House Check Home Inspection PO Box 443 Oakhurst, NJ 07755 Phone 732 923-0791 Fax 732 923-9280 NJ License #24GI00043700

HOUSE CHECK HOME INSPECTION LLC

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

Confidential Property Inspection Report



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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AREA OR SYSTEM	
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Services ordered and performed

✓	Standard Limited Inspection	✓	Radon	✓	Termite	Exhaustive Inspection

-7-Sample Report

	Patios	: Decks:✓	P	orches	:	Steps:√(e	exte	rior)	
type of material:	concrete	block	brio	k	,	wood		other	
Decks Patios Po	orches Steps		sat	unsat	repaii	r		location	
evidence of wate	r/ rot damage		✓						
Loose/ missing ha	andrails			✓	✓			Rear deck	
Uneven risers/ ur	nlevel treads			✓	✓				
masonry repairs	to steps/ entran	ce 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 a	ttach	ed		detached	
		1		•	<u>, </u>
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.

			Ba	sement√	Cr	awl Space	S	Slab on Gra	ade	
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		

	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 protec	ction	✓ brea	akers	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.

							Heatin	ng Syst	tem:			
heat source	ee		✓ hot air		✓ hot air			hot water		electric	solar	
type of sy	pe of system		✓	fan forced			baseboard		radiator	radiant		
type of fu	of fuel gas oil		oil electric		thermal							
# of zones	3		✓	one			two		three	five		
main fuel shutoff		off	✓	at meter			at tank		at unit	At the oil line		
	1 Furnace(s) Boil		Boiler(er(s)		eat pump(s)						
15 Yea		Year	s o	ld (est)		Years	old (est)	Y	ears 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.

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-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 Expec	tancy: Near At	t ☑ Past	_
Necessary	y repairs are: Repl	Satisfactory ace damaged roof sh	Unsatisfactory <a> ☑ ingles. 	✓ See comments in report
Chimney	s:	Satisfactory N/a	Unsatisfactory	✓ See comments in report
Necessary evaluate.	y repairs are: Repl	ace rusted chimney o	cap and repair damage	ed bricks at the crown. Clean and
Siding:		Satisfactory ✓	Unsatisfactory	✓ See comments in report
Necessar	y repairs are:			
Gutters:	None	Satisfactory N/a	Unsatisfactory	✓ See comments in report
Necessar	y repairs are: We r	ecommend installing	a rain gutter and dow	nspout system.
Driveway	ys Walkways Sid	ewalks:		
Necessai	ry repairs are: Rep	Satisfactory air settled and raised	Unsatisfactory ✓ areas of the walkway	✓ See comments in report and sidewalk.
Foundation	on	Satisfactory ✓	Unsatisfactory	✓ See comments in report
Necessai	ry repairs are: F	Repair broken areas o	of foundation parge co	at.
Steps De	ecks Porches Pa	tios Satisfactory	Unsatisfactory⊻	✓ See comments in report
Necessar	y repairs are: Reb	uild deteriorated left s	side entrance steps.	
Basemen	t/Crawlspace	Satisfactory	Unsatisfactory☑	✓ See comments in report
		ect water entrance ar ment/crawlspace is re		the basement. Remove wet sheetrock.
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.

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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 as needed 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.

General Repairs:

We recommend replacement of the worn deteriorated 25-year old roof shingles.

Bolt the rear deck to the home for greater stability.

Secure the rear deck safety railing and install balusters spaced no more than 4 inches apart.

We advise replacing the cracked floor tiles in the 2nd floor hall bathroom.

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

Clean and service the furnace.

Extend the basement sump pump discharge to the exterior of the home.

Sweep the property for potential underground oil tanks.

Secure the loose toilet in the master bathroom.

Correct the double tapped breakers in the main electric panel.

Install gfci protection for the bar sink receptacle.

All recommended repairs should be performed promptly to avoid possible further deterioration and increased cost. <u>Diagnosis and repair can reveal additional costs</u>. The need or choice to replace a component or system instead of repairing it will also increase costs.

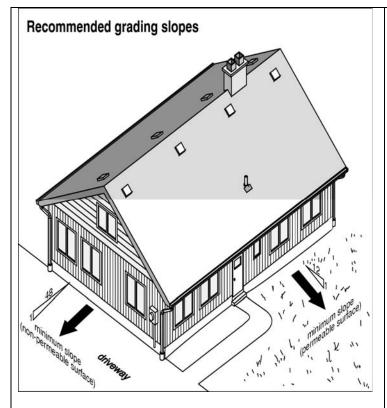
If any of these repairs are the responsibility of the seller we advise you to obtain from them the name of the company (s) who performed them and the phone number (s) prior to closing.

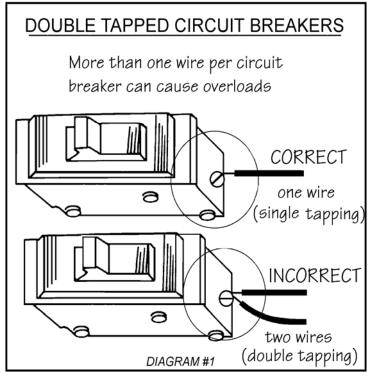
Inaccessible, Obstructed Nonvisible Areas (not included in this inspection)

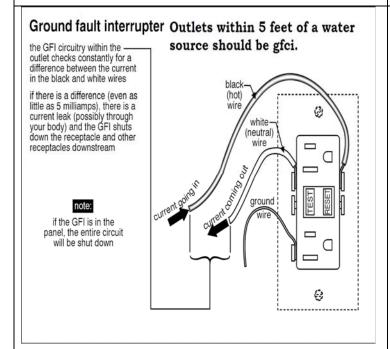
basement	1,3,8,9,10,20	crawl space		main level	1,3,4,5,9,10,11,14
attic	6,9	exterior	12, 18,19	garage	1,3,7,9,17-80%
porch		addition		other	

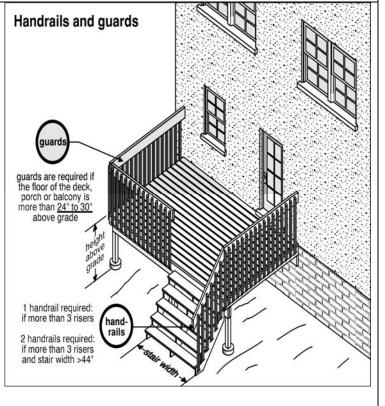
Key 1-fixed ceilings 2-suspended ceilings 3-fixed wall covering 4-floor covering 5-carpeting (floor covering 6-insulation (between joists) 7-insulation (walls) 8-insulation (rim girder) 9-stored items 10-furnishing 11-appliances 12-only visual access 13-no access or entry 14-closets cluttered 15-no access beneath 16-only partial access 17-cluttered condition 18-dense vegetation 19-exterior covering 20-cabinets or shelving 21-window well covers 22-wood pile 23-snow 24-unsafe conditions 25-standing water 26-upper roof not viewed 27-duct work

-17-Diagrams & Pictures









-18-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.