following areas of the structure(s) inspected were obstructed or inaccessible	The inspector may write out obstructions or use the key below:																																																						
<table border="1" style="width:100%; border-collapse: collapse;"> <tr><td style="width:5%; text-align: center;"><input checked="" type="checkbox"/></td><td style="width:15%;">Basement</td><td style="width:80%;">7,8,9,24</td></tr> <tr><td></td><td>Crawl Space</td><td></td></tr> <tr><td style="text-align: center;"><input checked="" type="checkbox"/></td><td>Main Level</td><td>1,3,4,5,6,7,8,9</td></tr> <tr><td style="text-align: center;"><input checked="" type="checkbox"/></td><td>Attic</td><td>4,5,21,24</td></tr> <tr><td style="text-align: center;"><input checked="" type="checkbox"/></td><td>Garage</td><td>3,4,7,8,21,24-car</td></tr> <tr><td style="text-align: center;"><input checked="" type="checkbox"/></td><td>Exterior</td><td>12,16,17</td></tr> <tr><td></td><td>Porch</td><td></td></tr> <tr><td></td><td>Addition</td><td></td></tr> <tr><td></td><td>Other</td><td></td></tr> </table>	<input checked="" type="checkbox"/>	Basement	7,8,9,24		Crawl Space		<input checked="" type="checkbox"/>	Main Level	1,3,4,5,6,7,8,9	<input checked="" type="checkbox"/>	Attic	4,5,21,24	<input checked="" type="checkbox"/>	Garage	3,4,7,8,21,24-car	<input checked="" type="checkbox"/>	Exterior	12,16,17		Porch			Addition			Other		<table style="width:100%;"> <tr><td>1. Fixed ceilings</td><td>10. No access/entry</td><td>19. Wood pile</td></tr> <tr><td>2. Suspended ceiling</td><td>11. Limited access</td><td>20. Snow</td></tr> <tr><td>3. Fixed wall covering</td><td>12. Only visual access</td><td>21. Unsafe conditions</td></tr> <tr><td>4. Floor covering</td><td>13. No access beneath</td><td>22. Rigid foam board</td></tr> <tr><td>5. Insulation</td><td>14. Cluttered condition</td><td>23. Synthetic stucco</td></tr> <tr><td>6. Cabinets/shelving</td><td>15. Standing water</td><td>24. Duct work</td></tr> <tr><td>7. Stored items</td><td>16. Dense vegetation</td><td></td></tr> <tr><td>8. furnishings</td><td>17 exterior coverings</td><td></td></tr> <tr><td>9. Appliances</td><td>18 window well covers</td><td></td></tr> </table>	1. Fixed ceilings	10. No access/entry	19. Wood pile	2. Suspended ceiling	11. Limited access	20. Snow	3. Fixed wall covering	12. Only visual access	21. Unsafe conditions	4. Floor covering	13. No access beneath	22. Rigid foam board	5. Insulation	14. Cluttered condition	23. Synthetic stucco	6. Cabinets/shelving	15. Standing water	24. Duct work	7. Stored items	16. Dense vegetation		8. furnishings	17 exterior coverings		9. Appliances	18 window well covers	
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Section V. Additional Comments and Attachments (these are an integral part of the report)

Attachments: #6

Signature of Seller(s) or owner(s) if refinancing. Seller acknowledges that all information regarding W.D.I. infestation, damage repair and treatment history has been disclosed to the buyer.	Signature of Buyer. The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Wood Destroying Insect Attachment #6

Visible evidence of a termite infestation was observed. **It should be noted that some degree of hidden termite damage is most likely present.** To detect possible hidden damage or hidden infestation the buyer and seller must decide if a contractor should be hired to remove wall coverings, rugs, storage and debris etc. Until that is done no representation is or can be made regarding possible hidden damage or hidden infestation. Reported evidence of infestation makes this decision more critical. This inspection does not include any invasive procedures such as but not limited to removal of wall coverings, insulation or removal of rugs, belongings, furniture, storage items, insulation and debris etc. to gain access for observation. It is important to understand that the inspector/inspection company will not make a specific recommendation regarding opening walls etc., removal of carpets and/or dismantling of any kind.