



Frank Lin Home Inspections LLC

94 Clinton St, Hoboken, NJ 07030

(973) 910-1019



Inspection Date

December 1, 2019

Report No

Sample Condo 1

Client

Property Address

Jersey City, NJ

Inspector

Daniel Lin (License# 24GI00119200)

Key

This report lists the systems and components inspected by this company. Items not found in this report are considered beyond the scope of this inspection, and should not be considered inspected at this time.

"APPEAR SERVICEABLE" means that we did not observe conditions that would leave us to believe major problems existed with this system or component. The item is cable 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.

Significantly deficient systems or components will be identified as "Non functional / unsafe / worn / near end of lifespan." When in the inspector's opinion, an item is "significantly deficient", the reason will be within the body of the report.

Please read the entire report for all items.

Notice: This report contains technical information that may not be readily understandable to the lay person. Therefore a verbal consultation with the inspector is a mandatory part of this inspection report. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection please call the office to arrange for your verbal consultation.

Present during the Inspection

- Client
- Buyer's Agent
- Seller's Agent
- Seller
- Occupant

Inspector

Daniel Lin (License# 24GI00119200)

Inspection Date

December 1, 2019

Start Time

11:00 AM

Completion Time

12:00 PM

The weather condition at the time of the inspection was

Dry

Approximate temperature during inspection

35° F

Property Information

, Jersey City, NJ 00000

The subject property inspected

Condominium

Approximate year building was built

Unknown

Stated by

Listing

Notice: It is always wise to check with the building department for permit information, especially if additions or alterations are noted.

IMPORTANT NOTICE TO THIRD PARTIES OR OTHER PURCHASERS: RECEIPT OF THIS REPORT BY ANY PURCHASERS OF THIS PROPERTY OTHER THAN THE PARTIES IDENTIFIED ON THE CONTRACT IS NOT AUTHORIZED BY THE INSPECTOR. THE INSPECTOR STRONGLY ADVISES AGAINST ANY RELIANCE ON THIS REPORT. WE RECOMMEND THAT YOU RETAIN A QUALIFIED PROFESSIONAL INSPECTOR TO PROVIDE YOU WITH YOUR OWN INSPECTION AND REPORT ON THIS PROPERTY.

Summary

This section is provided as a courtesy for quick access to the information within the inspection report.

It is not intended as a substitute for reading the inspection report.

Subject unit is located within a condominium complex - accessible portions / interior of the property was inspected and reported upon.

Plumbing

Hot water heater nearing end of lifespan with signs of wear / aging (2007), was operational at time of inspection - expect replacement in the near future. Heavy corrosion noted at hot water heater supply line, leakage may be imminent - repair is needed by a plumbing contractor to prevent moisture damage.

Heating

Heavy dust noted at air filter - replacement is needed. Microbial growth noted below furnace return vent - remediation is needed for health safety. Wear / aging noted at heating & cooling system (2006), heating was operational at time of inspection - regular servicing / maintenance is needed by an HVAC contractor to prolong longevity. Expect repairs / replacement in the future.

Air Conditioning

The outside air temperature was below 65 degrees at the time of the inspection. The inspector was unable to operate the cooling system.

Electrical

Lights not operational at bathroom sink vanity - repair is needed.

Interior & Features

Door buzzer not operational - repair is needed. Doors rubs frame at bedroom 1. Paint stripped at entry door - painting is needed. Scratches noted at bedroom 1 door.

Condensation between window panes noted at kitchen window - repair is needed. Window screens missing at bedroom 1 (right) - installation is needed. Damaged window screen noted at bedroom 1 (left) - repair is needed. Broken sash balance noted at bedroom 1 (right) - repair is needed by a window specialist for safety.

Moisture stains & microbial growth noted at basement walls - remediation is needed.

Ceiling moisture stains noted at bedroom 2 by skylight, evidence of newly replaced roofing noted - inquire with seller / condo association.

Wear / aging noted at flooring - recommend refinishing. Cracked floor tiles noted at bathroom. Uneven flooring noted. Wood destroying insect damage noted at flooring throughout, unable to determine if still active - recommend further evaluation / remediation by an exterminating contractor.

Wear / aging noted at exterior and fire escape - expect repairs in the near future. Lights detached at roof - repair is needed. Rat carcass / droppings & bait noted at basement - request information from condo association. Debris noted at storage unit - removal is needed.

Smoke detectors / fire exit / sprinklers were not inspected. Have the Township check and approve the system (part of State Certificate of Occupancy requirements).

Regular cleaning of dryer exhaust duct is needed for fire safety. Recommend upgrading washing machine rubber hoses with steel braided lines in event of possible future breakage. Recommend securing washing machine waste line to prevent leakage through house. Recommend installation of metal catch pan at washing machine with a moisture sensor / exterior routed drain line to avoid leakage damage to interior finishings. Wear / aging noted at laundry appliances, was operational at time of inspection - expect replacement in the future.

Kitchen

Settlement noted at kitchen cabinet. Gap noted at kitchen countertop to wall connection - sealing is needed to prevent moisture penetration / damage.

Wear / aging noted at kitchen appliances (cooktop, dishwasher, refrigerator) - expect replacement in the future. No ignition noted at cooktop & oven burner - repair is needed.

Dishwasher not flush with kitchen cabinet - adjustment / repair is needed.

Bathroom

Water runs continually in the tank at toilet - repair is needed.

Improperly installed drain line noted at bathroom sink - repair is needed by a plumbing contractor. Hand towel bar missing / removed - repair is needed.

Dripping noted at bathtub faucet - repair is needed by a plumbing contractor.

Wood Destroying Insects

Inspection to the wood destroying insect was limited due to lack of access to entire building, partially finished basement, and interior finishings. The inspector can not guarantee that wood destroying insect does not exist. Further investigation may be needed to ensure the house is free of insect damage/infestation.

NOTES

Every effort has been made to perform a detailed and thorough inspection. However, due to interior finishings & furnishings / storage, visibility is limited. Evaluation is conditional to the time of inspection, things may change between the time of inspection and closing. This office recommends a final walkthrough before closing to check areas that were not visible during the time of inspection. Inquire with this office regarding fee & scheduling for the final walkthrough.

Plumbing

Main Water Supply

Description

Shutoff Valve Location	<input type="checkbox"/> Basement	<input type="checkbox"/> Garage	<input type="checkbox"/> Closet	<input type="checkbox"/> Lower bathroom	<input checked="" type="checkbox"/> Unknown
Material	<input type="checkbox"/> Copper	<input type="checkbox"/> Galvanized	<input type="checkbox"/> Plastic	<input type="checkbox"/> Lead	<input checked="" type="checkbox"/> Unknown
Approx Size	<input type="checkbox"/> 3/4"	<input type="checkbox"/> 1"	<input type="checkbox"/> 1.5"	<input checked="" type="checkbox"/> Unknown	<input type="checkbox"/> Not Inspected

Observation

<input checked="" type="checkbox"/> Serviceable	<input type="checkbox"/> Worn	<input type="checkbox"/> Near end of lifespan	<input type="checkbox"/> Unsafe	<input type="checkbox"/> Not Functional	<input checked="" type="checkbox"/> Not fully visible
<input type="checkbox"/> Main Valve Operational	<input type="checkbox"/> Not Operational	<input checked="" type="checkbox"/> Not Tested	<input type="checkbox"/> Handle	<input type="checkbox"/> Missing	<input type="checkbox"/> Leaking
Pressure	<input type="checkbox"/> Service off	<input checked="" type="checkbox"/> Serviceable	<input type="checkbox"/> Irregular	<input type="checkbox"/> High Pressure	<input type="checkbox"/> Low
<input type="checkbox"/> Damage	<input type="checkbox"/> Copper and Concrete	<input type="checkbox"/> Well pump	<input type="checkbox"/> Softener	<input type="checkbox"/> Softener Installed	<input type="checkbox"/> Softener Leaks
<input type="checkbox"/> Asbestos	<input type="checkbox"/> Extension cord	<input type="checkbox"/> Missing filter			

Comment

Notice: Well pumps are beyond the scope of this inspection.

Water Supply Lines

Description

Material	<input checked="" type="checkbox"/> Copper	<input type="checkbox"/> Galvanized	<input type="checkbox"/> Pex	<input type="checkbox"/> Lead	<input checked="" type="checkbox"/> Unknown
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Observation

<input checked="" type="checkbox"/> Serviceable	<input type="checkbox"/> Worn	<input type="checkbox"/> Near end of lifespan	<input type="checkbox"/> Unsafe	<input type="checkbox"/> Not Functional	<input checked="" type="checkbox"/> Not fully visible
<input type="checkbox"/> Damage	<input type="checkbox"/> Shutoff Corrosion	<input type="checkbox"/> Minor Corrosion	<input type="checkbox"/> Moderate Corrosion	<input type="checkbox"/> Major Corrosion	<input type="checkbox"/> Active Leaks
Pressure Loss	<input type="checkbox"/> Minor	<input type="checkbox"/> Moderate	<input type="checkbox"/> Poor	<input type="checkbox"/> Loss	<input type="checkbox"/> Unable to test
<input type="checkbox"/> Noise	<input type="checkbox"/> Lack Support	<input type="checkbox"/> Crossed with Sanitary	<input type="checkbox"/> Prior Repair	<input type="checkbox"/> Not Insulated	<input type="checkbox"/> Mixed
<input type="checkbox"/> Asbestos	<input type="checkbox"/> Condensation				

Comment

Notice: Underground pipes or pipes inside walls cannot be judged for sizing, leaks or corrosion. Water quality testing or testing for hazards such as lead is not part of this inspection. Be advised that some "Polybutylene" plastic piping systems have experienced documented problems.

Waste Lines

Description

Material	<input type="checkbox"/> Copper	<input type="checkbox"/> Galvanized	<input type="checkbox"/> PVC	<input type="checkbox"/> Lead	<input type="checkbox"/> Cast Iron	<input checked="" type="checkbox"/> Unknown
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Observation

<input checked="" type="checkbox"/> Serviceable	<input type="checkbox"/> Worn	<input type="checkbox"/> Near end of lifespan	<input type="checkbox"/> Unsafe	<input type="checkbox"/> Not Functional	<input checked="" type="checkbox"/> Not fully visible
<input type="checkbox"/> Damage	<input type="checkbox"/> Minor Corrosion	<input type="checkbox"/> Moderate Corrosion	<input type="checkbox"/> Major Corrosion	<input type="checkbox"/> Active Leaks	<input type="checkbox"/> Moisture Stains
<input type="checkbox"/> Lack Support	<input type="checkbox"/> Insufficient Fall	<input type="checkbox"/> Open Line	<input type="checkbox"/> Trap improper		
Vents	<input checked="" type="checkbox"/> Serviceable	<input type="checkbox"/> None Observed	<input type="checkbox"/> Improper	<input type="checkbox"/> Missing	<input checked="" type="checkbox"/> Not fully visible
<input type="checkbox"/> Asbestos					

Comment

Notice: City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined. Be advised that some "ABS" plastic piping systems have experienced documented problems. Contact the manufacturer or plumbing expert for further information and evaluation. All of vent/trap pipes were not visible.

Plumbing

Fuel System

Description

Shut Off Valve Location: Exterior Basement Garage Kitchen Unknown
 Type: Natural Gas Meter Oil Tank LPG Tank Propane Gas Fuel Oil

Observation

Serviceable Worn Near end of lifespan Unsafe Not Functional Not fully visible
 Damaged Proofed Not Proofed Ground/Concrete Corroded
 Strained Lack Support Improper Pipe Improper Use Exposed Oil Lines
 Low Unions / Bushings Copper

Comment

Notice: Underground piping & fuel tanks cannot be judged. Pipes inside walls or pipes concealed from view cannot be judged and the inspector does not perform tests for gas leaks or pipe size. Verification of the location or condition of underground fuel storage tanks is not part of this inspection. Environmental risks, if any, are not included.

Water Heater

Description

Location: Basement Garage Kitchen Closet Unknown
 Fuel: Gas Electric Oil Tankless (see Heating)
 Capacity: 29 gal 40 gal 80 gal Tankless Unknown

Observation

Serviceable Worn Near end of lifespan Unsafe Not Functional Not fully visible
 Damaged Pilot Light Leaking Corrosion Flame Scorching
 Shut Off Valve: Installed Missing / Broken Leaking Corrosion Missing Red Label
 TPR: Installed Not Installed Missing Pipe Improper Too short
 Leaking Missing Threaded Capped Unsafe Corrosion
 Combustion Air: Supply Air OK Blocked Poor Foil tape Improper
 Vent Flue: Piping OK Missing Loose Clearance Soot
 Back Draft Improper Angle Elbows
 Seismic Straps: Serviceable Not Installed Improper
 Thermal Blanket: Serviceable Not Applicable Damaged / Missing
 No Catch Pan Protect Enclosure Door Firewall Garage Floor >18" No Drain Line

Comment

Hot water heater nearing end of lifespan with signs of wear / aging (2007), was operational at time of inspection - expect replacement in the near future. Heavy corrosion noted at hot water heater supply line, leakage may be imminent - repair is needed by a plumbing contractor to prevent moisture damage.

Notice: Estimate of remaining life is not part of this inspection. Solar systems are not part of this inspection. Hot water recirculating pumps/systems are not part of this inspection. Unable to fully inspect vent pipe.

Heating

Heating Description

Location	<input checked="" type="checkbox"/>	Closet
Heating Type	<input checked="" type="checkbox"/>	Forced Air
Fuel Type	<input checked="" type="checkbox"/>	Natural Gas
Approx BTU	<input checked="" type="checkbox"/>	Unknown
Manufacturer	<input checked="" type="checkbox"/>	Weather King
Model	<input checked="" type="checkbox"/>	90RS07EES01
Serial	<input checked="" type="checkbox"/>	GY5D302F06080614
Manufacturing Date	<input checked="" type="checkbox"/>	2006

Comment

Notice: If a fuel burning heater / furnace is located in a bedroom, we recommend evaluation by a qualified heating contractor for safety and air volume requirements. Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can only be performed by laboratory testing and is beyond the scope of this inspection.

Heating Observation

- | | | | | | |
|---|--|---|---|---|---|
| <input checked="" type="checkbox"/> Serviceable | <input checked="" type="checkbox"/> Worn | <input type="checkbox"/> Near end of lifespan | <input type="checkbox"/> Unsafe | <input type="checkbox"/> Not Functional | <input checked="" type="checkbox"/> Not fully visible |
| <input checked="" type="checkbox"/> Operational | <input type="checkbox"/> Damaged | <input type="checkbox"/> Not Serviced | <input type="checkbox"/> Unresponsive | <input type="checkbox"/> Not Tested | <input type="checkbox"/> No Service |
| <input type="checkbox"/> Not Applicable | <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Pilot not lit | <input type="checkbox"/> Ignition malfunction | <input type="checkbox"/> Utilities off | |
| <input type="checkbox"/> Complete Evaluation | <input type="checkbox"/> Clean / Service | <input type="checkbox"/> Unusual Noise | <input type="checkbox"/> Asbestos | <input type="checkbox"/> Upgrades | <input type="checkbox"/> Corrosion |
| <i> Burner</i> | <input checked="" type="checkbox"/> Burner Serviceable | <input type="checkbox"/> Unusual flame | <input type="checkbox"/> Not visible (closed sy | <input type="checkbox"/> Damaged chamber | <input type="checkbox"/> Rust / Scorch / Soot |
| <i> Thermostat</i> | <input type="checkbox"/> Broken | <input type="checkbox"/> Poor Location | <input type="checkbox"/> Repairs | <input type="checkbox"/> Low battery | <input type="checkbox"/> Loose |
| <i> Air Filter</i> | <input type="checkbox"/> Improperly sized | <input checked="" type="checkbox"/> Dirty | <input type="checkbox"/> Hold-down | <input type="checkbox"/> Gap | <input type="checkbox"/> Insufficient Clearance |
| <i> Furnace</i> | <input type="checkbox"/> Low Temperature | <input type="checkbox"/> Air Leaks | <input type="checkbox"/> Cut Doors | <input type="checkbox"/> Moisture | <input type="checkbox"/> Termination Location |
| <i> Boiler</i> | <input type="checkbox"/> High Pressure | <input type="checkbox"/> Low Temperature | <input type="checkbox"/> Low Pressure | <input type="checkbox"/> Boiler Leaks | <input type="checkbox"/> Fuel tank leak |
| | <input type="checkbox"/> Leaks | <input type="checkbox"/> Corrosion | <input type="checkbox"/> TPR | <input type="checkbox"/> Fittings | <input type="checkbox"/> Expansion Tank |
| <input type="checkbox"/> No Shutoff Label | <input type="checkbox"/> Not Red | <input type="checkbox"/> Moisture | <input type="checkbox"/> Not Tested (AC) | <input type="checkbox"/> Door switch broken | |

Comment

Heavy dust noted at air filter - replacement is needed. Microbial growth noted below furnace return vent - remediation is needed for health safety. Wear / aging noted at heating & cooling system (2006), heating was operational at time of inspection - regular servicing / maintenance is needed by an HVAC contractor to prolong longevity. Expect repairs / replacement in the future.

Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection - have these systems evaluated by a qualified individual. The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures. Some furnaces are designed in such a way that inspection is almost impossible. Thermostats are not checked for calibration or timed functions. Safety devices are not tested by this company.

Heating

Distribution

Description

- | | | | | | |
|---|--|---|---|---|---|
| <input checked="" type="checkbox"/> Ducts & Registers | <input type="checkbox"/> Pipes & Convector | <input type="checkbox"/> Pipes & Radiators | <input type="checkbox"/> Pipes, Radiators & C | <input type="checkbox"/> Air Handler | <input type="checkbox"/> Electric Baseboard |
| <input checked="" type="checkbox"/> Serviceable | <input type="checkbox"/> Damaged | <input checked="" type="checkbox"/> Not Fully Visible | <input type="checkbox"/> Corroded ducts | <input type="checkbox"/> Corroded pipes | <input type="checkbox"/> Worn |

Observation

- | | | | | | |
|--|---------------------------------------|--|---|--|--------------------------------|
| <input type="checkbox"/> Uneven volume | <input type="checkbox"/> Disconnected | <input type="checkbox"/> Registers | <input type="checkbox"/> Asbestos | <input type="checkbox"/> Crushed Ducts | <input type="checkbox"/> Leaks |
| <input type="checkbox"/> Room Radiator | <input type="checkbox"/> Insulation | <input type="checkbox"/> Zone Valve | <input type="checkbox"/> Circulating Pump | <input type="checkbox"/> Heat Source | |
| <input type="checkbox"/> Recommendations | <input type="checkbox"/> Inoperative | <input type="checkbox"/> Corrosion | <input type="checkbox"/> Fittings | <input type="checkbox"/> Damaged | |
| <input type="checkbox"/> Humidifier | <input type="checkbox"/> Repairs | <input type="checkbox"/> Asbestos | <input type="checkbox"/> Safety Upgrade | <input type="checkbox"/> Cleaning | |
| | <input type="checkbox"/> Moisture | <input type="checkbox"/> Not connected | <input type="checkbox"/> Not operational | | |

Comment

the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual.

Venting

Observation

- | | | | | | |
|---|--------------------------------------|---|--|---|--|
| <input checked="" type="checkbox"/> Serviceable | <input type="checkbox"/> Damaged | <input checked="" type="checkbox"/> Not fully visible | <input type="checkbox"/> Inaccessible | <input type="checkbox"/> Unsafe | |
| <input type="checkbox"/> Back Venting | <input type="checkbox"/> Soot / Rust | <input type="checkbox"/> Combustible clearance | <input type="checkbox"/> Improper rise | <input type="checkbox"/> Improper elbow angle | <input type="checkbox"/> Wrong Materials |

Observation

- | | | | | |
|---|--|---|-------------------------------------|-----------------------------------|
| <input type="checkbox"/> Terminates near window | <input type="checkbox"/> Barometric Damper | <input type="checkbox"/> Inducer Fan Defect | <input type="checkbox"/> Undersized | <input type="checkbox"/> Moisture |
| <input type="checkbox"/> Repairs | <input type="checkbox"/> Asbestos | <input type="checkbox"/> Safety Upgrade | | |

Comment

Notice: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.

Combustion Air

Observation

- | | | | | | |
|---|-------------------------------------|---|--|--------------------------------------|---------------------------------|
| <input checked="" type="checkbox"/> Serviceable | <input type="checkbox"/> Damaged | <input type="checkbox"/> Not accessible | <input type="checkbox"/> None Provided | <input type="checkbox"/> Not visible | <input type="checkbox"/> Unsafe |
| <input type="checkbox"/> Blocked | <input type="checkbox"/> Inadequate | <input type="checkbox"/> Return Source | <input type="checkbox"/> Recommend sealing | | |

Comment

Air Conditioning

Description

- | | | | | | |
|--|---|---|--|--|---|
| <input type="checkbox"/> Not Applicable Type | <input checked="" type="checkbox"/> Central Air | <input type="checkbox"/> Exterior | <input type="checkbox"/> Living Area | <input checked="" type="checkbox"/> Roof | <input type="checkbox"/> Unknown |
| | <input type="checkbox"/> Package Unit | <input type="checkbox"/> Heat Pump - Air | <input type="checkbox"/> Water Source | <input type="checkbox"/> PTAC | <input type="checkbox"/> Split System |
| Power | <input type="checkbox"/> 120 Volt | <input type="checkbox"/> Wall Unit | <input type="checkbox"/> Window Unit | <input type="checkbox"/> Geothermal | |
| <input type="checkbox"/> Serviceable | <input checked="" type="checkbox"/> Worn | <input checked="" type="checkbox"/> 240 Volt | <input type="checkbox"/> Unknown | | |
| <input type="checkbox"/> Operational | <input type="checkbox"/> Not Tested | <input type="checkbox"/> Near end of lifespan | <input type="checkbox"/> Unsafe | <input type="checkbox"/> Not Functional | <input checked="" type="checkbox"/> Not fully visible |
| | | <input type="checkbox"/> Not Inspected | <input type="checkbox"/> Not fully evaluated | <input type="checkbox"/> No Service | <input type="checkbox"/> Did not respond |

Comment

Observation

- | | | | | | |
|---|--|---|---|---|---|
| <input type="checkbox"/> Serviceable | <input checked="" type="checkbox"/> Worn | <input type="checkbox"/> Near end of lifespan | <input type="checkbox"/> Unsafe | <input type="checkbox"/> Not Functional | <input checked="" type="checkbox"/> Not fully visible |
| Inspection Issues | <input type="checkbox"/> No Power | <input checked="" type="checkbox"/> Below 65 | <input type="checkbox"/> Natural Gas | <input type="checkbox"/> Warm Air Only | <input type="checkbox"/> Unusual Noise |
| Electrical Disconnect | <input checked="" type="checkbox"/> Present | <input type="checkbox"/> Not Present | <input type="checkbox"/> Improper | <input type="checkbox"/> Exposed Conduit | <input type="checkbox"/> Not Grounded |
| Condense Lines | <input checked="" type="checkbox"/> Properly Installed | <input checked="" type="checkbox"/> Not Fully Visible | <input type="checkbox"/> Termination Point | <input type="checkbox"/> Disconnected | <input type="checkbox"/> Moisture |
| | <input type="checkbox"/> Leaking | <input type="checkbox"/> No Trap | <input type="checkbox"/> Too Short | <input type="checkbox"/> Pinched | |
| Refrigerant Lines | <input checked="" type="checkbox"/> Present | <input type="checkbox"/> Damaged | <input checked="" type="checkbox"/> Not Fully Visible | <input type="checkbox"/> Exposed | <input type="checkbox"/> Missing |
| <input type="checkbox"/> Not Level | <input type="checkbox"/> Pads | <input type="checkbox"/> Rusted | <input type="checkbox"/> Float Valve / Pump | <input type="checkbox"/> Leaking | <input type="checkbox"/> Too Low |
| <input type="checkbox"/> Temperature Differer | <input type="checkbox"/> System Coil | <input type="checkbox"/> Circulation | <input type="checkbox"/> Junction Box Loose | <input type="checkbox"/> Junction Box Cover | <input type="checkbox"/> Pump Auxiliary |
| <input type="checkbox"/> Ice | <input type="checkbox"/> Recommend Servicir | <input type="checkbox"/> Moisture | <input type="checkbox"/> Repair needed | <input type="checkbox"/> No catch pan | |

Comment

The outside air temperature was below 65 degrees at the time of the inspection. The inspector was unable to operate the cooling system.

Notice: The inspector does not perform pressure tests on coolant systems: therefore no representation is made regarding coolant damage or line integrity. Subjective judgment of system capacity is not part of the inspection.

Electrical

Electric Panel

Description

Main Panel Location	<input type="checkbox"/> Entranceway	<input type="checkbox"/> Basement	<input checked="" type="checkbox"/> Interior	<input type="checkbox"/> Exterior	<input type="checkbox"/> Unknown
Sub Panel Location	<input type="checkbox"/> Basement	<input type="checkbox"/> Garage	<input type="checkbox"/> Interior	<input type="checkbox"/> Attic	<input type="checkbox"/> Unknown
Rating	<input checked="" type="checkbox"/> 60A	<input type="checkbox"/> 100A	<input type="checkbox"/> 125A	<input type="checkbox"/> 200A	<input type="checkbox"/> Unknown
Service Wire	<input checked="" type="checkbox"/> Aluminum Service	<input type="checkbox"/> Copper Service	Branch Wire		<input checked="" type="checkbox"/> Copper Branch
Wiring Methods	<input type="checkbox"/> Metal Conduit	<input type="checkbox"/> Non-Metallic Cable	<input type="checkbox"/> Knob & Tube	<input type="checkbox"/> Plastic Conduit	<input checked="" type="checkbox"/> Unknown
Panel Type	<input checked="" type="checkbox"/> Breaker	<input type="checkbox"/> Fuse	Voltage		<input checked="" type="checkbox"/> 120V <input checked="" type="checkbox"/> 220V

Observation

<input checked="" type="checkbox"/> Serviceable	<input type="checkbox"/> Worn	<input type="checkbox"/> Near end of lifespan	<input type="checkbox"/> Unsafe	<input type="checkbox"/> Not Functional	<input type="checkbox"/> No service
<input type="checkbox"/> Main Locked	<input type="checkbox"/> Sub Locked	<input type="checkbox"/> Power Off	<input type="checkbox"/> Blocked	<input type="checkbox"/> Painted	
<input type="checkbox"/> Main Ground	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Loose	<input type="checkbox"/> Water Line	<input type="checkbox"/> Ground Rod	<input type="checkbox"/> Not Visible
<input type="checkbox"/> No Main	<input type="checkbox"/> 6 Breakers				
<input type="checkbox"/> Main Panel	<input checked="" type="checkbox"/> Serviceable	<input type="checkbox"/> Improper Wiring	<input type="checkbox"/> Multi tap	<input type="checkbox"/> Over Fused	<input type="checkbox"/> Bushing / Clamps
<input type="checkbox"/> Labels Missing	<input type="checkbox"/> Breaker Off	<input type="checkbox"/> Scorched	<input type="checkbox"/> Melted	<input type="checkbox"/> Rust	<input type="checkbox"/> Not Bonded
<input type="checkbox"/> Unprotected	<input type="checkbox"/> Fused Wires	<input type="checkbox"/> Loose			
<input type="checkbox"/> Sub Panel	<input type="checkbox"/> Over Fused	<input type="checkbox"/> Bushings / Clamps	<input type="checkbox"/> No Labels	<input type="checkbox"/> Scorched	<input type="checkbox"/> Melted
<input type="checkbox"/> Rust	<input type="checkbox"/> Same Buss	<input type="checkbox"/> Not Bonded			
<input type="checkbox"/> Outdated	<input type="checkbox"/> Tap Wires	<input type="checkbox"/> No Antioxidant	<input type="checkbox"/> Couplers	<input type="checkbox"/> Dead front cover mis	<input type="checkbox"/>
<input type="checkbox"/> Moisture	<input type="checkbox"/> Mixed Breaker	<input type="checkbox"/> Loose Breaker	<input type="checkbox"/> Inoperable Breaker	<input type="checkbox"/> Upgraded	

Comment

Notice: Six or fewer breakers usually do not require a main breaker, however this may indicate minimal electrical capacity. If the service amperage is less than 100, upgrade may be needed to operate larger electrical appliances.

Electrical

Service

Description

Location	<input checked="" type="checkbox"/> Overhead	<input type="checkbox"/> Underground	<input type="checkbox"/> Unknown	<input type="checkbox"/> Not Located	<input type="checkbox"/> Not Present
Disconnect	<input checked="" type="checkbox"/> Basement	<input type="checkbox"/> Electric Panel	<input type="checkbox"/> Exterior		

Observation

<input checked="" type="checkbox"/> Serviceable	<input type="checkbox"/> Damage	<input type="checkbox"/> Near end of lifespan	<input type="checkbox"/> Unsafe	<input type="checkbox"/> Drip Loop	<input type="checkbox"/> Loose Connections
<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Splices	<input type="checkbox"/> Tap			
<input type="checkbox"/> Low to Ground	<input type="checkbox"/> Low to Driveway	<input type="checkbox"/> Low to Roof	<input type="checkbox"/> Low to Pool	<input type="checkbox"/> Tree Limbs	
<input type="checkbox"/> Ground Line Present	<input type="checkbox"/> Clamp not visible	<input checked="" type="checkbox"/> System not visible	<input type="checkbox"/> Loose	<input type="checkbox"/> Disconnected	<input type="checkbox"/> Missing

Comment

Wiring Notes

Observation

<i>Outlets</i>	<input checked="" type="checkbox"/> Serviceable	<input type="checkbox"/> Blocked	<input type="checkbox"/> No service	<input type="checkbox"/> Grounded Near plum	<input type="checkbox"/> Painted Over
	<input type="checkbox"/> Not Operational	<input type="checkbox"/> Not Grounded	<input type="checkbox"/> Reverse Polarity	<input type="checkbox"/> Open Neutral	<input type="checkbox"/> Scorching
	<input type="checkbox"/> Missing	<input type="checkbox"/> Loose	<input type="checkbox"/> Missing cover	<input type="checkbox"/> Damaged cover	<input type="checkbox"/> 2 Prong
<i>GFCI</i>	<input checked="" type="checkbox"/> Responded	<input type="checkbox"/> Not Operational	<input type="checkbox"/> Not Installed	<input type="checkbox"/> Improper	<input type="checkbox"/> Unable to Reset
<i>Wiring</i>	<input checked="" type="checkbox"/> Serviceable	<input checked="" type="checkbox"/> Not fully visible	<input type="checkbox"/> Improper	<input type="checkbox"/> Exposed	<input type="checkbox"/> Junction Box cover
	<input type="checkbox"/> Loose	<input type="checkbox"/> Exposed Wiring	<input type="checkbox"/> Extension Cord	<input type="checkbox"/> Missing Conduit	<input type="checkbox"/> Exterior Box
<i>Lighting</i>	<input checked="" type="checkbox"/> Not operational	<input type="checkbox"/> Improper	<input type="checkbox"/> Switch not operational	<input type="checkbox"/> No control	<input type="checkbox"/> Improper wiring
	<input type="checkbox"/> Damaged light	<input type="checkbox"/> Not tested	<input type="checkbox"/> Missing cover	<input type="checkbox"/> Missing switch	<input type="checkbox"/> Stairway missing switch

Comment

Lights not operational at bathroom sink vanity - repair is needed.

Notice: Furnishings prevent testing of all outlets and switches (if applicable) - checking is needed prior to closing.

Interior

Doors

<i>Description</i>					
Condition	<input checked="" type="checkbox"/> Serviceable	<input type="checkbox"/> Damaged	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Defects	<input type="checkbox"/> Worn
<i>Observation</i>					
Weather Stripping	<input checked="" type="checkbox"/> Serviceable	<input type="checkbox"/> Damaged	<input type="checkbox"/> Missing	<input type="checkbox"/> Loose	<input type="checkbox"/> Repair needed
Entry Door	<input checked="" type="checkbox"/> Operational	<input type="checkbox"/> Not Operational	<input checked="" type="checkbox"/> Doorbell not operatio	<input type="checkbox"/> Jamb damaged	<input type="checkbox"/> Damaged
<input checked="" type="checkbox"/> Doors Serviceable	<input type="checkbox"/> Damaged	<input type="checkbox"/> Defective	<input checked="" type="checkbox"/> Rub	<input type="checkbox"/> Difficult to Operate	<input type="checkbox"/> Missing
<input checked="" type="checkbox"/> Hardware Operational	<input type="checkbox"/> Not Operational	<input type="checkbox"/> Missing	<input type="checkbox"/> Loose	<input type="checkbox"/> Improper	<input type="checkbox"/> Damaged
Exterior Doors	<input checked="" type="checkbox"/> Serviceable	<input type="checkbox"/> Damage	<input type="checkbox"/> Gap	<input type="checkbox"/> Difficult to Operate	<input type="checkbox"/> Screen door
Glass	<input type="checkbox"/> Condensation	<input type="checkbox"/> Tempered	<input type="checkbox"/> Not Tempered	<input type="checkbox"/> Unable to Determine	
Latching / Tracks	<input checked="" type="checkbox"/> Latching Operational	<input type="checkbox"/> Latching Not Operati	<input type="checkbox"/> Tracks Serviceable	<input type="checkbox"/> Off track	<input type="checkbox"/> Stiff
<input type="checkbox"/> Double Lock	<input type="checkbox"/> Unable to lock	<input type="checkbox"/> Missing Lock	<input type="checkbox"/> Difficult to lock		

Comment

Door buzzer not operational - repair is needed. Doors rubs frame at bedroom 1. Paint stripped at entry door - painting is needed. Scratches noted at bedroom 1 door.

Windows

<i>Description</i>					
Type	<input type="checkbox"/> Sliding	<input type="checkbox"/> Single Hung	<input checked="" type="checkbox"/> Double Hung	<input type="checkbox"/> Casement	<input type="checkbox"/> Louver
Material	<input type="checkbox"/> Awning	<input type="checkbox"/> Hopper	<input type="checkbox"/> Picture	<input type="checkbox"/> Jalousie	
	<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Metal	<input type="checkbox"/> Vinyl	<input type="checkbox"/> Unknown	
<i>Observation</i>					
<input checked="" type="checkbox"/> Operational	<input type="checkbox"/> Not Operational	<input type="checkbox"/> Difficult to operate	<input type="checkbox"/> Damaged	<input type="checkbox"/> Worn	<input type="checkbox"/> Security Bars
Glass	<input type="checkbox"/> Not tempered	<input type="checkbox"/> Cracked	<input type="checkbox"/> Scratched	<input checked="" type="checkbox"/> Fogged	<input type="checkbox"/> Single Pane
Screens	<input type="checkbox"/> Not Checked	<input checked="" type="checkbox"/> Missing	<input type="checkbox"/> All Missing	<input checked="" type="checkbox"/> Damaged	<input type="checkbox"/> Loose
<input type="checkbox"/> Stains	<input checked="" type="checkbox"/> Sash Cord	<input type="checkbox"/> Caulking	<input type="checkbox"/> Glazing	<input type="checkbox"/> Hardware Missing	<input type="checkbox"/> Unable to Lock
<input type="checkbox"/> Won't latch	<input type="checkbox"/> Won't close	<input type="checkbox"/> Won't open	<input type="checkbox"/> Loose	<input type="checkbox"/> Damaged	<input type="checkbox"/> Winder handle

Comment

Condensation between window panes noted at kitchen window - repair is needed. Window screens missing at bedroom 1 (right) - installation is needed. Damaged window screen noted at bedroom 1 (left) - repair is needed. Broken sash balance noted at bedroom 1 (right) - repair is needed by a window specialist for safety.

Notice: Determining condition of all insulated windows is not possible due to temperature, weather and lighting variations. Check with owner for further information. Unable to fully evaluate windows due to blocked access / height / AC.

Interior

Interior Walls

Description

Type Drywall Acoustic Spray Plaster Wallpaper Wood
 Tile Wood Beam Brick Log Brick Panel

Observation

Condition Serviceable Needs Repair Damaged Uneven Worn
Moisture Stains Damage Dry Unable to Determine
Cracks None Common Major
Other Nails Holes Openings Exposed Framing Missing
 Lead test Removed wall Termite Damage Not fully visible

Comment

Moisture stains & microbial growth noted at basement walls - remediation is needed.

Notice: The condition of walls behind wallpaper, paneling and furnishings cannot be judged. Furnishings prevent full inspection (if applicable) - checking is needed prior to closing.

Ceilings

Description

Type Drywall Acoustic Spray Plaster Wallpaper Concrete
 Open Beam Wood Beam Ceiling Tile Log Tin Metal

Observation

Evaluation Serviceable Damaged Sagging Low Worn
Moisture Stains Moist Dry Unable to Determine Damage
Cracks None Common Major
Other Nails Holes Openings Exposed Framing Uneven
 Damaged Poor insulation Repaired

Comment

Ceiling moisture stains noted at bedroom 2 by skylight, evidence of newly replaced roofing noted - inquire with seller / condo association.

Notice: Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For more information please contact the American Lung Association or an asbestos specialist.

Floors

Description

Type Carpet Bamboo Wood Tile Asbestos-like

Observation

Condition Serviceable Worn Damaged Termite Warped
Miscellaneous Cracked Tiles Wood Damage Loose Uneven Squeaks
 Worn carpet Carpet stains Missing grout Missing baseboard Loose carpet Gap

Comment

Wear / aging noted at flooring - recommend refinishing. Cracked floor tiles noted at bathroom. Uneven flooring noted. Wood destroying insect damage noted at flooring throughout, unable to determine if still active - recommend further evaluation / remediation by an exterminating contractor.

Notice: Determining odors or stains is not included. The condition of wood flooring below carpet is not inspected. Furnishings & storage prevent full inspection (if applicable) - hidden damage / stains may be present - checking is needed prior to closing.

Features

Features

- | | | | | | |
|--------------------|---|--|---|--|--|
| Stairway | <input type="checkbox"/> Serviceable | <input type="checkbox"/> Uneven | <input type="checkbox"/> Damaged | <input type="checkbox"/> Steep | <input type="checkbox"/> Low Height |
| Railing | <input type="checkbox"/> Loose | <input type="checkbox"/> No Railing | <input type="checkbox"/> Too Wide | <input type="checkbox"/> Not graspable | <input type="checkbox"/> Recommend Upgrade |
| Ceiling Fan | <input type="checkbox"/> Operational | <input type="checkbox"/> Non-Operational | <input type="checkbox"/> Noise / Wobble | <input type="checkbox"/> Not Tested | <input type="checkbox"/> Too Low |
| <i>Not Tested:</i> | <input type="checkbox"/> Central Vacuum | <input type="checkbox"/> Security System | <input type="checkbox"/> Intercom | <input type="checkbox"/> Radon Reduction | <input type="checkbox"/> Invisible fence |
| | <input type="checkbox"/> Sound System | <input type="checkbox"/> Ceiling Fan | <input type="checkbox"/> Elevator | <input type="checkbox"/> Murphy Bed | <input type="checkbox"/> Air Conditioner |
| | <input type="checkbox"/> Networking | <input type="checkbox"/> Shed | <input type="checkbox"/> Storage Room | <input type="checkbox"/> Balcony | <input type="checkbox"/> Safe |

Comment

Wear / aging noted at exterior and fire escape - expect repairs in the near future. Lights detached at roof - repair is needed. Rat carcass / droppings & bait noted at basement - request information from condo association. Debris noted at storage unit - removal is needed.

Fireplace

Description

- | | | | | | |
|----------|-----------------------------------|--|--|--|-----------------------------------|
| Location | <input type="checkbox"/> Interior | <input type="checkbox"/> Living Room | <input type="checkbox"/> Bedroom | <input type="checkbox"/> Rear Addition | <input type="checkbox"/> Basement |
| Type | <input type="checkbox"/> Masonry | <input type="checkbox"/> Prefabricated | <input type="checkbox"/> Free Standing | <input type="checkbox"/> Insert | <input type="checkbox"/> Electric |

Observation

- | | | | | | |
|--|---|---|--|--|---|
| <input type="checkbox"/> Serviceable | <input type="checkbox"/> Not Functional | <input type="checkbox"/> Unsafe | <input type="checkbox"/> Worn | <input type="checkbox"/> Near End of Lifespan | <input type="checkbox"/> Damaged |
| <input type="checkbox"/> Doors Damaged | <input type="checkbox"/> No doors | <input type="checkbox"/> Liner | <input type="checkbox"/> Joints Deteriorated | <input type="checkbox"/> Crack | <input type="checkbox"/> Loose Bricks |
| <input type="checkbox"/> Gas Operational | <input type="checkbox"/> Not Operational | <input type="checkbox"/> Off | <input type="checkbox"/> Capped | <input type="checkbox"/> Improper Piping | |
| Gas Valve | <input type="checkbox"/> Functional | <input type="checkbox"/> Inoperative | <input type="checkbox"/> In Firebox | <input type="checkbox"/> Not Tested | <input type="checkbox"/> Not Visible |
| Damper | <input type="checkbox"/> Operational | <input type="checkbox"/> Non-Operational | <input type="checkbox"/> Missing | <input type="checkbox"/> Moisture | <input type="checkbox"/> Difficult to operate |
| Fans / Blowers | <input type="checkbox"/> Fans Operational | <input type="checkbox"/> Fans Non-Operational | <input type="checkbox"/> Blowers Operational | <input type="checkbox"/> Blowers Non-Operational | <input type="checkbox"/> N/A |
| <input type="checkbox"/> Low Clearance | <input type="checkbox"/> Clean Flue | <input type="checkbox"/> Caulk Needed | <input type="checkbox"/> Gas Log | <input type="checkbox"/> Dirty | |

Comment

Notice: Recommend installing safety spacer on damper when gas logs are present. Wood and ashes are not moved for inspection. Recommend clearing debris and further evaluation.

Smoke Detector

- | | | | | | |
|---|-----------------------------------|--|--|----------------------------------|---|
| <input type="checkbox"/> Not Responding | <input type="checkbox"/> Responds | <input type="checkbox"/> Button Not Responding | <input type="checkbox"/> Couldn't Test | <input type="checkbox"/> Missing | <input type="checkbox"/> Indicator Light |
| <input type="checkbox"/> Additional Suggested | <input type="checkbox"/> Detached | <input type="checkbox"/> Covered | <input type="checkbox"/> Damaged | <input type="checkbox"/> Loose | <input checked="" type="checkbox"/> Not Inspected |

Comment

Smoke detectors / fire exit / sprinklers were not inspected. Have the Township check and approve the system (part of State Certificate of Occupancy requirements).

Features

Laundry

Description

Location Kitchen Basement Service Area Kitchen Bathroom

Observation

<input checked="" type="checkbox"/> Plumbing Serviceable	<input type="checkbox"/> Damage	<input checked="" type="checkbox"/> Not Fully Visible	<input type="checkbox"/> Deterioration	<input type="checkbox"/> Leaks	<input type="checkbox"/> Improper Discharge
<input type="checkbox"/> Outlet	<input checked="" type="checkbox"/> Grounded	<input type="checkbox"/> Not Grounded	<input type="checkbox"/> Non-Operational	<input type="checkbox"/> Not Tested	
<input type="checkbox"/> 220V	<input type="checkbox"/> 220V Operational	<input type="checkbox"/> 220V Non-Operational	<input type="checkbox"/> 220V not tested	<input type="checkbox"/> Unable to View	
<input type="checkbox"/> Gas Outlet	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Missing Shutoff	<input type="checkbox"/> Unable to View to Interior	<input type="checkbox"/> Unsafe	<input type="checkbox"/> Not Tested
<input type="checkbox"/> Dryer Venting	<input checked="" type="checkbox"/> OK	<input type="checkbox"/> Not OK	<input type="checkbox"/> Damaged	<input type="checkbox"/> Heavy Lint	<input type="checkbox"/> Damper
<input type="checkbox"/> Laundry Sink Service	<input type="checkbox"/> No Sink	<input type="checkbox"/> Corrosion	<input type="checkbox"/> Worn	<input type="checkbox"/> Loose	<input type="checkbox"/> Slow Draining
<input type="checkbox"/> Faucet Operational	<input type="checkbox"/> Not operational	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Leaks	<input type="checkbox"/> Hot / Cold	<input type="checkbox"/> Cross-Connection
<input type="checkbox"/> Connections Serviceable	<input type="checkbox"/> Not accessible	<input type="checkbox"/> Corrosion	<input type="checkbox"/> Corrosion	<input type="checkbox"/> Improper Plumbing	<input type="checkbox"/> Leaks
<input checked="" type="checkbox"/> Rubber Hoses	<input checked="" type="checkbox"/> Secure Waste	<input checked="" type="checkbox"/> Catch Pan	<input type="checkbox"/> Alarm		

Comment

Regular cleaning of dryer exhaust duct is needed for fire safety. Recommend upgrading washing machine rubber hoses with steel braided lines in event of possible future breakage. Recommend securing washing machine waste line to prevent leakage through house. Recommend installation of metal catch pan at washing machine with a moisture sensor / exterior routed drain line to avoid leakage damage to interior finishings. Wear / aging noted at laundry appliances, was operational at time of inspection - expect replacement in the future.

Notice: Washing machines and dryers are not tested / moved during this inspection; condition of walls or flooring under these machines cannot be judged. The inspector does not test washing machines drains or supply valves. Water supply valves if turned may be subject to leaking.

Desk / Cabinet / Wet Bar / Utility Sink / Closet

Observation

Faucet	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Not Operational	<input type="checkbox"/> Leaks	<input type="checkbox"/> Cold water only
Counter	<input type="checkbox"/> Damage	<input type="checkbox"/> Deterioration		
Plumbing	<input type="checkbox"/> Leaks	<input type="checkbox"/> Improper Piping	<input type="checkbox"/> Icemaker not on	<input type="checkbox"/> Corrosion
Cabinets	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Misaligned		<input type="checkbox"/> Not vented

Comment

Kitchen

Kitchen Sink

- | | | | | | |
|---|---|---|--|--|---|
| <input checked="" type="checkbox"/> Serviceable | <input type="checkbox"/> Worn | <input type="checkbox"/> Near end of lifespan | <input type="checkbox"/> Unsafe | <input type="checkbox"/> Not Functional | <input type="checkbox"/> Not fully visible |
| <input type="checkbox"/> Dishes Blocked | <input type="checkbox"/> Serviceable | <input type="checkbox"/> Minor Wear | <input type="checkbox"/> Heavy Wear | <input type="checkbox"/> Chipped | <input type="checkbox"/> Loose |
| Faucet | <input type="checkbox"/> Hot & Cold Reversed | <input checked="" type="checkbox"/> Serviceable | <input type="checkbox"/> Non-Operational | <input type="checkbox"/> Leaking | <input type="checkbox"/> Corroded |
| Plumbing | <input checked="" type="checkbox"/> Serviceable | <input type="checkbox"/> Corrosion | <input type="checkbox"/> Improper Pipes | <input type="checkbox"/> Moisture | <input checked="" type="checkbox"/> View Restricted |
| | <input type="checkbox"/> Slow Drain | <input checked="" type="checkbox"/> Seal Connection | <input type="checkbox"/> Spray Wand | <input type="checkbox"/> Counter grout missing | <input type="checkbox"/> Shutoff |

Comment

Settlement noted at kitchen cabinet. Gap noted at kitchen countertop to wall connection - sealing is needed to prevent moisture penetration / damage.

Kitchen Cabinet

- | | | | | | |
|---|--|---|---|---|--|
| <input checked="" type="checkbox"/> Serviceable | <input checked="" type="checkbox"/> Worn | <input type="checkbox"/> Near end of lifespan | <input type="checkbox"/> Unsafe | <input type="checkbox"/> Not Functional | <input type="checkbox"/> Not fully visible |
| <i>Countertop</i> | <input type="checkbox"/> Laminate | <input checked="" type="checkbox"/> Stone | <input type="checkbox"/> Wood | <input type="checkbox"/> Metal | <input type="checkbox"/> Concrete |
| <i>Counter</i> | <input type="checkbox"/> Wear | <input type="checkbox"/> Damage | <input type="checkbox"/> Cracked | <input type="checkbox"/> Chipped | |
| <i>Doors</i> | <input type="checkbox"/> Handle | <input type="checkbox"/> Off hinge | <input type="checkbox"/> Difficult to operate | <input type="checkbox"/> Damaged | <input type="checkbox"/> Missing |
| <i>Drawers</i> | <input type="checkbox"/> Missing Handle | <input type="checkbox"/> Off track | <input type="checkbox"/> Not Operational | <input type="checkbox"/> Damaged | <input type="checkbox"/> Missing |
| <i>Cabinets</i> | <input type="checkbox"/> Moisture stains | <input type="checkbox"/> Moisture damage | <input type="checkbox"/> Rodent droppings | <input type="checkbox"/> Loose hinge | <input type="checkbox"/> Mold-like stains |

Comment

Cooktop / Oven

- | | | | | | |
|---|---|---|--|---|---|
| <input checked="" type="checkbox"/> Serviceable | <input checked="" type="checkbox"/> Worn | <input type="checkbox"/> Near end of lifespan | <input type="checkbox"/> Unsafe | <input type="checkbox"/> Not Functional | <input checked="" type="checkbox"/> Not fully visible |
| <i>Cooktop</i> | <input checked="" type="checkbox"/> Gas | <input type="checkbox"/> Electric | <input type="checkbox"/> Induction | | |
| | <input checked="" type="checkbox"/> No Ignition | <input type="checkbox"/> Poor Ignition | <input type="checkbox"/> Burner Inoperable | <input type="checkbox"/> Element Inoperable | <input type="checkbox"/> Not Tested |
| <i>Oven</i> | <input type="checkbox"/> Not Operational | <input type="checkbox"/> Not Tested | <input type="checkbox"/> Cracked Glass | <input type="checkbox"/> Cracked handle | <input type="checkbox"/> Loose Door |
| <i>Gas valve</i> | <input type="checkbox"/> Installed | <input checked="" type="checkbox"/> Not Visible | <input type="checkbox"/> Not Installed | | |
| <i>Fan / Hood</i> | <input checked="" type="checkbox"/> Operational | <input type="checkbox"/> Inoperable | <input type="checkbox"/> Missing | <input type="checkbox"/> Blocked | <input type="checkbox"/> Filter |

Comment

Wear / aging noted at kitchen appliances (cooktop, dishwasher, refrigerator) - expect replacement in the future. No ignition noted at cooktop & oven burner - repair is needed.

Notice: Self and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved.

Kitchen

Dishwasher

Observation

- Serviceable Worn Near end of lifespan Unsafe Not Functional Not fully visible
 No Water Not inspected

Observation

- Door serviceable Rust / Damage Won't open Seals Serviceable Seals Deteriorated Seals Leaking
 Drain Line Air Gap Device High-Loop Method Improperly Installed Leaking
 Air Gap Device Not Present Improper Leaking
 Not Secured Removed Noise Dedicated shutoff

Comment

Dishwasher not flush with kitchen cabinet - adjustment / repair is needed.

Notice: Determining the adequacy of washing and drying functions of dishwashers is not part of this inspection.

Disposal

Observation

- Serviceable Worn Near end of lifespan Unsafe Not Functional Not fully visible
 Not Inspected

Observation

- Problems Blades Frozen Noise Splash Guard Wiring Serviceable Improper Wiring
 Missing Clamp Switch Wire Splices Junction Box Loose wire

Comment

Appliances

Observation

- Refrigerator* Serviceable Near End of lifespan Not Functional Handle Not Inspected
Microwave Serviceable Near End of lifespan Not Properly Functioning Worn Not Inspected

Present but not inspected:

- Water Filter Ice Maker Wine Refrigerator Trash Compactor Blender Water dispenser
 Microwave

Comment

Special Features - Notice: Refrigerators, freezers and built in ice maker are not part of this inspection.

Bathroom

Toilet

Location

Bathroom Worn Near end of lifespan Unsafe Not Functional Not Inspected
 Serviceable Not fully visible

Observation

Loose Tank Loose Cracked Worn supply Water Runs
 Wax Seal Cracked Did Not Flush Moisture Stain Leaking

Comment

Water runs continually in the tank at toilet - repair is needed.

Sink

Location

Bathroom Worn Near end of lifespan Unsafe Not Functional Not Inspected
Serviceable Not fully visible

Observation

Plumbing Serviceable Corrosion Supply Valves View Restricted Leaking Low Pressure
 Fixture Serviceable Leaks Corrosion Not operational Loose Spray Loose
 Drain Serviceable Slow Drain Stopper Defective Stopper Missing Moisture Improper drain / vent
 Cabinet Serviceable Counter Damage Cabinet Damage Missing caulking/gro Mirror damaged Mirror Missing

Comment

Improperly installed drain line noted at bathroom sink - repair is needed by a plumbing contractor. Hand towel bar missing / removed - repair is needed.

Ventilation

Location

Bathroom Worn Near end of lifespan Unsafe Not Functional Not Inspected
 Serviceable Not fully visible

Observation

Condition Serviceable Did Not Operate Noise Should Install Window not operational
 Moisture Stain Duct Broken Dirty Vents Loose Ducts No ventilation Long Ducts
 Vents to interior

Comment

Bathroom

Shower

Location

- | | | | | | | |
|---|-------------------------------|---|---------------------------------|---|---|--|
| <input checked="" type="checkbox"/> Bathroom | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Not Inspected |
| <input checked="" type="checkbox"/> Serviceable | <input type="checkbox"/> Worn | <input type="checkbox"/> Near end of lifespan | <input type="checkbox"/> Unsafe | <input type="checkbox"/> Not Functional | <input checked="" type="checkbox"/> Not fully visible | |

Observation

- | | | | | | |
|--|--|--|--|--|--|
| <input checked="" type="checkbox"/> Walls Serviceable | <input type="checkbox"/> Damaged | <input type="checkbox"/> Grout / Caulking Needed | <input type="checkbox"/> Moisture | <input type="checkbox"/> Crack | <input type="checkbox"/> Loose |
| <input checked="" type="checkbox"/> Plumbing Serviceable | <input type="checkbox"/> Slow Drain | <input type="checkbox"/> Leaking Valve | <input type="checkbox"/> Low Volume | <input type="checkbox"/> Shower Head | <input type="checkbox"/> Fixture |
| <input checked="" type="checkbox"/> Door Serviceable | <input type="checkbox"/> Unsafe | <input type="checkbox"/> Unable to Determine | <input type="checkbox"/> Hardware | <input type="checkbox"/> Off Track | <input type="checkbox"/> Weather stripping |
| <input type="checkbox"/> Mixer | <input type="checkbox"/> Enclosure Serviceable | <input type="checkbox"/> Corroded Fixtures | <input type="checkbox"/> Doors Difficult | <input type="checkbox"/> Leaking | <input type="checkbox"/> Damaged Enclosure |
| <input type="checkbox"/> Leaking Diverter | <input type="checkbox"/> Missing fixture cover | <input type="checkbox"/> Damaged fixture | <input type="checkbox"/> Concrete Pan | <input type="checkbox"/> Dirty | <input type="checkbox"/> Leak / Moisture |
| <input type="checkbox"/> Difficult to Operate | <input type="checkbox"/> Low pressure | <input type="checkbox"/> Grout needed | <input type="checkbox"/> Rec Low Flow | <input type="checkbox"/> Damaged floor | |

Comment

Notice: Determining whether shower pans are watertight is beyond the scope of this inspection.

Bathtub

Location

- | | | | | | |
|--|--------------------------|--------------------------|--------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> Bathroom | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Not Inspected |
|--|--------------------------|--------------------------|--------------------------|--------------------------|--|

Observation

- | | | | | | |
|---------------------------------------|---|---|--|---|--|
| Condition | <input checked="" type="checkbox"/> Serviceable | <input type="checkbox"/> Damage | <input type="checkbox"/> Worn | <input type="checkbox"/> End of Lifespan | |
| Faucet | <input checked="" type="checkbox"/> Serviceable | <input type="checkbox"/> Handles Leaking | <input checked="" type="checkbox"/> Dripping | <input type="checkbox"/> Corrosion | <input type="checkbox"/> Not operational |
| Whirlpool | <input type="checkbox"/> Serviceable | <input type="checkbox"/> High Suction | <input type="checkbox"/> Non-Functional | <input type="checkbox"/> Not Tested | |
| Drain | <input checked="" type="checkbox"/> Serviceable | <input type="checkbox"/> Non-Operational | <input type="checkbox"/> Stopper Missing | <input type="checkbox"/> Slow Drain | <input type="checkbox"/> Stopper Damaged |
| <input type="checkbox"/> Cracked Tile | <input type="checkbox"/> Moisture | <input type="checkbox"/> Grout / Caulk Needed | <input type="checkbox"/> Chips | <input type="checkbox"/> Defective Diverter | <input type="checkbox"/> Damaged Surface |
| <input type="checkbox"/> Leaking | <input type="checkbox"/> Loose | | | | |

Comment

Dripping noted at bathtub faucet - repair is needed by a plumbing contractor.

Steam / Sauna

Location

- | | | | | | |
|--|--------------------------|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> Master Bathroom | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Not Inspected |
|--|--------------------------|--------------------------|--------------------------|--------------------------|--|

Observation

- | | | | | | |
|--------------------------------------|-------------------------------|---|---------------------------------|---|--|
| <input type="checkbox"/> Serviceable | <input type="checkbox"/> Worn | <input type="checkbox"/> Near end of lifespan | <input type="checkbox"/> Unsafe | <input type="checkbox"/> Not Functional | <input type="checkbox"/> Not fully visible |
|--------------------------------------|-------------------------------|---|---------------------------------|---|--|

Comment

Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

Section I. General Information

Inspection Company, Address & Phone
Frank Lin Home Inspections, LLC
844 Star View Way
Bridgewater, NJ 08807
(908) 218-0595

Company's Business Lic. No.

Date of Inspection

12/1/2019

Address of Property Inspected

0
Jersey City, NJ

Inspector's Name, Signature & Certification, Registration, or Lic. #

Daniel Lin & Frank Lin

Structure(s) Inspected

Condominium

Section II. Inspection Findings This report is indicative of the condition of the subject structure(s) on the date of inspection only and is not to be 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 and location): _____

2. Dead Insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location): _____

3. Visible damage from wood destroying insects were noted as follows (description and location): _____

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

The inspecting 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 or service agreement which may be in place.

Section III. Recommendations

No Treatment recommended (Explain if Box B in Section II is checked) _____

Recommend treatment for the control of: _____

Section IV. Obstructions and Inaccessible Areas:

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

<input checked="" type="checkbox"/>	Basement	1,3,4,5,6,7,9,11,12,13,14,24
<input type="checkbox"/>	Crawl Space	_____
<input checked="" type="checkbox"/>	Main Level	1,3,4,5,6,9,11,13,24
<input type="checkbox"/>	Attic	_____
<input type="checkbox"/>	Garage	_____
<input checked="" type="checkbox"/>	Exterior	11,13,16,17
<input type="checkbox"/>	Porch	_____
<input type="checkbox"/>	Addition	_____
<input type="checkbox"/>	Other	_____

The inspector may write out obstructions or use the following optional key:

- | | |
|-------------------------|---------------------------------------|
| 1. Fixed ceilings | 13. Only visual access |
| 2. Suspended ceilings | 14. Cluttered conditions |
| 3. Fixed wall covering | 15. Standing water |
| 4. Floor covering | 16. Dense vegetation |
| 5. Insulation | 17. Exterior siding |
| 6. Cabinets or shelving | 18. Window well cover |
| 7. Stored items | 19. Wood pile |
| 8. Furnishings | 20. Snow |
| 9. Appliances | 21. Unsafe conditions |
| 10. No access or entry | 22. Rigid foam board |
| 11. Limited access | 23. Synthetic stucco |
| 12. No access beneath | 24. Duct work, plumbing and/or wiring |

Section V. Additional Comments and Attachments (these are an integral part of the report)

Attachments _____

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.

X

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.

X

Important Consumer Information Regarding the Scope and Limitations Of the Inspection

Please read this entire page, as it is part of the report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it a structural integrity report. The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

- 1. About the Inspection:** A visual inspection was conducted in the readily accessible areas of the structure(s) indicated (see Page 1) including attics and crawlspaces, which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage, which may exist as of the date of the inspection. **For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or noninsect wood destroying organisms.** This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days for the date of inspection. **This shall not be construed as a 90-day warranty.** There is no warranty, express or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.
- 2. Treatment Recommendation Guidelines Regarding Subterranean Termites:** FHA and VA require treatment when any active infestation of subterranean termites is found. If signs of subterranean termites – but no activity – are found in a structure that shows no evidence of having been treated for subterranean termites in the past, than a treatment should be recommended. A treatment may also be recommended for a previously treated structure showing evidence of subterranean termites – but no activity – if there is no documentation of a liquid treatment by a licensed pest control company within the previous five years unless the structure is presently under warranty or covered by a service agreement with a license pest control company.
- 3. Obstruction and Inaccessible Areas:** No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object, including but not limited to: moldings, floor coverings, wall coverings, siding fixed ceilings, insulation, furniture, appliances, and/or personal possessions; nor were areas inspected which were obstructed or inaccessible for physical access on the date of inspection. Your inspector may write out inaccessible areas or use the key in Section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.
- 4. Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects.** Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawlspace, wood mulch or ground cover in contact with the structure, tree branches touches structure(s), landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.
- 5. Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**