

# *Comprehensive Home Inspections, LLC*

## Property Inspection Report



Comprehensive  
Home  
Inspections, LLC



123 Main St, Anytown NJ, 11111  
Inspection prepared for: John Smith  
Inspection Date: 8/21/2011

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# Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Grounds		
Page 4 Item: 3	Decks	<ul style="list-style-type: none"> <li>• <b>SAFETY:</b> The spindles are spaced to far apart, causing possible injury or death if a small child should fall through. I recommend having a qualified individual install properly spaced spindles on the deck and stairs railings.</li> </ul>
Basement/Crawlspace		
Page 8 Item: 1	Access	<ul style="list-style-type: none"> <li>• <b>SAFETY ISSUE:</b> There are no spindles on the handrails on the interior stairs. This can cause possible injury or death if a person should fall through. I recommend the installation of spindles</li> </ul>
Electrical		
Page 11 Item: 5	Lighting, Switches, Fixtures and Outlets	<ul style="list-style-type: none"> <li>• <b>SAFETY ISSUE:</b> One outlet in the small bedroom is loose, pulling off the wall when a plug is removed. This can potentially cause a shock hazard. I recommend this be repaired by a qualified individual.</li> <li>• <b>SAFETY ISSUE:</b> There is an open junction box above the water heater. There are live, unprotected wires inside, causing the possibility of electric shock. I recommend capping the wires and installing a cover to prevent injury.</li> </ul>
Heating System		
Page 13 Item: 2	Heating System Observations	<ul style="list-style-type: none"> <li>• <b>SAFETY ISSUE:</b> There appears to be 2 different size vent pipes at the furnace exhaust, creating a space between the vent pipes. I recommend having this looked at by a qualified individual to determine if this is acceptable or requires repair.</li> </ul>

We appreciate the opportunity to conduct this inspection for you. The goal of this inspection is to put you in a better position to make an informed real estate decision. Please read the report carefully and call us with any questions or comments. This inspection is conducted in accordance with **NEW JERSEY INSPECTION STANDARDS OF PRACTICE**. All components designated for inspection are inspected with the exceptions as may be noted in the "Limitations of Inspection" sections.

This inspection is a visual inspection only. No invasive testing is performed during this inspection. We inspect the *readily available, visually observable, installed systems and components* of the home. Not all improvements will be identified during this inspection. Unexpected repairs should be anticipated. This inspection is not a guarantee or warranty of any kind.

**Please refer to the pre-inspection agreement for a more detailed explanation of the scope of the inspection.**

### COMMENT KEY and DEFINITIONS

**INSPECTED:** I visually inspected the item, system or component and if no other comment is made, it appeared to be functioning as intended allowing for normal wear and tear.

**NOT INSPECTED:** I did not inspect this item, system, or component and make no representation of whether or not it is functioning as intended and will state a reason for not inspecting.

**NOT PRESENT:** This item, system or component is not present in the home.

**MAJOR CONCERN:** Denotes an improvement recommendation that is uncommon for a building of this age or location and/or that needs immediate repair or replacement.

**SAFETY ISSUE:** Denotes an observation or recommendation that is considered an immediate safety concern if not repaired or replaced.

**IMPROVE:** Denotes an improvement recommendation that is considered common for a building of this age and location and should be anticipated or budgeted for the near future.

**MONITOR:** Denotes an area where further investigation and/or monitoring is needed. During the inspection there was insufficient information or the observation was beyond the scope of the inspection. Improvements cannot be determined until further investigation or observations are done.

**MAINTENANCE:** Denotes recommendations for the proper operation and routine maintenance of a house.

# Inspection Details

## 1. Attending Inspection

Client present • Selling Agent present

## 2. Home Description

Colonial Style

## 3. Age

Approximately 26 years old.

## 4. Weather Conditions

Clear 85 degrees • Heavy rains the previous day.

## 5. Occupancy

Occupied - Furnished

# Grounds

## 1. Driveway Condition

Asphalt driveway noted

Observations:

- No major system safety or function concerns noted at time of inspection.
- **MAINTENANCE:** Recommend sealing the driveway as part of routine maintenance. This will help extend the life of the driveway.

## 2. Walkways

Brick paver walkway noted

Observations:

- **SAFETY:** Portions of the brick walkway have settled, causing an uneven surface. This is a potential trip hazard. I recommend having a qualified individual make necessary repairs to insure an even surface.

## 3. Decks

The deck is constructed of Pressure Treated wood.

Observations:

- **IMPROVE:** The joists are improperly secured to the ledger board at the house. I recommend the installation of galvanized joist hangers to prevent the joists from pulling away from the house.
- **SAFETY:** The spindles are spaced to far apart, causing possible injury or death if a small child should fall through. I recommend having a qualified individual install properly spaced spindles on the deck and stairs railings.

## 4. Grading

Observations:

- **IMPROVE:** Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.

## 5. Vegetation Observations

Observations:

- **IMPROVE:** Some vegetation/shrubbery is overgrown and growing up against the house. I recommend trimming trees, shrubs and plants at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to the home can provide pathways to wood destroying insects and abrade and damage siding, screens and roofs.

## 6. Limitations of the Grounds Inspection

As outlined in the pre-inspection agreement, this is a visual inspection only. The inspection of the grounds was limited by (but not restricted to) the following:

- A representative sample of grounds components were inspected.
- Landscape components restricted the view of some exterior areas of the house.

# Exterior Areas

## 1. Siding

Vinyl siding noted

Observations:

- No major system safety or function concerns noted at time of inspection.

## 2. Eaves

Vinyl clad eaves and soffits noted

Observations:

- No major system safety or function concerns noted at time of inspection.

## 3. Doors

Observations:

- **IMPROVE:** The front entry door's main (lower) lock hardware does not latch/lock. The only way to keep door closed or locked is by using the deadbolt. Recommend a locksmith repair as needed.

## 4. Windows

Observations:

- **IMPROVE:** Some window screens missing. Check with seller to determine if they are on the property.

## 5. Limitations of the Exterior Inspection

As outlined in the pre-inspection agreement, this is a visual inspection only. The inspection of the exterior was limited by (but not restricted to) the following:

- A representative sample of exterior components were inspected.
- Landscape components restricted the view of some exterior areas of the house.

# Roof

## 1. Method of Roof Inspection

Walked on lower roof, inspected upper from from ladder at the eave.

## 2. Roof Covering

Age: Approximately 10-15 years.

Asphalt shingles .

Observations:

- No major system safety or function concerns noted at time of inspection.

## 3. Roof Drainage System

Aluminum Gutters and Downspouts

Observations:

- No major system safety or function concerns noted at time of inspection.
- Maintenance Tip: Keep gutters cleared of organic debris to prevent downspouts from being clogged causing overflow at gutters, ensure that all downspouts have extensions/splash blocks to carry water away from the foundation.

## 4. Chimneys

Masonry Chimney

## 5. Flashings

Flashing material could not be determined.

Observations:

- IMPROVE: The caulk/tar at the chimney flashing is cracked and seperated. This can lead to water penetration inside the house. I recommend properly sealing the flashing to the chimney to prevent water penetration and damage.

## 6. Limitations of the Roofing Inspection

As outlined in the pre-inspection agreement, this is a visual inspection only. The assessment of the roof does not preclude the possibilities of leakage. Roof leakage can develop at any time and may depend on several factors such as rain intensity, ice and snow build-up, wind direction, etc. The inspection of the roof was limited by (but not restricted to) the following:

- The interior of the chimney is not visible and is beyond the scope of this inspection.
- Evidence of prior leakage can be concealed by finished surfaces.
- The roof sheathing and membranes below the roof surface are concealed and therefore could not be inspected.

# Structural Components

## 1. Foundation

Block walls and poured concrete floor.

Observations:

- No major system safety or function concerns noted at time of inspection.
- Monitor: Minor cracks were noted in the basement floor. While this is common in a house of this age, these cracks should be monitored over time and if any changes occur, a qualified individual should be contacted for further evaluation.

## 2. Floor Structure

2x10 floor joists with plywood subfloor

Observations:

- No major system safety or function concerns noted at time of inspection.

## 3. Wall Structure

Wood frame construction.

Observations:

- No major system safety or function concerns noted at time of inspection.

## 4. Ceiling Structure

Ceiling structure could not be determined.

## 5. Roof Structure

2x10 rafters, plywood roof decking

Observations:

- No major system safety or function concerns noted at time of inspection.

## 6. Limitations of the Structural Components Inspection

As outlined in the pre-inspection agreement, this is a visual inspection only. The inspection of the structural components was limited by (but not restricted to) the following:

- Structural components that are concealed behind finished floors, ceilings and walls cannot be inspected.
- A representative sample of structural components were inspected.

# Basement/Crawlspace

## 1. Access

"Bilco" style exterior entrance. • Interior staircase from the kitchen.

Observations:

- IMPROVE: The exterior doors are not properly sealed against the house, allowing for water to penetrate into the basement. I recommend properly sealing the doors against the house.
- SAFETY ISSUE: There are no spindles on the handrails on the interior stairs. This can cause possible injury or death if a person should fall through. I recommend the installation of spindles

## 2. Walls

Observations:

- MONITOR: There are some minor cracks in the masonry block walls. While this is typical of a house of this age, these cracks should be monitored over time and if any changes occur, further investigation should be done by a qualified individual.

## 3. Limitations of the Basement Inspection

- Structural components that are concealed behind finished floors, ceilings and walls cannot be inspected.
- Furniture and/or storage restricted access to some structural components.
- A representative sample of visible basement and crawlspace components were inspected.
- All slabs experience some degree of cracking due to the curing process. Floor coverings prevent recognition of all but the most severe cases of cracking and settlement. Floor coverings are not removed. Wall and roof cavities could not be inspected.

# Attic and Insulation

## 1. Attic Access

Method of Inspection: Walked and visually inspected.

Type of Access: Pulldown ladder located in the 2nd floor hallway

## 2. Structure

Observations:

- **MONITOR:** There is evidence of moisture penetration on the chimney. The chimney was dry at the time of the inspection. It could not be determined if this is an active leak or not. I recommend inspecting the chimney during wet weather for moisture penetration. See the roof flashing section for more information.

## 3. Insulation Condition

Fiberglass batt insulation noted.

Depth: Insulation averages about 8 inches in depth

Observations:

- **IMPROVE:** Some areas of the attic are missing insulation. I recommend adding the appropriate amount of insulation to reduce heat/cooling loss.

## 4. Ventilation

Ridge vents and soffit vents noted. • Electric roof fan noted.

Observations:

- No major system safety or function concerns noted at time of inspection.

## 5. Limitations of the Attic Inspection

As outlined in the pre-inspection agreement, this is a visual inspection only. The inspection of the attic and insulation was limited by (but not restricted to) the following:

- Insulation/ventilation types and levels in concealed areas cannot be determined. No destructive tests are performed
- Furniture and/or storage restricted access to some attic components.

# Garage

## 1. Limitations of the Garage Inspection

There is no garage present.

# Electrical

## 1. Service Rating

Rating: 120/240 volt main service, 150 amps.  
Main Disconnect: Breaker-150 Amp, located in the main panel

## 2. Electrical Panel

Location: Panel box located in basement

## 3. Overcurrent Protection

Breakers located in the panel.

## 4. Distribution Wiring

Predominant Wiring: All visible wiring within the home is copper.

## 5. Lighting, Switches, Fixtures and Outlets

Observations:

- **SAFETY ISSUE:** One outlet in the small bedroom is loose, pulling off the wall when a plug is removed. This can potentially cause a shock hazard. I recommend this be repaired by a qualified individual.
- **SAFETY ISSUE:** There is an open junction box above the water heater. There are live, unprotected wires inside, causing the possibility of electric shock. I recommend capping the wires and installing a cover to prevent injury.

## 6. Service Ground

Copper-Water Pipe Connection-Ground Rod Connection.

Observations:

- **SAFETY ISSUE:** The water heater is not bonded, causing the possibility of electric shock. I recommend having a qualified individual properly bond the water heater.

## 7. Ground Fault Circuit interruption

Observations:

- No major system safety or function concerns noted at time of inspection. All GFCI outlets were tested and operated as intended.

## 8. Limitations of the Electrical Inspection

As outlined in the pre-inspection agreement, this is a visual inspection only. The inspection does not include low-voltage systems, alarms, telephones, cable TV or smoke detectors and CO detectors. The inspection of the electrical system was limited by (but not restricted to) the following:

- Only a representative sample of outlets and light fixtures were tested.
- Electrical components concealed behind finished walls, ceilings, and floors cannot be inspected.
- Ground wires were not visible due to finished surfaces and therefore could not be inspected.
- Furniture and/or storage restricted access to some electrical components.

# Plumbing

## 1. Water Supply

Source: Public water supply.

Shut-Off Valve Location: The service pipe to the house is copper and the main shut-off valve is located next to the water meter in the basement.

## 2. Distribution System

All visible distribution piping is copper.

## 3. Drain, Waste and Vent Piping

All visible drain, waste and vent piping is pvc or cast iron.

Observations:

- **IMPROVE:** The waste pipe under the kitchen sink is sealed with plumbers putty. Although the pipe is not leaking at this time, I recommend repairing to extend the service life of the drain.

## 4. Water Heater

Type and Size: The water heater is a 50 gallon electric water heater manufactured by Rheem.

Description: Manufactured by A.O. Smith, approximately years old.

Observations:

- **SAFETY ISSUE:** The water heater is not bonded. Bonding can prevent electrical shock. I recommend adding a bonding wire.

## 5. Plumbing Fixtures

Observations:

- **IMPROVE:** Some of the tiles in the bathtub enclosure have missing or deteriorating grout. I recommend regrouting and caulking the tub enclosure as needed to prevent leakage.
- **MONITOR:** Although there was no visible evidence of leakage at the time of the inspection, the ceiling below the toilet in the 2nd floor bathroom shows evidence of prior leakage. The ceiling was dry at the time of the inspection.

## 6. Main Gas Shutoff Valve

The main gas shutoff valve is located at the northwest corner of the basement.

Observations:

- No major system safety or function concerns noted at time of inspection.

## 7. Limitations of a Plumbing Inspection

As outlined in the pre-inspection agreement, this is a visual inspection only. The inspection of the plumbing system was limited by (but not restricted to) the following:

- Plumbing components concealed behind finished walls, ceilings, and floors cannot be inspected. Portions of the plumbing below the structure and beneath the yard could be inspected.
- Water quality is not tested. The effect of lead content in solder and/or supply lines is beyond the scope of the inspection.

# Heating System

## 1. Primary Energy Source

Natural gas

Type and Distribution Method: Steam heat with cast iron radiators.

## 2. Heating System Observations

Observations:

- **MONITOR:** Although the heat system functioned as intended during the inspection, this unit is past its intended lifespan. I recommend budgeting for replacement.
- **SAFETY ISSUE:** There appears to be 2 different size vent pipes at the furnace exhaust, creating a space between the vent pipes. I recommend having this looked at by a qualified individual to determine if this is acceptable or requires repair.

## 3. Limitations of the Heat System Inspection

As outlined in the pre-inspection agreement, this is a visual inspection only. The inspection of the heating system is not technically exhaustive. A detailed evaluation of the heat exchanger is beyond the scope of this inspection. The inspection of the heat system was limited by (but not restricted to) the following:

- Determining heating supply adequacy or distribution balances are difficult to determine and are not part of this inspection.
- The heat exchanger was inaccessible and is not part of this inspection.
- Although the heating system operated, there are significant testing limitations this time of year.

# Heat Pump and Cooling System

## 1. Energy Source & System Type

Energy Source: Electricity-240 Volt Power Supply  
System Type: Air Cooled central air conditioning.

## 2. Distribution Methods

Rigid ductwork.

Observations:

- No major system safety or function concerns noted at time of inspection.

## 3. System Manufacturer

This is a Lennox air conditioner manufactured in 1986.

## 4. Cooling Performance

Supply Temperature: 75 Degrees F.

Return Temperature: 60 Degrees F.

Temperature Difference:

- 15 degrees Fahrenheit
- This indicates the unit is cooling as intended.

## 5. Filters

Fiberglass disposable filter 16x25x1.

Observations:

- MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as needed. Dirty filters are the number one cause of inadequate heating and cooling performance.

## 6. Cooling System Observations

Observations:

- MONITOR: Although the unit was functioning as intended at the time of the inspection, it is past its life expectancy. I recommend budgeting for replacement.
- IMPROVE: The insulation on the low pressure hose outside is damaged. I recommend repairing the insulation to increase efficiency.
- IMPROVE: I recommend adding a cleanout plug to the condensate tube to allow for efficient cleaning.

## 7. Limitations of the Heat Pump and A/C inspections.

As outlined in the pre-inspection agreement, this is a visual inspection only. The inspection of the plumbing system was limited by (but not restricted to) the following:

- There was a lock on the disconnect switch next to the outside unit. The switch could not be inspected.
- Determining cooling supply adequacy or distribution balances are difficult to determine and are not part of this inspection.

# Interior Areas

## 1. Walls and Ceilings Finishes

Plaster walls and ceilings noted. • Drywall walls and ceilings noted

Observations:

- The ceiling in the kitchen shows evidence of prior leakage. See the plumbing section for further info.

## 2. Floor Finishes

Wood floors noted.

Observations:

- **IMPROVE:** There is evidence of moisture intrusion near the sliding door, causing damage to the hardwood floor. I recommend determining the cause of the moisture and correcting the problem.

## 3. Windows

Vinyl and wood windows noted.

Observations:

- **IMPROVE:** Many of the windows do not lock and are difficult to operate. I recommend having a qualified individual repair or replace the windows as needed to insure safety and ease of operation.

## 4. Cabinetry

Observations:

- **IMPROVE:** There is a loose wall cabinet above the refrigerator. I recommend repairing this to prevent injury and damage.

## 5. Limitations of the Interior Inspection

As outlined in the pre-inspection agreement, this is a visual inspection only. The inspection of the interior areas was limited by (but not restricted to) the following:

Observations:

- A representative sample of interior components were inspected.
- Potentially hazardous substances (such as mold, asbestos, lead paint, etc.) cannot be positively identified without a detailed inspection for these types of substances and a laboratory analysis. This is beyond the scope of this inspection.
- Furniture and/or storage restricted access to some interior components.

# Appliances

## 1. Appliances Tested

Dishwasher • Electric range • Garbage disposer • Refrigerator • Electric dryer • Cooktop exhaust fan.

## 2. Appliance Observations

Observations:

- MONITOR: The electric range is an older unit. It may be wise to budget for replacement.

## 3. Limitations of the Appliance Inspection

As outlined in the pre-inspection agreement, this is a visual inspection only. The inspection of the appliances was limited by (but not restricted to) the following:

Observations:

- Thermostats, timers and other specialized features and controls are not tested.
- The effectiveness, efficiency and overall performance of appliances is beyond the scope of this inspection.
- Refrigerator ice-makers are not tested and beyond the scope of this inspection.
- Not all smoke and/or carbon monoxide detectors were tested.

Photos



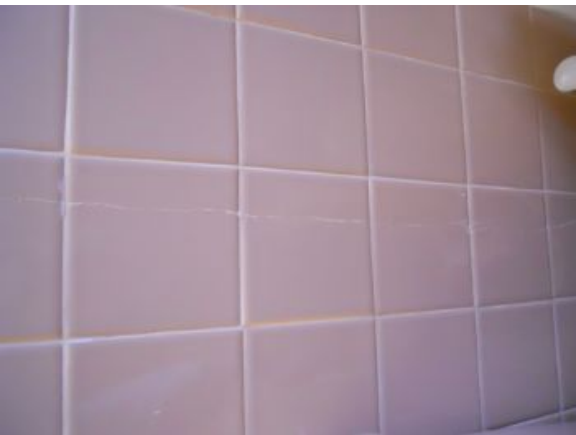
Deteriorated caulk



Cluttered attic



Bare live wires



Cracked wall tiles in the bathtub



Locked disconnect switch





Unbonded water heater



Loose outlet



Uneven brick pavers



Damaged kitchen ceiling