

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Appears Serviceable	We did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. Some serviceable items may, however, show wear and tear. Other conditions if applicable, will be noted in the body of the report.
Marginal Repair	This item or component warrants additional attention, repair, or monitoring. Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with this item or system.
Safety Hazard Not Present	This item is a safety hazard. Correction is needed. Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

General Information

Property Information

Property Address property address
City WOODBRIDGE State NEW JERSEY Zip ZIP CODE
Contact Name REALTOR - ALICE
Phone CELL - 908-000-0000 Fax N/A

Client Information

Client Name CLIENT'S NAME
Client Address CLIENT'S ADDRESS
City EDISON State NEW JERSEY Zip 08817
Phone 908-000-0000 Fax N/A
E-Mail CLIENT'S E-MAIL ADDRESS

Inspection Company

Inspector Name GERALD WARREN
Company Name G. Warren, Inc.
Company Address PO Box 4526
City Metuchen State NJ Zip 08840
Phone G WARREN INC HOME INSPECTION Fax 908-753-1711
E-Mail gwarreninc@aol.com
File Number 01003072256
Amount Received paid in full (checks)

Conditions

Others Present Buyer's Agent Property Occupied (Occupied)
Estimated Age 20+ YEARS Entrance Faces (Unknown)
Inspection Date 10-03-07
Start Time 10:15 AM End Time 12:30PM
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 50 DEGREES
Weather Clear Soil Conditions (Dry)
Space Below Grade None
Building Type (Townhouse) Garage (no garage, open parking)
Sewage Disposal Determination, not included in inspection How Verified (not part of inspection)

General Information (Continued)
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Water Source Determination, not included in inspection How Verified (not part of inspection)
 Additions/Modifications (unknown, no documentation supplied)
 Permits Obtained (Recommend permit search for repairs/alterations) How Verified permit
 search not included in inspection, recommend permit search for alterations/repairs or
 equipment replacement

Lots and Grounds

1. Appears Serviceable Walks: (concrete) Normal settlement noted., general maintenance required,
2. Appears Serviceable Stairs/exterior/front: (One step entrance) general maintenance require, maintain and repair when necessary
3. Appears Serviceable Rear/exterior/stairs: (One step entrance) general maintenance require, maintain and repair when necessary
4. Appears Serviceable Patio: (concrete) Normal settlement noted, general normal maintenance required
5. Appears Serviceable Grading: (Proper slope)
6. Appears Serviceable Vegetation: (Shrubs)
7. Appears Serviceable Fences: (Wooden fence) normal general fence maintenance required, maintain and repair when necessary

Exterior Surface and Components
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major house covering Exterior Surface

1. Appears Serviceable Type: (Brick veneer) General maintenance required, maintain and repair when necessary,
2. Appears Serviceable Trim/Fascia: (Metal) General maintenance required, maintain and repair when necessary
3. Appears Serviceable Soffits: (Metal) General maintenance required, maintain and repair when necessary
4. Appears Serviceable Bell: (Standard) the bell was functional at time of inspection
5. Appears Serviceable Doors/entry: (Exterior door, Conventional) Regular normal door maintenance needed, adjust hardware, door and check weather strip. REPAIR NEEDED, lock damage
6. Repair Door/patio or deck: (Sliding door) normal general maintenance required on door, hardware, weather strip, etc. maintain and repair as necessary, Repair needed, lock non functional
7. Marginal Exterior windows condition: (Exterior window condition) All windows - general maintenance required, caulk frame, paint and maintain, and repair when necessary
8. Appears Serviceable Elect Outlets ext: (Standard exterior)
9. Repair Additional Observations: (Sliding screen door) Repair needed, ripped screen, hard to slide
10. Repair Additional Observations: Front door locks need repair
11. Repair Additional Observations: rear overhang support post, not stable on footing Repair needed, poor footing support

Slab Structure

- 1. Appears Serviceable **Structure Type:** (Slab foundation, wood frame) foundation structural settlement is average for age
- 2. Appears Serviceable **Foundation:** Poured slab
- 3. Appears Serviceable **Walls:** (Wood frame)
- 4. Appears Serviceable **Floor/Slab:** (concrete floor) floor settlement is average for the age of the dwelling

Roof

(Main roof) Roof Surface

- 1. Method of Inspection: (Ground level)
- 2. Style Roof: (Gable)
- 3. Appears Serviceable **Material:** (Asphalt Shingles) Roof settlement is average for the age of the dwelling,
- 4. Est./shingle layers: appears one layer
- 5. Estimated Age: 14 to 16 years estimated age
- 6. Type Shingles: Standard shingles - manufactures estimated useful life of shingles is 18 to 22 years with proper professional installation and maintenance
- 7. Appears Serviceable **Flashing:** (metal)
- 8. Appears Serviceable **Valleys:** (limited inspection, visual from ground)
- 9. Appears Serviceable **Skylights:** (standard skylight) Regular flashing maintenance around skylight is required to avoid moisture and water penetration.
- 10. Appears Serviceable **Vents/plumbing:** (limited inspection, visual from ground)
- 11. Appears Serviceable **Gutters/Downspouts:** (Aluminum) General normal maintenance required, maintain and repair when necessary,

back side of house Chimney

- 12. Appears Serviceable **Chimney:** (Metal type chimney)
- 13. Appears Serviceable **Flue/Flue Cap:** (Metal flue with flue cap)
- 14. Appears Serviceable **Flashing/chimney:** (Appears Metal)

Electrical

- 1. Service Size Amps: (100 Amps estimated)) Volts: 110-240 VAC
- 2. Appears Serviceable **Service:** (underground conventional utility line)
- 3. Appears Serviceable **120 VAC Branch Circuits:** (Copper)
- 4. Appears Serviceable **Conductor Type:** (Non-metallic sheathed cable)
- 5. Appears Serviceable **Ground:** (grounding sys. not visible) the actual grounding line is not visible however, the system is grounded
- 6. Not Inspected **Smoke Detectors:** (Not part of inspection) Not inspected, normally the township will test smoke detectors

First floor. Electric Panel

- 7. Appears Serviceable **Manufacturer:** (General Electric)
- 8. **Maximum Capacity:** (Panel capacity rating, not verified)
- 9. Appears Serviceable **Main Breaker Size:** (100 Amps)
- 10. Appears Serviceable **Breakers:** (Standard modern breaker)
- 11. Is the panel bonded? Yes
- 12. Repair **Additional Observations:** (Electrical outlets) two prong outlets throughout house, recommend up date to three prong grounded outlets for safety, Non functional outlets noted throughout house

Kitchen

(First floor) Kitchen

- 1. Appears Serviceable Stove/oven: (Standard stove/oven)
- 2. Repair Ventilator: (Standard hood fan) Grease filter needs to be cleaned and the light Cover is missing
- 3. Appears Serviceable Dishwasher: (Conventional dishwasher) Dishwasher is functional, it was run through a full cycle without any leaks or problems,
- 4. Air Gap Present? No (acceptable, high loop method of discharge)
- 5. Not Inspected Refrigerator: standard Any test of refrigerator is courtesy only, no guarantees
- 6. Repair Sink: (Standard sink) chipped sink
- 7. Appears Serviceable Electrical: (Standard/3 prong outlets)
- 8. Repair Plumbing/Fixtures: (Standard faucet/plumbing) The sink drain trap is corroded. This area should be monitored for leakage and repairs made as needed. The supply piping under the sink is leaking. Repair or replacement should be undertaken to prevent structural damage.
- 9. Appears Serviceable Counter Tops: (Standard counter top)
- 10. Repair Cabinets: (Standard cabinets) Repair needed, Sink cabinet has wood rot damage to the interior base from previous water leak
- 11. Appears Serviceable Ceiling: (Drywall)
- 12. Appears Serviceable Walls: (Drywall)
- 13. Appears Serviceable Floor: (Tile) floor settlement is average for the age of the dwelling
- 14. Repair Windows: (Metal windows) General maintenance required, caulk, seal, free up and maintain and repair when necessary, REPAIR NEEDED, Poor condition - repairs needed, recommend evaluation and repair by licensed contractor before closing
- 15. Repair HVAC Source: (Main heating sys.) Heating system inoperable at time of inspection
- 16. Repair Additional Observations: (water spray wand) non functional

Bathroom

(Half bath/1st floor) Bathroom

- 1. Appears Serviceable Doors: (standard wood door) Normal door maintenance required, adjust doors, hardware and maintain.
- 2. Repair Electrical: (Standard outlet) non functional, A licensed electrician is recommended to evaluate and estimate repairs before closing
- 3. Appears Serviceable Cabinet/counter: (Standard cabinets)
- 4. Appears Serviceable Sink/Basin: (Standard sink)
- 5. Marginal Faucets/Traps: (Standard faucets/plumbing) Slow draining noted-further review/repair
- 6. Repair Toilets: (Standard toilet) toilet not flushing properly, recommend evaluation and repair by licensed contractor before closing
- 7. Repair Ventilation/heat: (Fan ventilation) Fan inoperative, REPAIR NEEDED

(2nd floor main) Bathroom

- 8. Appears Serviceable Doors: (standard wood door)
- 9. Repair Electrical: (Standard/GFIC) non functional, A licensed electrician is recommended to evaluate and estimate repairs before closing

Bathroom (Continued)

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|-------------------------|--|
| 10. Appears Serviceable | Cabinet/counter: (Standard cabinets) |
| 11. Repair | Sink/Basin: (Standard sink) sink base cabinet is damaged |
| 12. Appears Serviceable | Faucets/Traps: standard faucet |
| 13. Repair | Tub/Surround: (Tub/ceramic tile surround) REPAIR NEEDED, Loose grout, tiles need maintenance and repair, caulking maintenance - replace caulking and sealer at tub surround when necessary shower head leak and the plumbing face plate needs repair, recommend evaluation and repair by licensed contractor before closing |
| 14. Repair | Toilets: (Standard toilet) The toilet is loose at the floor, needs repair |
| 15. Appears Serviceable | Ventilation/heat: (Fan ventilation) |

Living Space

all rooms except kitchen and bathrooms Living Space

- | | |
|------------------------|---|
| 1. Appears Serviceable | Closet: (Standard) |
| 2. Repair | Ceiling: (Drywall) normal general maintenance required, paint, fill common cracks, maintain and repair when necessary, REPAIR NEEDED, water stains present, second floor back bedroom |
| 3. Appears Serviceable | Walls: (Drywall) normal general maintenance required, fill common cracks, maintain and repair when necessary |
| 4. Repair | Floor: (Pergo type wood floor) Pergo floor. soft spots throughout house, Floor squeaks noted, Floor slope noted on second floor. recommend evaluation and repair by licensed contractor before closing |
| 5. Repair | Doors: (Standard interior doors) Normal door maintenance required, adjust doors, hardware and maintain. |
| 6. Repair | Windows: (Metal windows) General maintenance required, caulk, seal, free up and maintain and repair when necessary, windows in poor condition, recommend evaluation and repair by licensed contractor before closing |
| 7. Repair | Electrical: (Mixed outlets, two/three prong) REPAIR NEEDED see electrical section |
| 8. Repair | HVAC Source: (Main heating sys.) Poor condition - repairs needed, recommend evaluation and repair by licensed contractor before closing
(See heating section) |
| 9. Repair | Additional Observations: Pergo flooring Repairs needed, Pergo floorings not installed properly and there is floor slope noted on 2nd floor. |
| 10. Repair | Additional Observations: (window screens) Repairs needed, several screens missing or damaged, recommend evaluation and repair by licensed contractor before closing |

a/c not tested**(Split system/Central air) Air Conditioning**

1. Repair **A/C System Operation:** (Not inspected) Not tested, low temperature - To avoid possible compressor damage due to outside temperature below 65 degrees, the unit was not tested. As per the manufacture, to operate a unit under 65 degrees could cause damage. Recommend obtaining a heating and a/c warranty before closing to cover repair costs in the event the unit mal functions when turned on in the warm weather.
2. Not Inspected **Condensate Removal:** (PVC) not tested - could not run unit, temperature below 65 degrees
3. Not Inspected **Exterior Unit:** (Ground level mount)
4. **Unable To Inspect:** (Central air system) Not tested - As per the manufacture, when the air temperature is below 65 degrees, to operate the system could cause damage. Recommend evaluation off system by licensed contractor when temperature permits
5. **Manufacturer:** Comfortmaker
6. **Model Number:** undetermined **Serial Number:** undetermined
7. **Area Served:** Complete dwelling **Approximate Age:** 20 years, estimated age
8. **Fuel Type:** 120-240 VAC **Temperature Differential:** not applicable
9. **Type:** Central A/C **Capacity:** (Not verified)
10. Not Inspected **compressor/condenser:** (standard) Not tested, low temperature - To avoid possible compressor damage due to outside temperature below 65 degrees, the unit was not tested. As per the manufacture, to operate a unit under 65 degrees could cause damage. Recommend obtaining a heating and a/c warranty before closing to cover repair costs in the event the unit mal functions when turned on in the warm weather.
11. Appears Serviceable **Refrigerant Lines:** (Serviceable condition)
12. Appears Serviceable **Electrical Disconnect:** (Standard electrical box) electrical disconnect - visible inspection only, the disconnect is not tested with a standard home inspection
13. Appears Serviceable **Ductwork:** (Metal) limited view of ductwork, full finished dwelling
14. Appears Serviceable **Blower Fan/Filters:** (Fan/disposable filter Same fan and filter used for furnace and central a/c. See heating comments if any, on furnace blower fan and filter
15. Not Inspected **Thermostats:** (Standard)
16. Not Inspected **Additional Observations:** (Exterior a/c compressor unit and system) A/C not inspected - since the central a/c unit could not be inspected at the time of inspection, due to temperature below 65 degrees, this inspector recommends that the buyer discuss with his or her attorney ways to guarantee financial coverage in the event the a/c doesn't function when needed in the warm weather. One popular method is to obtain a home owners warranty that covers the furnace and a/c unit.

Attic not floored

Main Attic

- 1. Method of Inspection: (Access only, limited view)
- 2. Appears Serviceable Framing/roof: (Standard Truss framing)
- 3. Appears Serviceable Sheathing: (standard sheathing)
- 4. Appears Serviceable Ventilation: (gable/soffit vents)
- 5. Appears Serviceable Insulation: (Batt type insulation)
- 6. Appears Serviceable Depth/insulation: (Undetermined)
- 7. Appears Serviceable Vapor Barrier: (Insulation vapor barrier)
- 8. Not Present Fan/attic: (Not applicable)
- 9. Not Present Fan/house: (Not applicable)
- 10. Not Inspected Wiring/Lighting: (not able to inspect) wiring not inspected - attic wiring could not be inspected, for reasons of safety, the attic is not floored. inspectors are not allowed to enter nonfloored attics
- 11. Appears Serviceable Moisture: (none noted, limited view)
- 12. Appears Serviceable Bathroom Fan Venting: (Vent discharges to exterior)

Heating System

(First floor) Heating System

- 1. Repair Heating System Operation: (Non functional) REPAIR NEEDED, furnace non functional at time of inspection, recommend evaluation and repair by licensed contractor before closing
- 2. Manufacturer: Comfortmaker
- 3. Type: Forced air Capacity: Undetermined/tag information faded
- 4. Area Served: Complete dwelling Approximate Age: 20 years, estimated age
- 5. Fuel Type: Natural gas
- 6. Unable to Inspect: (Furnace heat exchanger and internal sections)
- 7. Repair Blower Fan/Filter: (Fan/disposable filter blower fan, non functional, recommend evaluation and repair by licensed contractor before closing
- 8. Marginal Distribution: (forced air ducts/register) Some damaged registers noted
- 9. Appears Serviceable Flue Pipe: (Metal flue pipe)
- 10. Not Inspected Controls: (Furnace non functional) recommend evaluation and repair by licensed contractor before closing.
- 11. Not Inspected Thermostats: (Standard) (not applicable, could not run unit)
- 12. Tank Location: N/A
- 13. Suspected Asbestos: No

Plumbing

- 1. Appears Serviceable Service Line: (Copper)
 - 2. Repair Water Shutoff: (Utility closet) valve non functional, valve won't turn, considered non functional
 - 3. Appears Serviceable Water Lines: (Copper)
 - 4. Not Inspected Drain Pipes: (Not visible)
 - 5. Not Inspected Vent Pipes: (Not visible)
 - 6. Appears Serviceable Gas Service Lines: (black iron/Insulflex)
- first floor Water Heater**
- 7. Appears Serviceable Water Heater Operation: Functional at time of inspection
 - 8. Not Present Water Catch Pan: (None noted) recommend installing a catch pan and drain as a safety precaution in the event of a leak. A catch pan is recommended when the heater is located in a finished area or near a finished area.
 - 9. Manufacturer: General Electric
 - 10. Model Number: (undetermined) Serial Number: (undetermined)
 - 11. Type: Natural gas Capacity: 40 Gal.
 - 12. Approximate Age: (4 years, estimated age) Area Served: Complete dwelling
 - 13. Appears Serviceable Flue Pipe: (Metal flue pipe)
 - 14. Appears Serviceable TPRV and Drain Tube: (Copper)

Laundry Room/Area

- 2nd Floor Laundry Room/Area**
- 1. Appears Serviceable Electrical: (Standard outlet)
 - 2. Not Inspected Vent/dryer: (Rigid metal)
 - 3. Repair Gas Line/dryer: (Standard utility line) REPAIR NEEDED: no cap on gas line that is not being used at present time, presently shutoff by valve
 - 4. Appears Serviceable Floor: (concrete)
 - 5. Not Inspected Drain/washer: (Standpipe style drain) Floor drain noted, Note - no washer to test drain
 - 6. Not Present Catch Pan/washer: (None noted) recommend installing a catch pan and drain as a safety precaution in the event of a leak. A catch pan is recommended when the washer is located in a finished area or near a finished area or stored items.

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Exterior Surface and Components

1. Exterior windows condition: (Exterior window condition) All windows - general maintenance required, caulk frame, paint and maintain, and repair when necessary

Bathroom

2. (Half bath/1st floor) Bathroom Faucets/Traps: (Standard faucets/plumbing) Slow draining noted-further review/repair

Heating System

3. (First floor) Heating System Distribution: (forced air ducts/register) Some damaged registers noted

Repair Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Exterior Surface and Components

1. **Door/patio or deck:** (Sliding door) normal general maintenance required on door, hardware, weather strip, etc. maintain and repair as necessary, Repair needed, lock non functional
2. **Additional Observations:** (Sliding screen door) Repair needed, ripped screen, hard to slide
3. **Additional Observations:** Front door locks need repair
4. **Additional Observations:** rear overhang support post, not stable on footing Repair needed, poor footing support

Electrical

5. **First floor. Electric Panel Additional Observations:** (Electrical outlets) two prong outlets throughout house, recommend up date to three prong grounded outlets for safety, Non functional outlets noted throughout house

Kitchen

6. (First floor) **Kitchen Ventilator:** (Standard hood fan) Grease filter needs to be cleaned and the light Cover is missing
7. (First floor) **Kitchen Sink:** (Standard sink) chipped sink
8. (First floor) **Kitchen Plumbing/Fixtures:** (Standard faucet/plumbing) The sink drain trap is corroded. This area should be monitored for leakage and repairs made as needed. The supply piping under the sink is leaking. Repair or replacement should be undertaken to prevent structural damage.
9. (First floor) **Kitchen Cabinets:** (Standard cabinets) Repair needed, Sink cabinet has wood rot damage to the interior base from previous water leak
10. (First floor) **Kitchen Windows:** (Metal windows) General maintenance required, caulk, seal, free up and maintain and repair when necessary, REPAIR NEEDED, Poor condition - repairs needed, recommend evaluation and repair by licensed contractor before closing
11. (First floor) **Kitchen HVAC Source:** (Main heating sys.) Heating system inoperable at time of inspection
12. (First floor) **Kitchen Additional Observations:** (water spray wand) non functional

Bathroom

13. (Half bath/1st floor) **Bathroom Electrical:** (Standard outlet) non functional, A licensed electrician is recommended to evaluate and estimate repairs before closing
14. (Half bath/1st floor) **Bathroom Toilets:** (Standard toilet) toilet not flushing properly, recommend evaluation and repair by licensed contractor before closing
15. (Half bath/1st floor) **Bathroom Ventilation/heat:** (Fan ventilation) Fan inoperative, REPAIR NEEDED
16. (2nd floor main) **Bathroom Electrical:** (Standard/GFIC) non functional, A licensed electrician is recommended to evaluate and estimate repairs before closing
17. (2nd floor main) **Bathroom Sink/Basin:** (Standard sink) sink base cabinet is damaged
18. (2nd floor main) **Bathroom Tub/Surround:** (Tub/ceramic tile surround) REPAIR NEEDED, Loose grout, tiles need maintenance and repair, caulking maintenance - replace caulking and sealer at tub surround when necessary shower head leak and the plumbing face plate needs repair, recommend evaluation and repair by licensed contractor before closing
19. (2nd floor main) **Bathroom Toilets:** (Standard toilet) The toilet is loose at the floor, needs repair

Repair Summary (Continued)

Living Space

20. all rooms except kitchen and bathrooms Living Space Ceiling: (Drywall) normal general maintenance required, paint, fill common cracks, maintain and repair when necessary, REPAIR NEEDED, water stains present, second floor back bedroom
21. all rooms except kitchen and bathrooms Living Space Floor: (Pergo type wood floor) Pergo floor. soft spots throughout house, Floor squeaks noted, Floor slope noted on second floor. recommend evaluation and repair by licensed contractor before closing
22. all rooms except kitchen and bathrooms Living Space Doors: (Standard interior doors) Normal door maintenance required, adjust doors, hardware and maintain.
23. all rooms except kitchen and bathrooms Living Space Windows: (Metal windows) General maintenance required, caulk, seal, free up and maintain and repair when necessary, windows in poor condition, recommend evaluation and repair by licensed contractor before closing
24. all rooms except kitchen and bathrooms Living Space Electrical: (Mixed outlets, two/three prong) REPAIR NEEDED see electrical section
25. all rooms except kitchen and bathrooms Living Space HVAC Source: (Main heating sys.) Poor condition - repairs needed, recommend evaluation and repair by licensed contractor before closing
(See heating section)
26. all rooms except kitchen and bathrooms Living Space Additional Observations: Pergo flooring Repairs needed, Pergo floorings not installed properly and there is floor slope noted on 2nd floor.
27. all rooms except kitchen and bathrooms Living Space Additional Observations: (window screens) Repairs needed, several screens missing or damaged, recommend evaluation and repair by licensed contractor before closing

a/c not tested

28. (Split system/Central air) AC System A/C System Operation: (Not inspected) Not tested, low temperature - To avoid possible compressor damage due to outside temperature below 65 degrees, the unit was not tested. As per the manufacture, to operate a unit under 65 degrees could cause damage. Recommend obtaining a heating and a/c warranty before closing to cover repair costs in the event the unit mal functions when turned on in the warm weather.

Heating System

29. (First floor) Heating System Heating System Operation: (Non functional) REPAIR NEEDED, furnace non functional at time of inspection, recommend evaluation and repair by licensed contractor before closing
30. (First floor) Heating System Blower Fan/Filter: (Fan/disposable filter blower fan, non functional, recommend evaluation and repair by licensed contractor before closing

Plumbing

31. Water Shutoff: (Utility closet) valve non functional, valve won't turn, considered non functional

Laundry Room/Area

32. 2nd Floor Laundry Room/Area Gas Line/dryer: (Standard utility line) REPAIR NEEDED: no cap on gas line that is not being used at present time, presently shutoff by valve