

House Check Home Inspection  
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## HOUSE CHECK HOME INSPECTION LLC

--Sample Report—Included are some representative pages of our entire report.

### Confidential Property Inspection Report



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INSPECTION ADDRESS: 123 Elm Street  
Fairtown NJ 07777

Property Inspection for: Mr. Joe Doyle

Property Inspection Date: 5/05/05

Over 36 years experience inspecting homes

# Sample Report

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## Services ordered and performed

✓	Standard Limited Inspection	✓	Radon	✓	Termite		Exhaustive Inspection
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Patios:		Decks:✓		Porches:		Steps:✓(exterior)	
type of material:	concrete	block		brick	wood	other	

Decks Patios Porches Steps	sat	unsat	repair	location
evidence of water/ rot damage	✓			
Loose/ missing handrails		✓	✓	Rear deck
Uneven risers/ unlevel treads		✓	✓	
masonry repairs to steps/ entrance platforms	✓			

Comments: We suggest bolting the rear wood deck to the house structure as opposed to nailing for a more secure connection. Vertical 4 x 4 support posts should have proper concrete footings to a depth of 24 inches. Secure the wobbly safety railing and reduce baluster spacing to a maximum of 4 inches. See diagrams and pictures.

Garage:							
type of garage	one car	✓	two car		none	attached	detached

Garage:	yes	no	sat	unsat	repair
automatic garage door openers(2)	✓		✓		
emergency reversal test	✓		✓		✓
fire resistant house/garage door	✓		✓		
intact sheetrock on interior house/garage walls ceilings(fire protection)	✓		✓		

Comments: Garage door reversal sensor beams are installed too high allowing small children and pets to get below the sensor's detection. Correctly install sensors between 4 and 6 inches off the floor for safety considerations.

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 <sup>st</sup> floor:	✓joists	trusses		T.J.I.'s	concrete	
crawl space	entered	not entered		Too low	no access	✓ Not applicable
basement	unfinished ✓	finished	✓	sheetrock	paneling	

	Yes	no	sat	unsat	repair
general condition walls, floor and columns			✓		
sump pump	✓			✓	✓
peripheral drain		✓			
possible french drain		✓			
damp areas	✓			✓	✓
areas of seepage		✓			
water stains (walls / floors)		✓			

Comments: We recommend cellulose based materials (paneling, sheetrock) avoid direct contact with masonry. They can extract moisture from the masonry and create conditions favorable for micro-bacterial growth. The sump pump discharges into the sanitary sewer. This is improper. The sump pump discharge should to the exterior of the home a minimum of 10 feet. Correction is advised. Use a dehumidifier particularly in warm weather seasons to help prevent dampness, odor, condensation and mold growth in basement.

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**Electric:**

estimated capacity	200	amps	220	volts	1	Main panel in basement	0	sub-panels	
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					

Electric	Yes	no	sat	unsat	repair	location
general overall condition			✓		✓	
uncovered junction boxes		✓	✓			
wire splices not in junction boxes		✓	✓			
double tapped fuse or circuit breaker	✓			✓	✓	Main panel
oversized breaker or fuse (overfusing)		✓	✓			
hot and neutral reverse wired outlet (reverse polarity)		✓	✓			
3 prong outlets with open ground (ungrounded)		✓	✓			
g.f.i. needed-install	✓			✓	✓	Bar sink
g.f.i. not working		✓	✓			
lamp ext. cord		✓	✓			
hardwire fluorescent lights		✓	✓			
incandescent light fixture-closet hazard		✓	✓			
improperly terminated wire		✓	✓			
junction box missing connectors		✓	✓			
knockouts missing-install		✓	✓			
faceplates missing		✓	✓			

Comments: We recommend installation of Ground Fault Circuit Interrupter outlets (GFCI) for safety considerations at the bar sink. See diagrams. There are double tapped circuit breakers in the service panel. This is improper. Each circuit must have its own breaker or fuse. Install an additional circuit breaker for each double tapped circuit. See Diagram #1.

**Heating System:**

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(s)		
	15	Years old (est)		Years old (est)		Years old		

Heating System	sat	unsat	repair
current overall condition	✓		
satisfactory thermostat location	✓		
humidifier in system	None		

Comments: Have the furnace cleaned and serviced by a qualified technician. Typical design life for a gas-fired furnace is **15-20** years. Copper lines in the basement floor are indicative of past oil usage on the property. We recommend a sweep of the property for any potential underground oil tanks.

## -REPORT SUMMARY

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

**Roofing:** Design Life Expectancy: Near \_\_\_ At  Past \_\_\_  
Satisfactory Unsatisfactory   See comments in report  
Necessary repairs are: Replace damaged roof shingles.

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**Chimneys:** Satisfactory N/a Unsatisfactory  See comments in report  
Necessary repairs are: Replace rusted chimney cap and repair damaged bricks at the crown. Clean and evaluate.

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**Siding:** Satisfactory  Unsatisfactory  See comments in report  
Necessary repairs are:

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**Gutters:** None Satisfactory N/a Unsatisfactory  See comments in report  
Necessary repairs are: We recommend installing a rain gutter and downspout system.

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**Driveways Walkways Sidewalks:** Satisfactory Unsatisfactory   See comments in report  
Necessary repairs are: Repair settled and raised areas of the walkway and sidewalk.

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**Foundation** Satisfactory  Unsatisfactory  See comments in report  
Necessary repairs are: Repair broken areas of foundation parge coat.

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**Steps Decks Porches Patios** Satisfactory Unsatisfactory   See comments in report  
Necessary repairs are: Rebuild deteriorated left side entrance steps.

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**Basement/Crawlspace** Satisfactory Unsatisfactory   See comments in report  
Necessary repairs are: Correct water entrance and humid conditions in the basement. Remove wet sheetrock. Further evaluation of the basement/crawlspace is recommended.

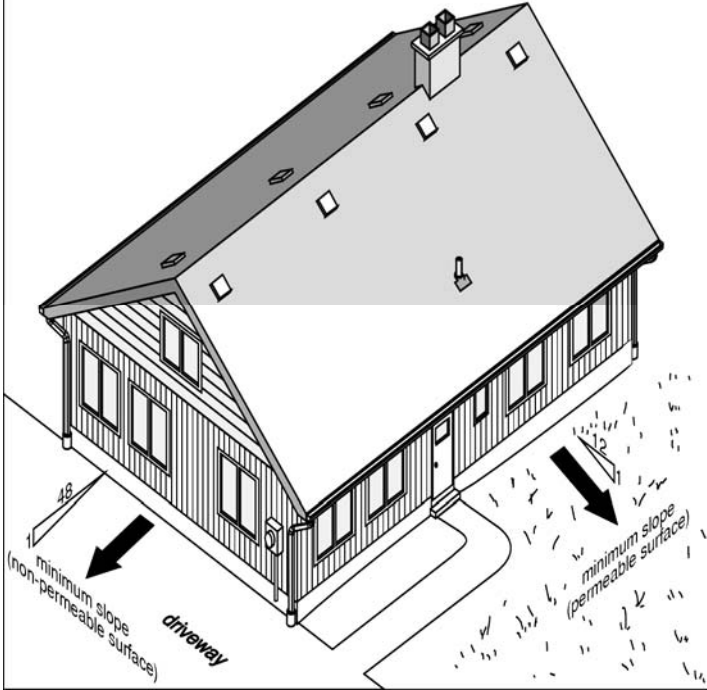
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**Electric:** Satisfactory  Unsatisfactory  See comments in report  
Necessary repairs are: Replace defective 50-amp breaker in the main panel. Properly run and secure circuit wires in the boiler room. Properly terminate exterior wiring protruding from the left siding.



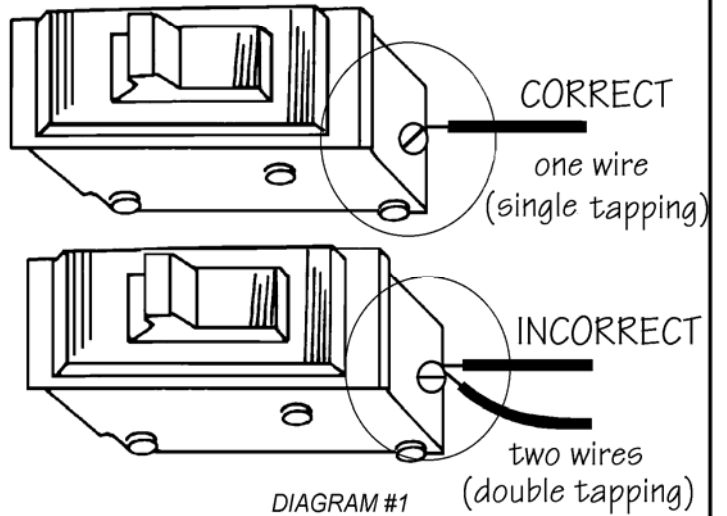


**Recommended grading slopes**



**DOUBLE TAPPED CIRCUIT BREAKERS**

More than one wire per circuit breaker can cause overloads



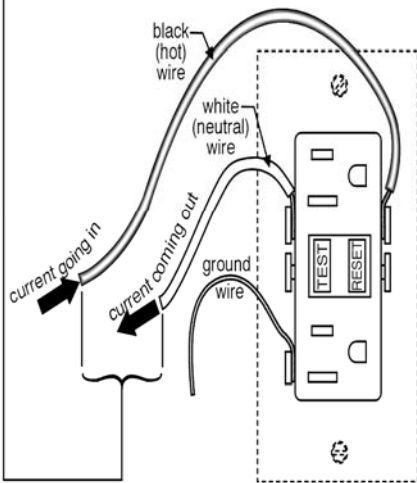
**Ground fault interrupter Outlets within 5 feet of a water source should be gfci.**

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

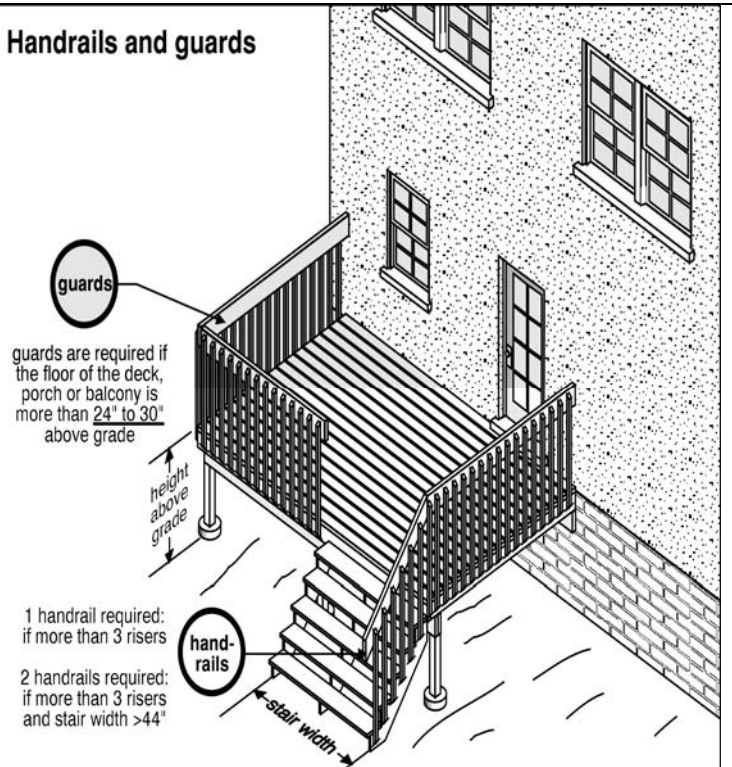
if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

**note:**

if the GFI is in the panel, the entire circuit will be shut down



**Handrails and guards**



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Diagrams & Pictures



The basement sump pump discharges into the sewer. This is improper. The sump should discharge to the exterior of the home.



We recommend replacing the worn deteriorated roof shingles.



Secure the loose rear deck safety railing.



Install proper footings for the deck support posts.



