



Dan the Inspector

304 Webster Ave, Jersey City, NJ 07307
(973) 910-1019



Inspection Date
Report No
Client

August 19, 2023
85317536

Property Address

XXX 8th St
Jersey City, NJ 07302

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

X	Client
X	Buyer's Agent
	Seller's Agent
	Seller
X	Occupant

Inspector

Daniel Lin (License# 24GI00119200)

Inspection Date

August 19, 2023

Start Time

1:30 PM

Completion Time

3:30 PM

The weather condition at the time of the inspection was

Partly Cloudy

Approximate temperature during inspection

76° F

Property Information

XXX 8th St, Jersey City, NJ 07302

The subject property inspected

Multi Family Home

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.

Grounds / Exterior

Cracks & wear noted at sidewalk / walkway - recommend repair & sealing to prevent further wear.

Wear & deterioration noted at deck. Regular service / maintenance is needed to prolong longevity. Heavy wear noted at detached rear deck structure - recommend removal.

Rear exterior stairway handrail not fully graspable - recommend upgrading for safety.

Wear / aging noted at exterior walls. Regular service / maintenance is needed to prolong longevity. Rear siding at end of serviceable lifespan with heavy wear / aging - further evaluation for replacement is needed to prevent moisture penetration / damage.

Chimney flue not fully visible / inspected - recommend cleaning and level 2 inspection by a chimney specialist.

Foundation

Gap noted at basement exterior walkout door - repair is needed. Moisture noted at basement interior. Microbial growth noted at basement interior - remediation is needed. Recommend installation of dehumidifier to reduce moisture levels. Further evaluation for waterproofing is needed. Construction debris noted in basement - removal is needed. Loose & worn bricks & deteriorated mortar noted at interior foundation walls - further evaluation & repair is needed by a masonry contractor to maintain structural integrity of the building.

Twisting noted at main girder and joist - further evaluation for reinforcement is needed by a structural contractor to maintain structural integrity of the building.

Wear / aging noted at basement stairway. Railing missing at basement stairway - installation is needed for safety.

Attic

No access to attic & framing, unable to view / inspect.

Roof

Moisture stains & damage noted at ceilings throughout top floor unit. Evidence of prior patching and repairs noted at roof - request further information from seller. Roof covering showed signs of blistering & open seams. Further evaluation for repair is needed by a roofing contractor. Recommend removal of satellite dish to prevent further wear to roof. Regular maintenance is recommended to the low slope roof. This usually consist of covering all exposed areas with additional aggregate material, repairing any open seams, repairing all / any cracks in the flashing and roofing material.

Plumbing

Abandoned oil tank present at basement - recommend removal. Evidence of previous oil lines observed at basement, inquire with seller regarding previous oil tank placement & proper removal - recommend soil testing for contamination if applicable.

Hot water heaters recently replaced (2018, 2020, 2023), request warranty / permit information from seller.

Heating

Poor location of return and thermostat noted at all heating / cooling systems, relocation is needed to maintain better climate control. Moisture noted at unit 2 catch pan - further evaluation / repair is needed by an HVAC contractor.

Suspected asbestos containing materials noted at heating pipes at basement, abatement by a remediation specialist is needed for health safety.

Electrical

Light not operational at various locations - repair is needed.

Interior & Features

Doors rub frame at unit 3 bedroom 1, unit 4 entry, unit 4 bedroom 1. Chain lock missing at unit 1 entry, unit 4 entry. Door off track at unit 4 HVAC closet. Adjustment / repair is needed. Lock noted at bedroom closet doors - recommend removal for safety.

Various windows show signs of wear / aging. Window screen missing at unit 4 bedroom 1 - installation is needed. Broken sash cord (window does not stay open) noted at unit 2 kitchen, unit 4 kitchen - repair is needed by a window specialist for safety.

Ceiling moisture stains noted throughout top floor unit (see Roof). Active moisture readings noted at unit 2 bathrooms - further evaluation / repair is needed. Microbial growth noted at unit 4 HVAC closet ceiling - further evaluation / remediation is needed.

Uneven flooring noted at interior. Chipped floor tile noted at unit 3 kitchen. Rodent droppings noted at utility closet floor - cleaning & remediation is needed by an exterminating contractor.

Various smoke / CO detectors missing - installation is needed for safety. 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 installation of metal catch pan at washing machine with a moisture sensor / exterior routed drain line to avoid leakage damage to interior finishings. Microbial growth noted at washing machine door seal - cleaning / repair is needed.

Kitchen

Loose faucet noted at kitchen 3 sink - repair / adjustment is needed. Gap noted at kitchen countertop / wall connection, sealing is needed to prevent moisture penetration / damage.

Cooktop knob not operational at unit 3 kitchen - repair is needed. Oven / cooktop tied to GFCI outlet at unit 4 kitchen - correction is needed.

Microwave door trim loose at unit 1 kitchen - repair is needed.

Bathroom

Toilet loose at floor at unit 1 bathroom 1, unit 4 main bathroom, unit 4 primary bathroom - adjustment / repair is needed. Toilet paper holder damaged at unit 1 bathroom 2, unit 4 primary bathroom - repair is needed.

Slow drain noted at unit 3 main bathroom sink - repair is needed. Sink drain stopper missing at unit 1 bathroom 1 - installation is needed. Corrosion noted bathroom sink mirrors. Flexible piping noted at bathroom sink drain lines, prone to clogging / leakage - replacement with rigid piping is needed.

Ventilation fan not operational at unit 3 primary bathroom - repair is needed.

Shower handle damaged at unit 4 main bathroom - repair is needed. Shower mixing valve not operating properly at unit 1 bathroom 2 - repair is needed. Shower door track damaged at unit 3 primary bathroom - repair is needed.

Bathtub not inspected at unit 1 bathroom 1 due to cluttered storage - checking is needed prior to closing. Bathtub drain stoppers missing - installation is needed.

Wood Destroying Insects

Inspection to the wood destroying insect was limited due to cluttered storage, 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.

Grounds

Driveway

Description

☐ Asphalt
 ☐ Concrete
 ☐ Paver
 ☐ Gravel
 ☐ Brick
 ☐ Not Inspected

Observation

☐ Serviceable
 ☐ Worn
 ☐ Near end of lifespan
 ☐ Unsafe
 ☐ Not Functional
 ☐ Not fully visible
☐ Erosion
 ☐ Deterioration
 ☐ Damaged
 ☐ Ponding
 ☐ Reverse slope
 ☐ Above siding
☐ Common cracks
 ☐ Major cracks
 ☐ Surface raised
 ☐ Surface settled
 ☐ Trip hazard

Comment

Sidewalk / Walkway

Description

☒ Concrete
 ☐ Asphalt
 ☐ Brick
 ☐ Pavers
 ☐ Unknown
 ☐ Not Inspected

Observation

☒ Serviceable
 ☐ Worn
 ☐ Near end of lifespan
 ☐ Unsafe
 ☐ Not Functional
 ☐ Not fully visible (snow)
☐ Erosion
 ☐ Deterioration
 ☐ Damaged
 ☐ Ponding
 ☐ Reverse slope
 ☐ Above siding
☒ Common cracks
 ☐ Major cracks
 ☐ Surface settled
 ☐ Surface raised
 ☐ Trip hazard
 ☐ Poor drainage

Comment

Cracks & wear noted at sidewalk / walkway - recommend repair & sealing to prevent further wear.

Retaining Wall

Description

☐ Wood
 ☐ Concrete
 ☐ Masonry Block
 ☐ Stone
 ☐ Unknown
 ☐ Not Inspected

Observation

☐ Serviceable
 ☐ Worn
 ☐ Near end of lifespan
 ☐ Unsafe
 ☐ Not Functional
 ☐ Not fully visible
☐ Common cracks
 ☐ Major cracks
 ☐ Damaged
 ☐ Deterioration
 ☐ Leaning
☐ Moisture penetration
 ☐ No drainage openings
 ☐ Common movement
 ☐ Moderate movement
 ☐ Major movement
 ☐ Moisture stains

Comment

Grounds

Patio

Description

☐ Asphalt
 ☐ Concrete
 ☐ Paver
 ☐ Wood
 ☐ Stone
 ☐ Brick

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
<input type="checkbox"/> Erosion	<input type="checkbox"/> Deterioration	<input type="checkbox"/> Damaged	<input type="checkbox"/> Ponding	<input type="checkbox"/> Reverse slope	<input type="checkbox"/> Above siding
<input type="checkbox"/> Common cracks	<input type="checkbox"/> Major cracks	<input type="checkbox"/> Surface raised	<input type="checkbox"/> Surface settled	<input type="checkbox"/> Trip hazard	<input type="checkbox"/> Loose

Comment

Deck / Porch / Balcony

Description

☒ Wood
 ☐ Composite
 ☐ Concrete
 ☐ Metal
 ☐ Unknown
 ☐ Not Inspected

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 type="checkbox"/> Not fully visible
<input type="checkbox"/> Undersized framing	<input type="checkbox"/> Footing missing	<input type="checkbox"/> Bolts missing	<input type="checkbox"/> Missing hangers	<input type="checkbox"/> Undersized hangers	<input type="checkbox"/> Missing nails
<input type="checkbox"/> Flashing not visible	<input type="checkbox"/> Improper flashing	<input type="checkbox"/> Missing flashing	<input type="checkbox"/> Moisture stains	<input type="checkbox"/> Framing not visible	<input type="checkbox"/> Moisture damage
<input checked="" type="checkbox"/> Railings serviceable	<input type="checkbox"/> Railings missing	<input type="checkbox"/> Railings worn	<input type="checkbox"/> Railings loose	<input type="checkbox"/> Railings too wide	<input type="checkbox"/> Railings weak
<i>Cover</i>	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Worn	<input type="checkbox"/> Near end of lifespan	<input type="checkbox"/> Not Inspected	<input type="checkbox"/> Not fully visible

Comment

Wear & deterioration noted at deck. Regular service / maintenance is needed to prolong longevity. Heavy wear noted at detached rear deck structure - recommend removal.

Fence / Gate

Description

☐ Wood
 ☐ Plastic
 ☐ Chain Link
 ☒ Metal
 ☐ 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 type="checkbox"/> Not fully visible
<input type="checkbox"/> Damaged	<input type="checkbox"/> Broken	<input type="checkbox"/> Damaged post	<input type="checkbox"/> Leaning	<input type="checkbox"/> Corrosion	<input type="checkbox"/> Low height
<input type="checkbox"/> Gate damaged	<input type="checkbox"/> Unable to operate	<i>Self closer</i>	<input type="checkbox"/> Operational	<input type="checkbox"/> Not operational	<input type="checkbox"/> Missing

Comment

Exterior

Exterior Stairway

Description

☐ Concrete ☒ Wood ☐ Metal ☐ Stone ☐ Unknown ☐ Not Inspected

Observation

☒ Serviceable ☐ Worn ☐ Near end of lifespan ☐ Unsafe ☐ Not Functional ☐ Not fully visible
☐ Cracks ☐ Loose Steps ☐ Uneven rise ☐ Uneven run ☐ No landing ☐ Damage
☐ Loose railing ☐ Improper railing ☐ Railings missing ☐ Railings too low ☒ Railing not graspable ☐ Openings too wide
☐ Railings damaged ☐ Uneven height ☐ Corrosion ☐ Rough Finish

Comment

Rear exterior stairway handrail not fully graspable - recommend upgrading for safety.

Exterior Walls / Trim

Description

☐ Vinyl ☐ Metal ☒ Wood ☐ Composite ☒ Asphalt Shingle ☐ Not Inspected
☐ Stucco ☐ Aluminum ☐ Brick ☐ Stone Veneer ☐ Asbestos-like ☐ Concrete

Observation

☐ Serviceable ☒ Worn ☒ Near end of lifespan ☐ Unsafe ☐ Not Functional ☒ Not fully visible
☐ Damaged ☐ Deterioration ☐ Defects ☐ Cracks ☐ Major cracks ☐ Movement
☐ Siding loose ☐ Weep holes covered ☐ Earth to soil contact ☐ Trim deteriorated ☐ Trim missing ☐ Trim damaged
☐ Flashing missing ☐ Siding missing ☐ Hole

Comment

Wear / aging noted at exterior walls. Regular service / maintenance is needed to prolong longevity. Rear siding at end of serviceable lifespan with heavy wear / aging - further evaluation for replacement is needed to prevent moisture penetration / damage.

Notice: Wall insulation type and value is not verified. UFFI insulation or hazard are not identified. Conditions inside the wall cannot be judged. Lead paint testing is not performed.

Chimney / Exhaust Vent

Description

☒ Brick ☐ Masonry Block ☐ Metal ☐ Clay ☐ Unknown ☐ Not Inspected

Observation

☒ Serviceable ☒ Worn ☐ Near end of lifespan ☐ Unsafe ☐ Not Functional ☒ Not fully visible
☐ Damaged ☐ Deterioration ☐ Defective ☐ Undersized flue ☐ Satellite dish ☒ Flue not inspected
☐ Moisture stains ☐ Deteriorated mortar ☐ Deteriorated brick ☐ Loose brick ☐ Cracks ☐ Leaning
☐ Rain cap ☐ Rain cap missing ☐ Cracked chimney cap ☐ Corroded chimney cap ☐ Improper chimney cap ☐ Not visible
☐ Spark screen ☐ Missing spark screen ☐ Damaged spark screen ☐ Improper spark screen ☐ Not visible ☐ Corrosion
☐ Worn flashing ☐ Missing flashing ☐ Sealing to wall ☐ Sealing to roof ☐ Missing cricket ☐ Asbestos

Comment

Chimney flue not fully visible / inspected - recommend cleaning and level 2 inspection by a chimney specialist.

Notice: The interior of the flue was not inspected at this time. We recommend that you retain a qualified chimney sweep to clean and evaluate the flue.

Exterior

Gutters / Downspouts

Description

☒ Full
 ☐ Partial
 ☐ Missing
 ☐ 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"/> Damaged	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Defective	<input type="checkbox"/> Disconnected	<input type="checkbox"/> Leaking	<input type="checkbox"/> Not draining properly
<input type="checkbox"/> Debris filled	<input type="checkbox"/> Loose gutters	<input type="checkbox"/> Missing gutters	<input type="checkbox"/> Loose down spouts	<input type="checkbox"/> Damaged down spout	<input type="checkbox"/> Missing down spouts
<input type="checkbox"/> Route down spouts as directed	<input type="checkbox"/> Add splash blocks	<input type="checkbox"/> Add gutter / downspout	<input type="checkbox"/> Gutter drains blocked	<input type="checkbox"/> Subsurface drains	<input type="checkbox"/> Gap

Comment

Notice: Gutters and subsurface drains are not water tested for leakage or blockage. Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.

Hose Faucets

Description

☐ Exterior
 ☐ Garage
 ☒ Not Located
 ☐ Interior
 ☐ 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
<input type="checkbox"/> Corroded	<input type="checkbox"/> Winterized	<input type="checkbox"/> Not tested	<input type="checkbox"/> Inoperative	<input type="checkbox"/> Broken / missing handle	<input type="checkbox"/> Leaking
<input type="checkbox"/> Shutoff not tested	<input type="checkbox"/> Recommend winterizing	<input type="checkbox"/> Not frost proof	<input type="checkbox"/> Missing anti-siphon valve	<input type="checkbox"/> Exposed pipe	<input type="checkbox"/> Missing shutoff
<input type="checkbox"/> Sprinkler system	<input type="checkbox"/> Leaking sprinkler	<input type="checkbox"/> Exposed lines	<input type="checkbox"/> Damaged heads	<input type="checkbox"/> Loose spray	<input type="checkbox"/> Sprinkler Not Inspected

Comment

Notice: Underground pipes cannot be judged for breaks or possible root intrusions. Association maintained systems are not tested. Grove systems are not tested. Hose faucet shutoff valves not tested.

Foundation

Grading

Description

Slope

☐ Level Site
 ☒ Minor Slope
 ☐ Moderate Slope
 ☐ Steep Slope
 ☐ Stair stepped

Observation

☒ Serviceable
 ☐ Not Functional
 ☐ Unsafe
 ☐ Worn
 ☐ Near End of Lifespan
 ☐ Not Fully Visible
Grading ☒ Serviceable
 ☐ Reverse
 ☐ Improper
 ☐ Erosion
 ☐ Too high
Drainage ☒ Serviceable
 ☐ Poor
 ☐ Surface Drains (not tested)
 ☐ Not Visible
Landscaping ☐ Earth to Wood
 ☐ Overgrown
 ☐ Vegetation contact
 ☐ Tree too close
 ☐ Missing
☐ Dying tree
 ☐ Overhanging limb

Comment

Notice: This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted.

Foundation

Description

☐ Slab-on-grade
 ☐ Crawlspace
 ☒ Basement
 ☐ Piers
 ☐ Unknown
☒ Entered
 ☐ Access
 ☐ No Access
 ☐ Partial
 ☐ Not Inspected
 ☐ Not Fully Visible
Foundation ☐ Poured Concrete
 ☐ Masonry Block
 ☒ Brick
 ☐ Stone
 ☐ Unknown
Column ☐ Concrete
 ☒ Steel
 ☐ Wood
 ☐ Brick
 ☐ Unknown

Observation

☐ Serviceable
 ☒ Unsafe
 ☒ Worn
 ☐ Near End of Lifespan
 ☒ Not Fully Visible
 ☐ Evaluation Needed
Cracks ☐ No Cracks
 ☐ Common Cracks
 ☐ Cracks
 ☐ Major Cracks
 ☐ Deteriorated Parge
Footings ☐ Exposed Footing
 ☐ Damaged Footing
 ☐ Missing Footing
 ☒ Not Visible
Slab ☐ Slab Cracks
 ☐ Deteriorated
 ☐ Uneven Flooring
 ☐ Dirt Floor
 ☒ Not visible
Door / Window ☐ Damaged
 ☐ Worn
 ☐ Moisture
 ☐ Soil contact
 ☒ X
Moisture ☒ Moisture Stain
 ☒ Mold Stains
 ☐ Damage
 ☐ Waterproofing present
 ☒ X
Sump Pump ☐ Operational
 ☐ Not Functional
 ☐ Not Tested
 ☐ Leaking
 ☐ Improper discharge

Comment

Gap noted at basement exterior walkout door - repair is needed. Moisture noted at basement interior. Microbial growth noted at basement interior - remediation is needed. Recommend installation of dehumidifier to reduce moisture levels. Further evaluation for waterproofing is needed. Construction debris noted in basement - removal is needed. Loose & worn bricks & deteriorated mortar noted at interior foundation walls - further evaluation & repair is needed by a masonry contractor to maintain structural integrity of the building.

Notice: All slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. The inspector will, at additional cost, re-inspect, provided the client removes floor covering and releases the inspect from damage caused by this process. Floor coverings are not removed during this inspection. The slab was not visible due to carpet and floor coverings - no readily visible problems were found at the time of the inspection.

Foundation

Framing

Description

Framing	<input checked="" type="checkbox"/>	Wood	<input type="checkbox"/>	Steel	<input type="checkbox"/>	Masonry / Brick	<input type="checkbox"/>	Rock	<input type="checkbox"/>	Unknown
Wood Frame	<input checked="" type="checkbox"/>	Joists	<input type="checkbox"/>	Truss	<input type="checkbox"/>	Unknown	<input type="checkbox"/>	Approx Size	<input type="checkbox"/>	Unknown

Observation

<input type="checkbox"/> Serviceable	<input type="checkbox"/>	Not Functional	<input checked="" type="checkbox"/>	Unsafe	<input checked="" type="checkbox"/>	Worn	<input type="checkbox"/>	Near End of Lifespan	<input checked="" type="checkbox"/>	Not Fully Visible
<input type="checkbox"/> Missing Blocks	<input type="checkbox"/>	Missing Straps	<input type="checkbox"/>	Missing reinforcement	<input type="checkbox"/>	Missing hangers	<input type="checkbox"/>	Undersized hangers	<input type="checkbox"/>	Missing fastener
Truss	<input type="checkbox"/>	Broken	<input type="checkbox"/>	Cut	<input type="checkbox"/>	Sagging	<input type="checkbox"/>	Moisture damage	<input type="checkbox"/>	
Joists	<input type="checkbox"/>	Undersized	<input type="checkbox"/>	Twisting	<input type="checkbox"/>	Over notched	<input type="checkbox"/>	Cracked	<input type="checkbox"/>	Deterioration
Beams	<input type="checkbox"/>	Over spanned	<input checked="" type="checkbox"/>	Twisting	<input type="checkbox"/>	Over notched	<input type="checkbox"/>	Cracked	<input type="checkbox"/>	Damaged
Post / Columns	<input type="checkbox"/>	Not fully supported	<input type="checkbox"/>	Loose	<input type="checkbox"/>	Out of plumb	<input type="checkbox"/>	Worn	<input type="checkbox"/>	Corrosion
Anchor Bolts	<input checked="" type="checkbox"/>	Not Visible	<input type="checkbox"/>	Installed	<input type="checkbox"/>	Not Present	<input checked="" type="checkbox"/>	Not Verified	<input type="checkbox"/>	
Shear Panels	<input checked="" type="checkbox"/>	Not Visible	<input type="checkbox"/>	Installed	<input type="checkbox"/>	Not Present	<input checked="" type="checkbox"/>	Not Verified	<input type="checkbox"/>	
<input type="checkbox"/> Termite damage	<input type="checkbox"/>	Charred framing	<input type="checkbox"/>							

Comment

Twisting noted at main girder and joist - further evaluation for reinforcement is needed by a structural contractor to maintain structural integrity of the building.

Notice: The inspector does not determine the effectiveness of any system installed to control or remove suspected hazardous substance. No engineering is performed during this inspection.

Basement / Crawlspace

Description

Insulation Material	<input type="checkbox"/>	Fiberglass	<input type="checkbox"/>	Cellulose	<input type="checkbox"/>	Vermiculite	<input type="checkbox"/>	Foam	<input type="checkbox"/>	Unknown
<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"/>	Not Fully Visible

Observation

<input type="checkbox"/> Loose	<input type="checkbox"/>	Damaged	<input type="checkbox"/>	Incorrectly Installed	<input type="checkbox"/>	None	<input type="checkbox"/>	Rodent holes	<input type="checkbox"/>	Missing
Vapor retarder	<input type="checkbox"/>	Not Functional	<input type="checkbox"/>	Unsafe	<input type="checkbox"/>	Worn	<input type="checkbox"/>	Near End of Lifespan	<input type="checkbox"/>	Not Fully Visible
<input type="checkbox"/> Installed	<input type="checkbox"/>	Loose	<input type="checkbox"/>	Damaged	<input type="checkbox"/>	Incorrectly Installed	<input type="checkbox"/>	Not Installed	<input type="checkbox"/>	
<input type="checkbox"/> Rodent Droppings	<input type="checkbox"/>	Debris	<input type="checkbox"/>	Cockroach	<input type="checkbox"/>	Asbestos	<input type="checkbox"/>		<input type="checkbox"/>	

Comment

Basement Stairs

Observation

<input type="checkbox"/> Serviceable	<input type="checkbox"/>	Not Functional	<input type="checkbox"/>	Unsafe	<input checked="" type="checkbox"/>	Worn	<input type="checkbox"/>	Near End of Lifespan	<input checked="" type="checkbox"/>	Not Fully Visible
<input type="checkbox"/> Uneven step	<input type="checkbox"/>	Loose steps	<input type="checkbox"/>	Stairs Steep	<input type="checkbox"/>	Low ceiling	<input type="checkbox"/>	Improper Door	<input type="checkbox"/>	Weak steps
<input type="checkbox"/> Railings Serviceable	<input type="checkbox"/>	Loose	<input type="checkbox"/>	Improper	<input checked="" type="checkbox"/>	Missing	<input type="checkbox"/>	Too wide	<input type="checkbox"/>	Low
<input type="checkbox"/> Not Graspable	<input type="checkbox"/>	Damaged Door	<input type="checkbox"/>							

Comment

Wear / aging noted at basement stairway. Railing missing at basement stairway - installation is needed for safety.

Attic

Attic

Description

Type

☐ Full

☐ Partial

Inspection

☐ Entered

☐ Access

Access Location

☐ Bedroom

☐ Closet

☐ Garage

☐ Hallway

☒ Not Inspected

Observation

☐ Serviceable

☐ Not Functional

☐ Unsafe

☐ Worn

☐ Near End of Lifespan

☐ Not Fully Visible

☐ No moisture

☐ Moisture stain

☐ Active moisture

☐ Vent pipe moisture

☐ Chimney moisture

☐ Mold-like stain

☐ Exhaust vent

☐ Rodent Droppings

☐ Cluttered storage

☐ Nail at floor

☐ Ladder

☐ Rodent Poison

Comment

No access to attic & framing, unable to view / inspect.

Notice: Determining the presence of asbestos or other hazardous materials is beyond the scope of this inspection. Tenting a home for fumigation may cause damage to roofs; recommend re-inspection for damage after tenting is completed. Not all areas of attic is accessible / visible due to lack of flooring.

Framing

Description

Roof Frame

☒ Rafter

☐ Truss

☐ Unknown

Approx Size

☒ Unknown

Ceiling Frame

☒ Joist

☐ Truss

☐ Unknown

Approx Size

☒ Unknown

Observation

☐ Sagging

☐ Broken

☐ Trusses Altered

☐ Trusses Cut

☐ Trusses Damaged

☐ Overspanned

☐ Missing support

☐ Damaged support

☐ Missing Joist Hanger

☒ Not fully visible

☒ Worn

☐ Termite

Comment

Notice: Attic framing not fully visible due to insulation coverings.

Attic

Insulation

Description

<input type="checkbox"/> Fiberglass	<input type="checkbox"/> Blown In	<input type="checkbox"/> Cellulose	<input type="checkbox"/> Rock Wool	<input type="checkbox"/> Vermiculite	<input checked="" type="checkbox"/> Unknown
Approx Depth	4"	6"	8"	10"	Unknown

Observation

<input type="checkbox"/> Insulation serviceable	<input type="checkbox"/> No Insulation	<input type="checkbox"/> Poor Coverage	<input type="checkbox"/> Compressed	<input type="checkbox"/> Wrong Side Up	<input type="checkbox"/> Portions Missing
<input type="checkbox"/> Vapor Retarder serviceable	<input type="checkbox"/> Not Present	<input type="checkbox"/> Not Visible	<input type="checkbox"/> Improper		
<input type="checkbox"/> Contacts light	<input type="checkbox"/> Knob & Tube	<input type="checkbox"/> Rafters Insulated	<input type="checkbox"/> Loose	<input type="checkbox"/> Contacts chimney	

Comment

Ventilation

Observation

<input type="checkbox"/> Ventilation serviceable	<input type="checkbox"/> Provided	<input checked="" type="checkbox"/> Not Provided	<input type="checkbox"/> Blocked Vent	<input type="checkbox"/> Minimal	<input type="checkbox"/> Poor
<input type="checkbox"/> Exhaust Fan Operative	<input type="checkbox"/> Fan Not Installed	<input type="checkbox"/> Fan Not Tested	<input type="checkbox"/> Fan Non-Operational	<input type="checkbox"/> Noise	<input type="checkbox"/> Inadequate
<input type="checkbox"/> Screens Damaged	<input type="checkbox"/> Screens Missing	<input type="checkbox"/> Not Visible			

Comment

Roof

Roof

Description

<input type="checkbox"/> Gable	<input type="checkbox"/> Hip	<input checked="" type="checkbox"/> Low Slope	<input type="checkbox"/> Flat Slope	<input type="checkbox"/> Shed	<input type="checkbox"/> Mansard
<input type="checkbox"/> Asphalt	<input type="checkbox"/> Wood	<input type="checkbox"/> Tile	<input type="checkbox"/> Slate	<input type="checkbox"/> EPDM	<input checked="" type="checkbox"/> Unknown
<i>Layers</i>	<input type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3+	<input checked="" type="checkbox"/> Unknown	
<input checked="" type="checkbox"/> Viewed from Ground	<input checked="" type="checkbox"/> Viewed with Binoculars	<input type="checkbox"/> Viewed from Ladder	<input checked="" type="checkbox"/> Walked	<input type="checkbox"/> Viewed with Camera	
<i>Not visible due to</i>	<input checked="" type="checkbox"/> Height	<input type="checkbox"/> Weather	<input type="checkbox"/> Snow	<input checked="" type="checkbox"/> Type	<input type="checkbox"/> Debris

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
<input type="checkbox"/> Valley	<input type="checkbox"/> Missing Shingles	<input checked="" type="checkbox"/> Moisture stain	<input type="checkbox"/> Leak	<input type="checkbox"/> Moss	<input type="checkbox"/> Weathering / Aging
<input type="checkbox"/> Burnt	<input type="checkbox"/> Cracking	<input type="checkbox"/> Felt Exposed	<input type="checkbox"/> Holes	<input type="checkbox"/> Ridge Components	<input type="checkbox"/> Pitch
<input type="checkbox"/> Improperly Installed	<input type="checkbox"/> Nails	<input checked="" type="checkbox"/> Prior Repairs	<input type="checkbox"/> Unprofessional Repairs	<input type="checkbox"/> Underlayment	<input checked="" type="checkbox"/> Blistering
<input type="checkbox"/> Alligatoring	<input type="checkbox"/> Surface Deterioration	<input checked="" type="checkbox"/> Open Seams	<input type="checkbox"/> Ponding / Drainage	<input type="checkbox"/> Bare	<input type="checkbox"/> Fishmouth Gaps
<input type="checkbox"/> Continual Observation					

Comment

Moisture stains & damage noted at ceilings throughout top floor unit. Evidence of prior patching and repairs noted at roof - request further information from seller. Roof covering showed signs of blistering & open seams. Further evaluation for repair is needed by a roofing contractor. Recommend removal of satellite dish to prevent further wear to roof. Regular maintenance is recommended to the low slope roof. This usually consist of covering all exposed areas with additional aggregate material, repairing any open seams, repairing all / any cracks in the flashing and roofing material.

Notice: Roofs of this material are often not walked on to avoid causing damage and safety. Not all tiles/slats are checked for attachment. Inspection is limited. The report is an opinion of the general quality and condition of the roof. The inspector cannot, and does not, offer an opinion or warranty as to whether the roof has leaked in the past, or may be subject to future leakage.

Exposed Flashings

Description

<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
<i>Separations Improper</i>	<input type="checkbox"/> Chimney	<input type="checkbox"/> Wall	<input type="checkbox"/> Drip edge	<input type="checkbox"/> Vent Pipes	<input type="checkbox"/> Skylight

Observation

<i>Vent caps</i>	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Needs repair	<input type="checkbox"/> Missing caps	<input type="checkbox"/> Rusty flashing	<input type="checkbox"/> Mastic covered
<i>Flashing</i>	<input type="checkbox"/> Damaged	<input type="checkbox"/> Improper	<input type="checkbox"/> Missing		
<i>Skylight</i>	<input type="checkbox"/> Serviceable	<input type="checkbox"/> Cracked	<input type="checkbox"/> Damaged	<input type="checkbox"/> Moisture	<input type="checkbox"/> Non professional
<input type="checkbox"/> Vent Pipe Moisture	<input type="checkbox"/> Gap	<input type="checkbox"/> Chimney Moisture	<input type="checkbox"/> Laundry Moisture	<input type="checkbox"/> Ceiling moisture	<input type="checkbox"/> Gable moisture

Comment

Notice: Determining the presence of asbestos or hazardous materials is beyond the scope of this inspection. Roofs, skylights and flashing are not water tested for leaks. Notice: Tenting a home for fumigation may cause damage to roofs; recommend re-inspection for damage after tenting is completed.

Plumbing

Main Water Supply

Description

Shutoff Valve Location	<input checked="" type="checkbox"/> Basement	<input type="checkbox"/> Garage	<input type="checkbox"/> Closet	<input type="checkbox"/> Lower bathroom	<input type="checkbox"/> Unknown
Material	<input checked="" type="checkbox"/> Copper	<input type="checkbox"/> Galvanized	<input type="checkbox"/> Plastic	<input type="checkbox"/> Lead	<input 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 Operation	<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 type="checkbox"/> Copper	<input type="checkbox"/> Galvanized	<input checked="" 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

<input type="checkbox"/> Copper	<input type="checkbox"/> Galvanized	<input checked="" 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

Abandoned oil tank present at basement - recommend removal. Evidence of previous oil lines observed at basement, inquire with seller regarding previous oil tank placement & proper removal - recommend soil testing for contamination if applicable.

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 (x4) ☐ 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 heaters recently replaced (2018, 2020, 2023), request warranty / permit information from seller.

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

<i>Location</i>	<input checked="" type="checkbox"/> Closet	<input checked="" type="checkbox"/> Closet	<input checked="" type="checkbox"/> Closet	<input checked="" type="checkbox"/> Closet
<i>Heating Type</i>	<input checked="" type="checkbox"/> Forced Air	<input checked="" type="checkbox"/> Forced Air	<input checked="" type="checkbox"/> Forced Air	<input checked="" type="checkbox"/> Forced Air
<i>Fuel Type</i>	<input checked="" type="checkbox"/> Natural Gas	<input checked="" type="checkbox"/> Natural Gas	<input checked="" type="checkbox"/> Natural Gas	<input checked="" type="checkbox"/> Natural Gas
<i>Approx BTU</i>	<input checked="" type="checkbox"/> Unknown	<input checked="" type="checkbox"/> Unknown	<input checked="" type="checkbox"/> Unknown	<input checked="" type="checkbox"/> Unknown
<i>Manufacturer</i>	<input checked="" type="checkbox"/> Rheem	<input checked="" type="checkbox"/> Rheem	<input checked="" type="checkbox"/> Rheem	<input checked="" type="checkbox"/> Rheem
<i>Model</i>	<input checked="" type="checkbox"/> R92PA0701317MSA	<input checked="" type="checkbox"/> R92PA0701317MSA	<input checked="" type="checkbox"/> R92PA0701317MSA	<input checked="" type="checkbox"/> R92PA0701317MSA
<i>Serial</i>	<input checked="" type="checkbox"/> W471600672	<input checked="" type="checkbox"/> W471600675	<input checked="" type="checkbox"/> W471600679	<input checked="" type="checkbox"/> W471600669
<i>Manufacturing Date</i>	<input checked="" type="checkbox"/> 2016	<input checked="" type="checkbox"/> 2016	<input checked="" type="checkbox"/> 2016	<input checked="" type="checkbox"/> 2016

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 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 checked="" 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 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

Poor location of return and thermostat noted at all heating / cooling systems, relocation is needed to maintain better climate control. Moisture noted at unit 2 catch pan - further evaluation / repair is needed by an HVAC contractor.

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 checked="" 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

Suspected asbestos containing materials noted at heating pipes at basement, abatement by a remediation specialist is needed for health safety.

Notice: Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection. 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. Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of

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	Location	<input checked="" type="checkbox"/> Exterior	<input checked="" type="checkbox"/> Roof	<input type="checkbox"/> Not Located	<input type="checkbox"/> Unknown
	<input checked="" type="checkbox"/> Central Air	<input type="checkbox"/> Heat Pump - Air	<input type="checkbox"/> Water Source	<input type="checkbox"/> PTAC	<input type="checkbox"/> Split System
	<input type="checkbox"/> Package Unit	<input type="checkbox"/> Wall Unit	<input type="checkbox"/> Window Unit	<input type="checkbox"/> Geothermal	
Power	<input type="checkbox"/> 120 Volt	<input checked="" type="checkbox"/> 240 Volt	<input type="checkbox"/> Unknown		
<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 checked="" type="checkbox"/> Operational	<input type="checkbox"/> Not Tested	<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 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
Inspection Issues	<input type="checkbox"/> No Power	<input 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 Difference	<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 Service	<input type="checkbox"/> Moisture	<input type="checkbox"/> Repair needed	<input type="checkbox"/> No catch pan	

Comment

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 checked="" type="checkbox"/> Basement	<input type="checkbox"/> Interior	<input type="checkbox"/> Exterior	<input type="checkbox"/> Unknown
Sub Panel Location	<input type="checkbox"/> Basement	<input type="checkbox"/> Garage	<input checked="" type="checkbox"/> Interior	<input type="checkbox"/> Attic	<input type="checkbox"/> Unknown
Rating	<input checked="" type="checkbox"/> 60A	<input checked="" type="checkbox"/> 100A (x3)	<input type="checkbox"/> 125A	<input type="checkbox"/> 200A	<input type="checkbox"/> Unknown
Service Wire	<input type="checkbox"/> Aluminum Service	<input checked="" type="checkbox"/> Copper Service	<input type="checkbox"/> Branch Wire	<input type="checkbox"/> Unknown	<input checked="" type="checkbox"/> Copper Branch
Wiring Methods	<input checked="" 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	<input type="checkbox"/> 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, Not Opened	
<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"/> Bus Bar	<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
Disconnect	<input type="checkbox"/>	Basement	<input checked="" type="checkbox"/>	Electric Panel	<input type="checkbox"/>	Exterior
					<input type="checkbox"/>	Not Located
					<input type="checkbox"/>	Not Present

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"/>		<input type="checkbox"/>		<input type="checkbox"/>	
<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"/>	
<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 checked="" 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 fixture cover	<input type="checkbox"/>	Missing switch cover	<input type="checkbox"/>	Stairway missing switch

Comment

Light not operational at various locations - repair is needed.

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

Interior

Doors

Description

Condition ☒ Serviceable ☐ Damaged ☐ Deteriorated ☐ Defects ☐ Worn

Observation

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 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 checked="" 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 Operatio	<input type="checkbox"/> Tracks Serviceable	<input checked="" 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

Doors rub frame at unit 3 bedroom 1, unit 4 entry, unit 4 bedroom 1. Chain lock missing at unit 1 entry, unit 4 entry. Door off track at unit 4 HVAC closet. Adjustment / repair is needed. Lock noted at bedroom closet doors - recommend removal for safety.

Windows

Description

Type ☐ Sliding ☐ Single Hung ☒ Double Hung ☐ Casement ☐ Louver

Material ☐ Awning ☐ Hopper ☐ Picture ☐ Jalousie

☒ Wood ☐ Metal ☒ Vinyl ☐ Unknown

Observation

<input checked="" type="checkbox"/> Operational	<input type="checkbox"/> Not Operational	<input type="checkbox"/> Difficult to operate	<input type="checkbox"/> Damaged	<input checked="" type="checkbox"/> Worn	<input type="checkbox"/> Security Bars
Glass	<input type="checkbox"/> Not tempered	<input type="checkbox"/> Cracked	<input type="checkbox"/> Scratched	<input 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 type="checkbox"/> Damaged	<input type="checkbox"/> Loose
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

Various windows show signs of wear / aging. Window screen missing at unit 4 bedroom 1 - installation is needed. Broken sash cord (window does not stay open) noted at unit 2 kitchen, unit 4 kitchen - 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	<input checked="" type="checkbox"/> Drywall	<input type="checkbox"/> Acoustic Spray	<input type="checkbox"/> Plaster	<input type="checkbox"/> Wallpaper	<input type="checkbox"/> Wood
<input type="checkbox"/> Tile	<input type="checkbox"/> Wood Beam	<input type="checkbox"/> Brick	<input type="checkbox"/> Log	<input type="checkbox"/> Brick	<input type="checkbox"/> Panel

Observation

Condition	<input checked="" type="checkbox"/> Serviceable	<input type="checkbox"/> Needs Repair	<input type="checkbox"/> Damaged	<input type="checkbox"/> Uneven	<input type="checkbox"/> Worn
Moisture	<input type="checkbox"/> Stains	<input type="checkbox"/> Damage	<input type="checkbox"/> Dry	<input type="checkbox"/> Unable to Determine	
Cracks	<input type="checkbox"/> None	<input type="checkbox"/> Common	<input type="checkbox"/> Major		
Other	<input type="checkbox"/> Nails	<input type="checkbox"/> Holes	<input type="checkbox"/> Openings	<input type="checkbox"/> Exposed Framing	<input type="checkbox"/> Missing
<input type="checkbox"/> Lead test	<input type="checkbox"/> Removed wall	<input type="checkbox"/> Termite	<input type="checkbox"/> Damage		<input type="checkbox"/> Not fully visible

Comment

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	<input checked="" type="checkbox"/> Drywall	<input type="checkbox"/> Acoustic Spray	<input type="checkbox"/> Plaster	<input type="checkbox"/> Wallpaper	<input type="checkbox"/> Concrete
<input type="checkbox"/> Open Beam	<input type="checkbox"/> Wood Beam	<input type="checkbox"/> Ceiling Tile	<input type="checkbox"/> Log	<input type="checkbox"/> Tin	<input type="checkbox"/> Metal

Observation

Evaluation	<input checked="" type="checkbox"/> Serviceable	<input type="checkbox"/> Damaged	<input type="checkbox"/> Sagging	<input type="checkbox"/> Low	<input type="checkbox"/> Worn
Moisture	<input checked="" type="checkbox"/> Stains	<input checked="" type="checkbox"/> Moist	<input type="checkbox"/> Dry	<input type="checkbox"/> Unable to Determine	<input type="checkbox"/> Damage
Cracks	<input type="checkbox"/> None	<input type="checkbox"/> Common	<input type="checkbox"/> Major		
Other	<input type="checkbox"/> Nails	<input type="checkbox"/> Holes	<input type="checkbox"/> Openings	<input type="checkbox"/> Exposed Framing	<input type="checkbox"/> Uneven
<input type="checkbox"/> Damaged	<input type="checkbox"/> Poor insulation	<input type="checkbox"/> Repaired			

Comment

Ceiling moisture stains noted throughout top floor unit (see Roof). Active moisture readings noted at unit 2 bathrooms - further evaluation / repair is needed. Microbial growth noted at unit 4 HVAC closet ceiling - further evaluation / remediation is needed.

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	<input type="checkbox"/> Carpet	<input type="checkbox"/> Laminate	<input checked="" type="checkbox"/> Wood	<input checked="" type="checkbox"/> Tile	<input type="checkbox"/> Asbestos-like
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Observation

Condition	<input checked="" type="checkbox"/> Serviceable	<input type="checkbox"/> Worn	<input type="checkbox"/> Damaged	<input type="checkbox"/> Termite	<input type="checkbox"/> Warped
Miscellaneous	<input type="checkbox"/> Cracked Tiles	<input type="checkbox"/> Wood Damage	<input type="checkbox"/> Loose	<input checked="" type="checkbox"/> Uneven	<input type="checkbox"/> Squeaks
<input type="checkbox"/> Worn carpet	<input type="checkbox"/> Carpet stains	<input type="checkbox"/> Missing grout	<input type="checkbox"/> Missing baseboard	<input type="checkbox"/> Loose carpet	<input type="checkbox"/> Gap

Comment

Uneven flooring noted at interior. Chipped floor tile noted at unit 3 kitchen. Rodent droppings noted at utility closet floor - cleaning & remediation is needed 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 checked="" 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 Area	<input type="checkbox"/> Balcony	<input type="checkbox"/> Safe

Comment

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 checked="" 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

Various smoke / CO detectors missing - installation is needed for safety. 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"/> 240V	<input type="checkbox"/> 240V Operational	<input type="checkbox"/> 240V Non-Operational	<input type="checkbox"/> 240V 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"/> Worn	<input type="checkbox"/> Heavy Lint	<input type="checkbox"/> Damper
<input type="checkbox"/> Laundry Sink Service	<input type="checkbox"/> No Sink	<input type="checkbox"/> Damaged	<input type="checkbox"/> Leaks	<input type="checkbox"/> Loose	<input type="checkbox"/> Slow Draining
<input type="checkbox"/> Faucet Operational	<input type="checkbox"/> Not operational	<input type="checkbox"/> Corrosion	<input type="checkbox"/> Corrosion	<input type="checkbox"/> Hot / Cold	<input type="checkbox"/> Cross-Connection
<input type="checkbox"/> Connections Serviceable	<input type="checkbox"/> Not accessible	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Alarm	<input type="checkbox"/> Improper Plumbing	<input type="checkbox"/> Leaks
<input type="checkbox"/> Rubber Hoses	<input type="checkbox"/> Secure Waste	<input checked="" type="checkbox"/> Catch Pan			

Comment

Regular cleaning of dryer exhaust duct is needed for fire safety. Recommend installation of metal catch pan at washing machine with a moisture sensor / exterior routed drain line to avoid leakage damage to interior finishings. Microbial growth noted at washing machine door seal - cleaning / repair is needed.

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

☐ Serviceable

☐ Not Operational

☐ Leaks

☐ Cold water only

Counter

☐ Damage

☐ Deterioration

☐ Icemaker not on

☐ Corrosion

☐ Not vented

Plumbing

☐ Leaks

☐ Improper Piping

Cabinets

☐ Deteriorated

☐ Misaligned

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 checked="" type="checkbox"/> Loose |
| <input type="checkbox"/> 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 |
| <input type="checkbox"/> 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"/> Loose Drain Line | <input type="checkbox"/> Slow Drain | <input type="checkbox"/> Leaking Drain Line | <input type="checkbox"/> Spray Wand | <input checked="" type="checkbox"/> Counter grout missing | <input type="checkbox"/> Shutoff |

Comment

Loose faucet noted at kitchen 3 sink - repair / adjustment is needed. Gap noted at kitchen countertop / wall connection, sealing is needed to prevent moisture penetration / damage.

Kitchen Cabinet

- | | | | | | |
|---|--|---|---|---|--|
| <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 |
| <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"/> 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 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 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 Anti-tip | <input type="checkbox"/> Filter |

Comment

Cooktop knob not operational at unit 3 kitchen - repair is needed. Oven / cooktop tied to GFCI outlet at unit 4 kitchen - correction 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 tested ☐ Not fully visible ☐ 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

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 ☐ Worn ☐ Not Inspected
Microwave ☒ Serviceable ☐ Near End of lifespan ☐ Not Properly Function ☐ Worn ☐ Not Inspected

Present but not inspected:

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

Comment

Microwave door trim loose at unit 1 kitchen - repair is needed.

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

Bathroom

Toilet

Location

<input checked="" type="checkbox"/> Unit 1 Bathroom	<input checked="" type="checkbox"/> Unit 2 Bathroom	<input checked="" type="checkbox"/> Unit 3 Bathroom	<input checked="" type="checkbox"/> Unit 4 Bathroom	<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 fully visible
<input type="checkbox"/> Not Functional				

Observation

<input checked="" type="checkbox"/> Loose	<input type="checkbox"/> Tank Loose	<input type="checkbox"/> Cracked	<input type="checkbox"/> Worn supply	<input type="checkbox"/> Water Runs
<input type="checkbox"/> Wax Seal	<input type="checkbox"/> Cracked	<input type="checkbox"/> Did Not Flush	<input type="checkbox"/> Moisture Stain	<input type="checkbox"/> Leaking

Comment

Toilet loose at floor at unit 1 bathroom 1, unit 4 main bathroom, unit 4 primary bathroom - adjustment / repair is needed. Toilet paper holder damaged at unit 1 bathroom 2, unit 4 primary bathroom - repair is needed.

Sink

Location

<input checked="" type="checkbox"/> Unit 1 Bathroom	<input checked="" type="checkbox"/> Unit 2 Bathroom	<input checked="" type="checkbox"/> Unit 3 Bathroom	<input checked="" type="checkbox"/> Unit 4 Bathroom	<input type="checkbox"/> Not Inspected
<input type="checkbox"/> Serviceable	<input type="checkbox"/> Worn	<input type="checkbox"/> Near end of lifespan	<input type="checkbox"/> Unsafe	<input checked="" type="checkbox"/> Not fully visible
<input type="checkbox"/> Not Functional				

Observation

<input checked="" type="checkbox"/> Plumbing Serviceable	<input type="checkbox"/> Corrosion	<input type="checkbox"/> Supply Valves	<input type="checkbox"/> View Restricted	<input type="checkbox"/> Leaking	<input type="checkbox"/> Low Pressure
<input checked="" type="checkbox"/> Fixture Serviceable	<input type="checkbox"/> Leaks	<input type="checkbox"/> Corrosion	<input type="checkbox"/> Not operational	<input type="checkbox"/> Loose Spray	<input type="checkbox"/> Loose
<input checked="" type="checkbox"/> Drain Serviceable	<input checked="" type="checkbox"/> Slow Drain	<input type="checkbox"/> Stopper Defective	<input checked="" type="checkbox"/> Stopper Missing	<input type="checkbox"/> Loose Drain Line	<input type="checkbox"/> Improper drain / vent
<input checked="" type="checkbox"/> Cabinet Serviceable	<input type="checkbox"/> Counter Damage	<input type="checkbox"/> Cabinet Damage	<input type="checkbox"/> Missing caulking/grout	<input checked="" type="checkbox"/> Mirror damaged	<input type="checkbox"/> Mirror Missing

Comment

Slow drain noted at unit 3 main bathroom sink - repair is needed. Sink drain stopper missing at unit 1 bathroom 1 - installation is needed. Corrosion noted bathroom sink mirrors. Flexible piping noted at bathroom sink drain lines, prone to clogging / leakage - replacement with rigid piping is needed.

Ventilation

Location

<input checked="" type="checkbox"/> Unit 1 Bathroom	<input checked="" type="checkbox"/> Unit 2 Bathroom	<input checked="" type="checkbox"/> Unit 3 Bathroom	<input checked="" type="checkbox"/> Unit 4 Bathroom	<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 fully visible
<input type="checkbox"/> Not Functional				

Observation

<input type="checkbox"/> Condition	<input checked="" type="checkbox"/> Serviceable	<input type="checkbox"/> Did Not Operate	<input type="checkbox"/> Noise	<input type="checkbox"/> Should Install	<input type="checkbox"/> Window not operational
<input type="checkbox"/> Moisture Stain	<input type="checkbox"/> Duct Broken	<input type="checkbox"/> Dirty Vents	<input type="checkbox"/> Loose Ducts	<input type="checkbox"/> No ventilation	<input type="checkbox"/> Long Ducts
<input type="checkbox"/> Vents to interior					

Comment

Ventilation fan not operational at unit 3 primary bathroom - repair is needed.

Bathroom

Shower

Location

<input checked="" type="checkbox"/> Unit 1 Bathroom	<input checked="" type="checkbox"/> Unit 2 Bathroom	<input checked="" type="checkbox"/> Unit 3 Bathroom	<input checked="" type="checkbox"/> Unit 4 Bathroom	<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 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 checked="" 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 checked="" type="checkbox"/> Mixer	<input type="checkbox"/> Enclosure Serviceable	<input type="checkbox"/> Corroded Fixtures	<input type="checkbox"/> Doors Difficult	<input type="checkbox"/> Leaking	<input checked="" 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

Shower handle damaged at unit 4 main bathroom - repair is needed. Shower mixing valve not operating properly at unit 1 bathroom 2 - repair is needed. Shower door track damaged at unit 3 primary bathroom - repair is needed.

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

Bathtub

Location

<input checked="" type="checkbox"/> Unit 1 Bathroom	<input checked="" type="checkbox"/> Unit 2 Bathroom	<input checked="" type="checkbox"/> Unit 3 Bathroom	<input checked="" type="checkbox"/> Unit 4 Bathroom	<input type="checkbox"/> Not Inspected
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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 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 checked="" 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

Bathtub not inspected at unit 1 bathroom 1 due to cluttered storage - checking is needed prior to closing. Bathtub drain stoppers missing - installation is needed.

Steam / Sauna

Location

<input type="checkbox"/> Primary Bathroom	<input type="checkbox"/> Not Inspected
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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
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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

8/19/2023

Address of Property Inspected
XXX 8th St
Jersey City, NJ 7302

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



Structure(s) Inspected
Multi Family Home

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.

☒ Basement 7,9,11,12,13,14,24

☐ Crawl Space

☒ Main Level 1,3,4,5,6,7,8,9,11,13,14,24

☒ Attic 10

☐ Garage

☒ Exterior 11,13,16,17

☐ Porch

☐ Addition

☐ 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, then 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.**



XXX 8th St, Jersey City, NJ 07302



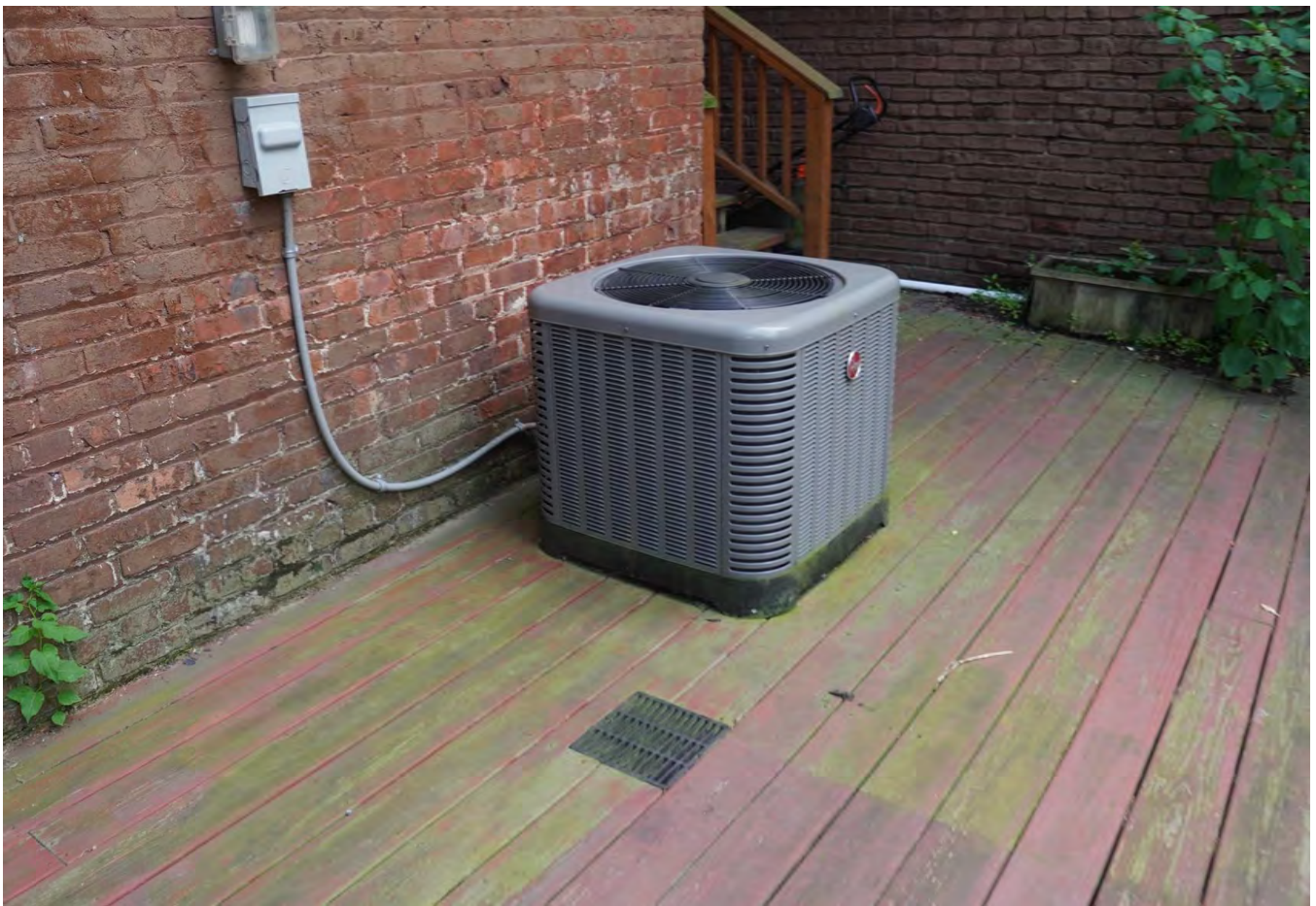
Rear yard



Wear at rear deck



Rear exterior



AC condenser



AC condenser



Heavy wear at rear facade



Basement stairway



Basement



Basement



Heavy wear & deterioration at foundation wall



Heavy wear & deterioration at foundation wall



Oil tank



Water meter & main shutoff vale



Gas meters & main shutoff valve



Construction debris



Basement



Twisting at main girder



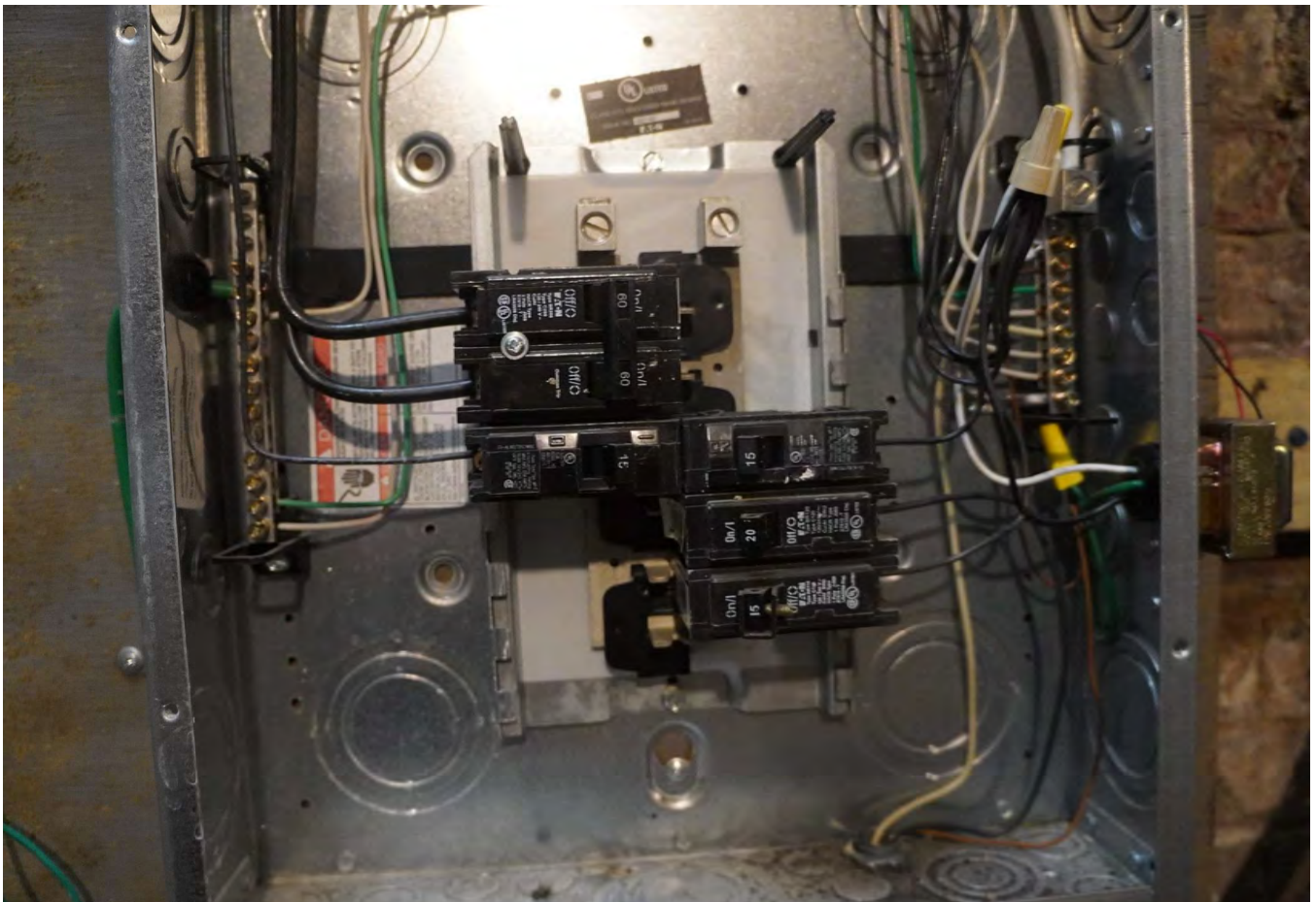
Electric meter & main breakers



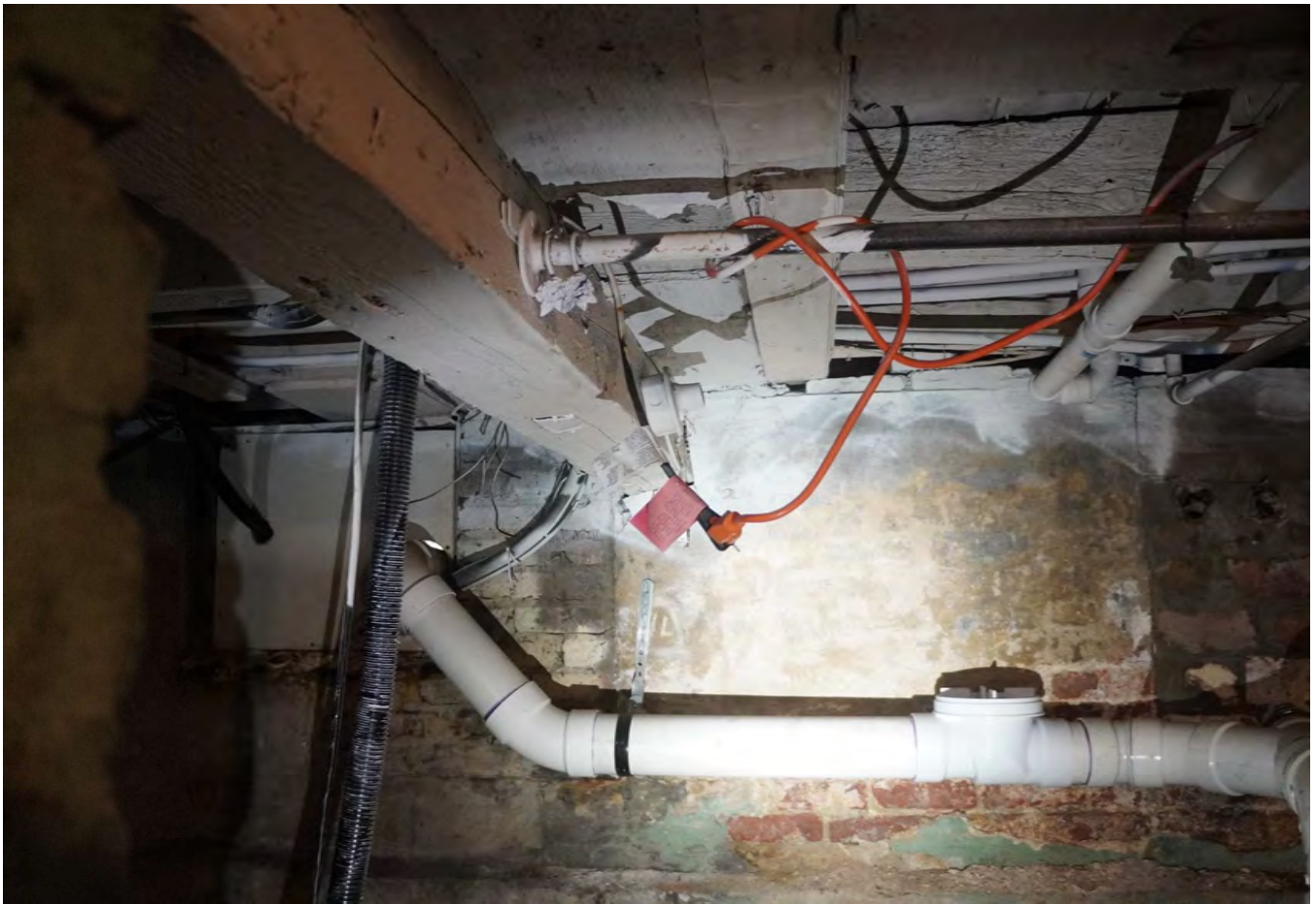
Electric panel



Suspected asbestos containing materials at heating pipes



Electric panel



Twisting at main girder



Hot water heaters



Entryway



Unit 1 Kitchen



Laundry



Electric panel



Electric panel



Unit 1 Bathroom



Unit 1 dining room



Unit 1 heating / cooling system



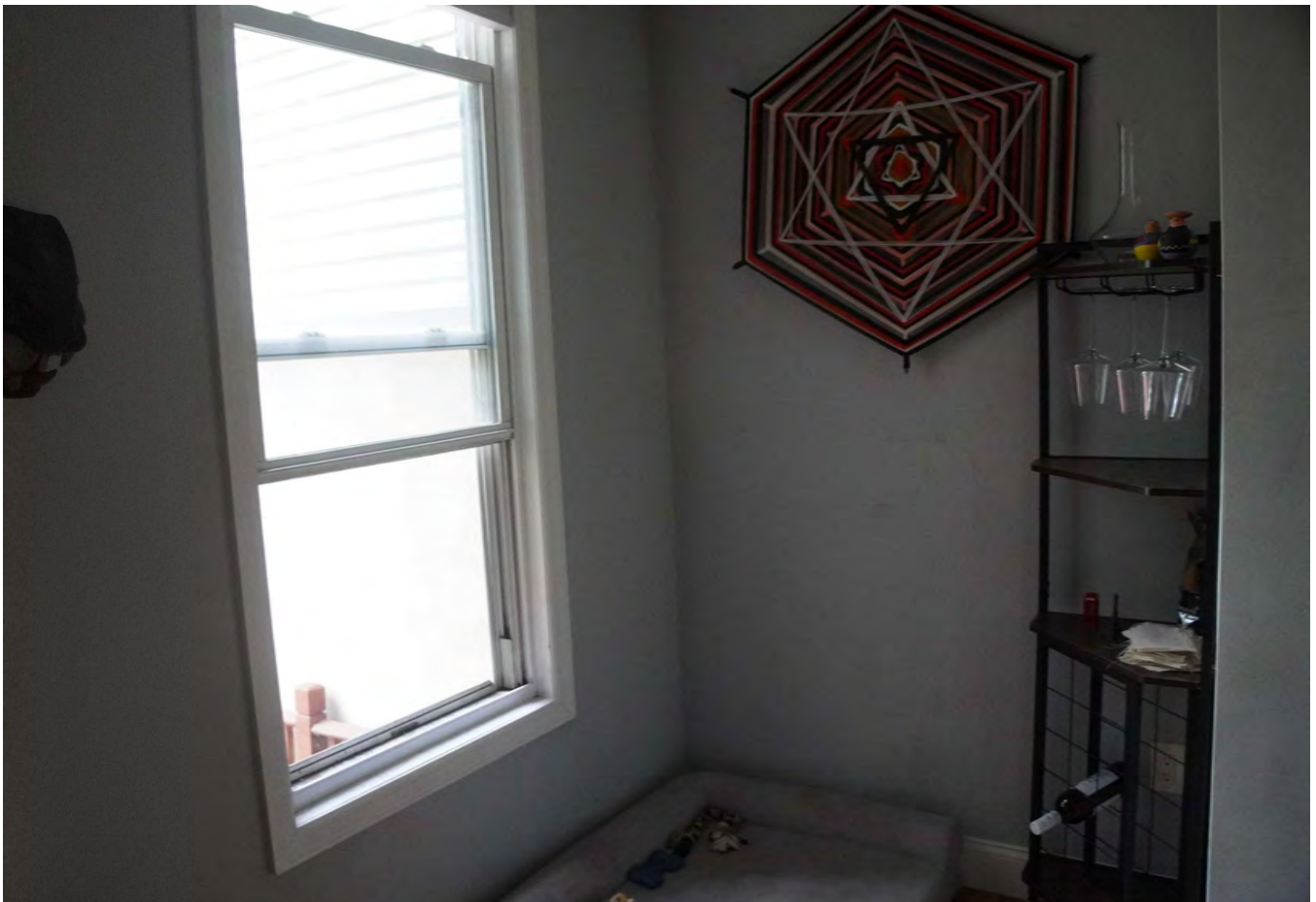
Unit 1 bedroom 1



Unit 1 living room



Unit 1 bathroom 2



Unit 1 bedroom 2



Unit 2 kitchen



Laundry



Unit 2 living room



Electric panel



Electric panel



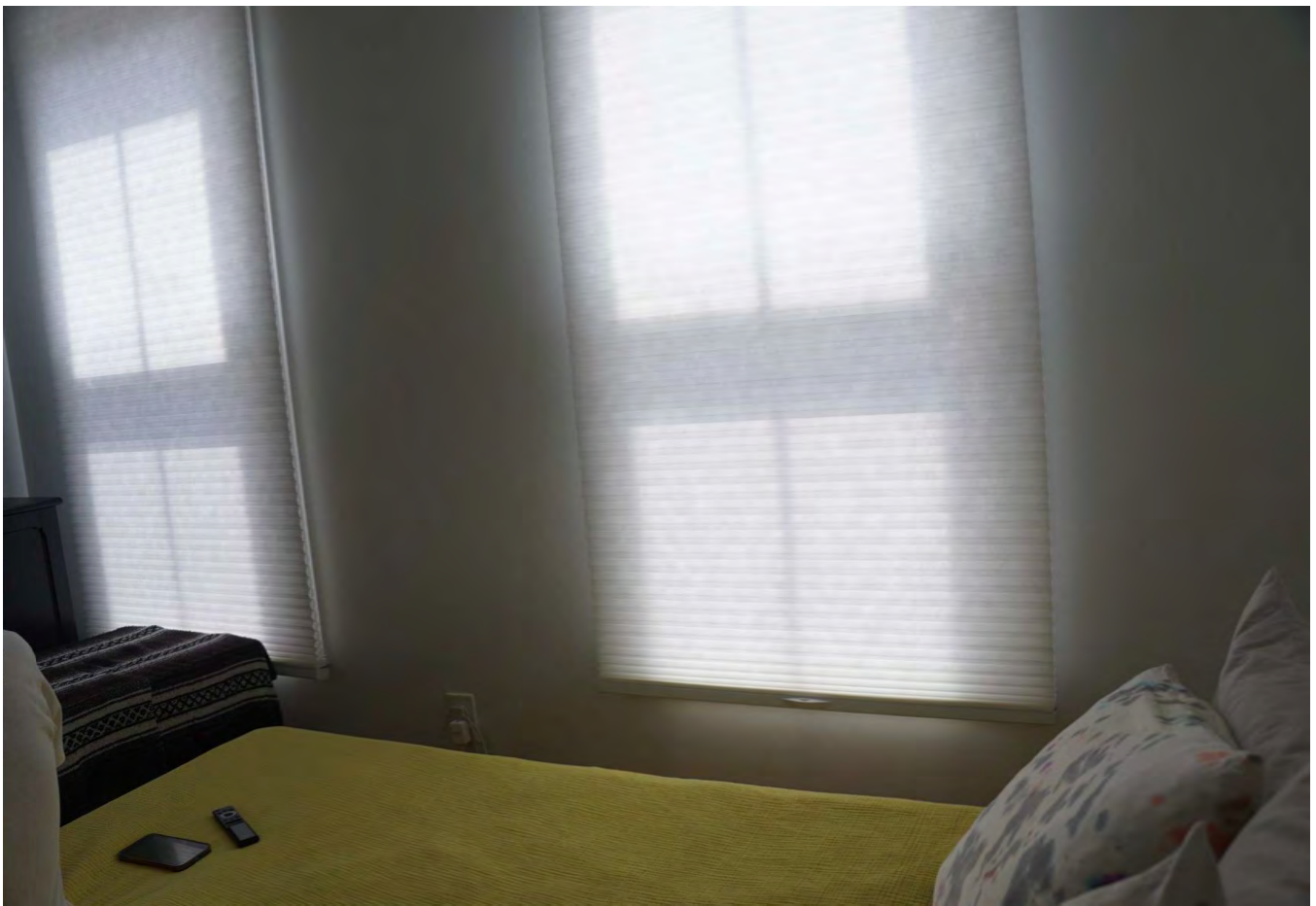
Unit 2 main bathroom



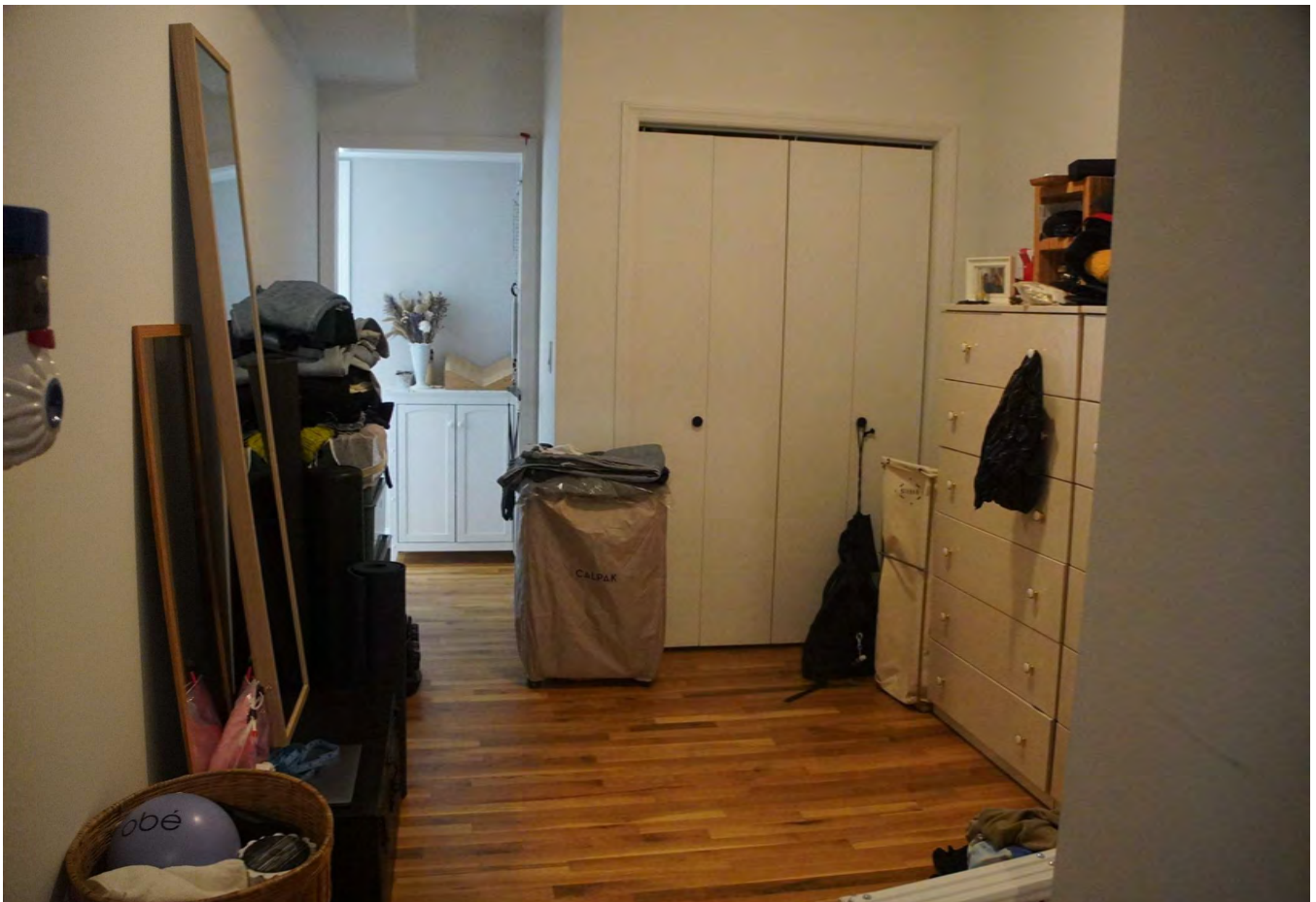
Ceiling moisture damage



Unit 2 bedroom 1



Unit 2 bedroom 2



Unit 2 den



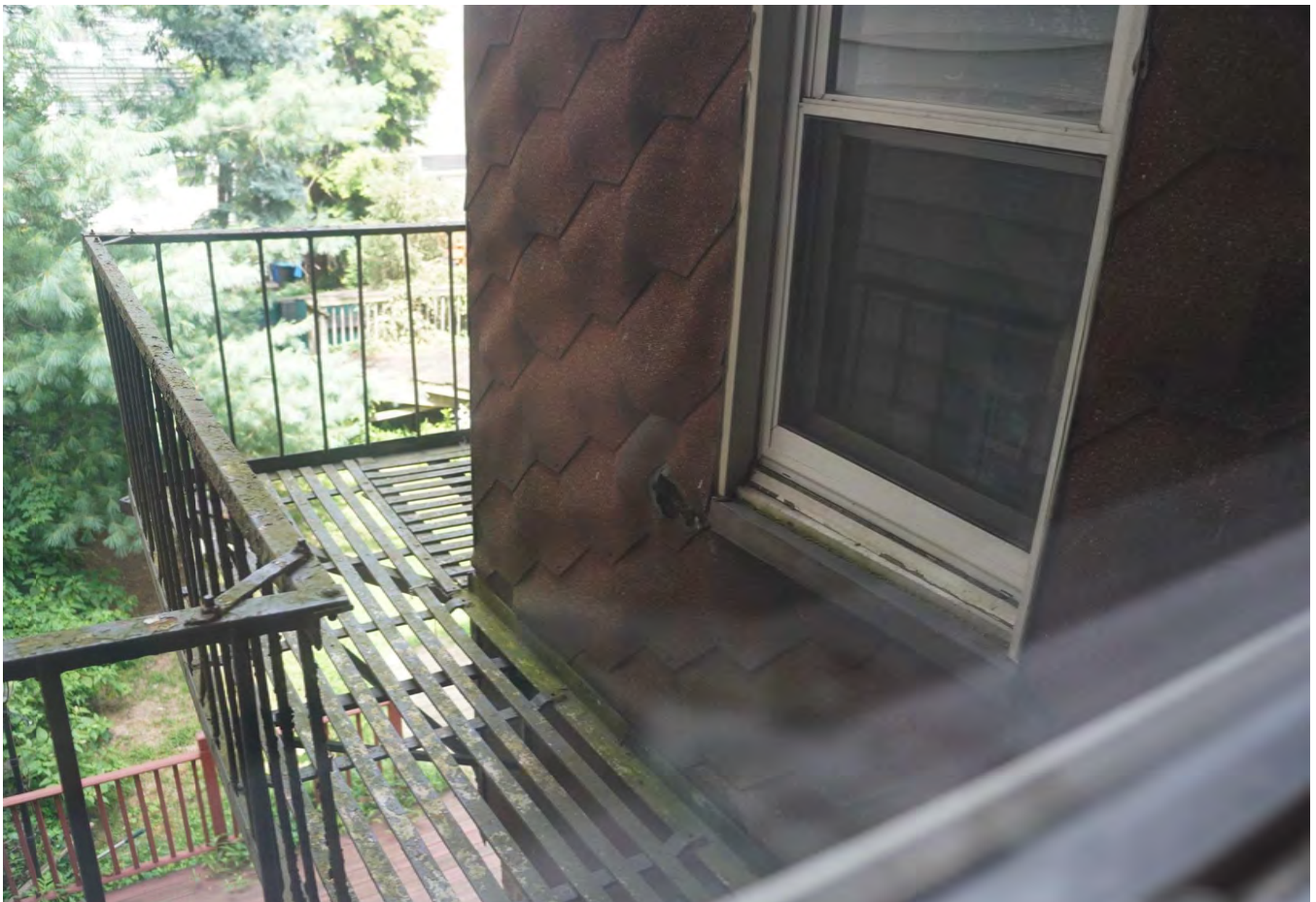
Unit 2 heating / cooling system



Moisture at catch pan



Unit 2 bedroom 3



Damaged siding



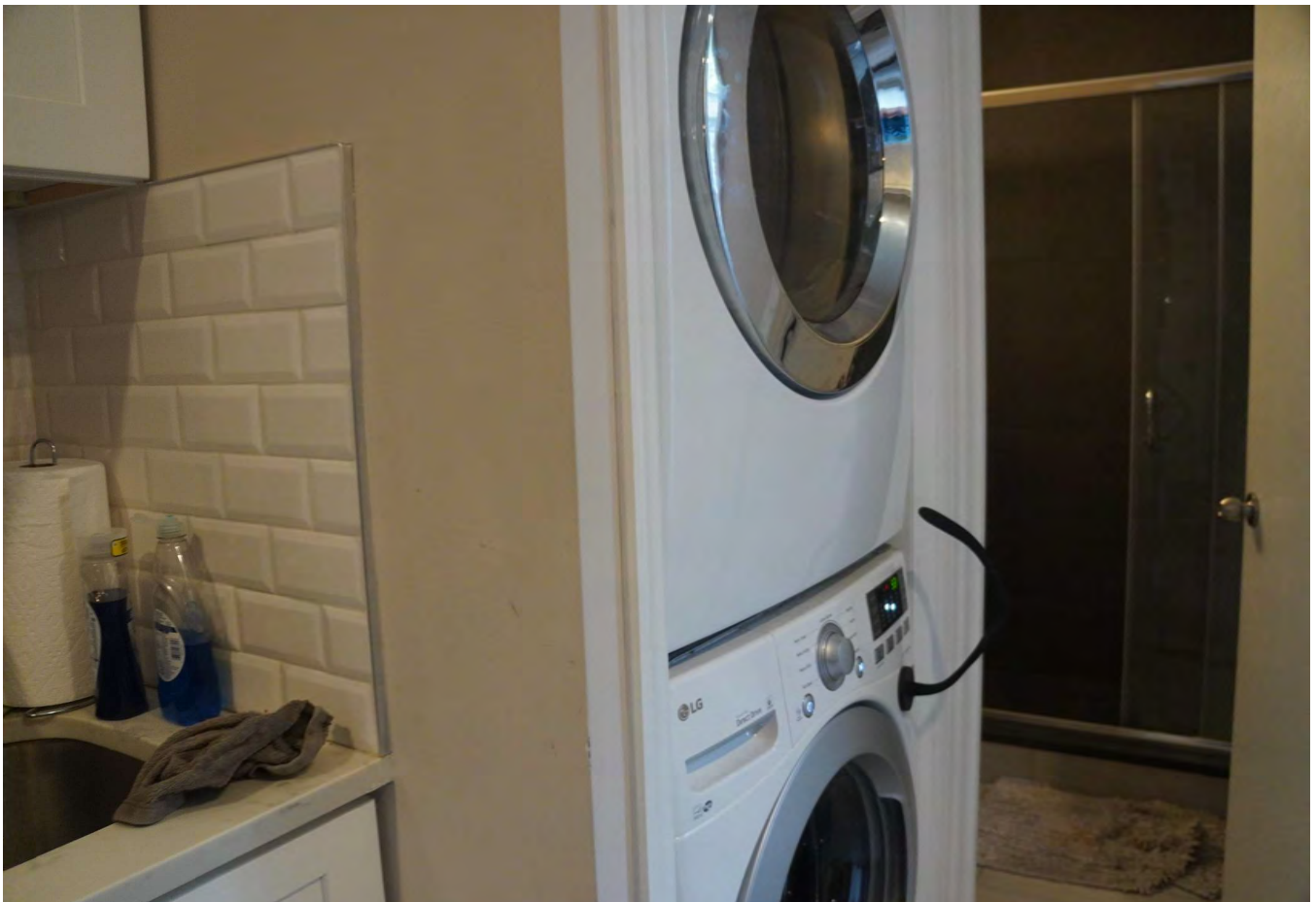
Unit 2 primary bathroom



Ceiling moisture damage



Unit 3 kitchen



Laundry



Unit 3 main bathroom



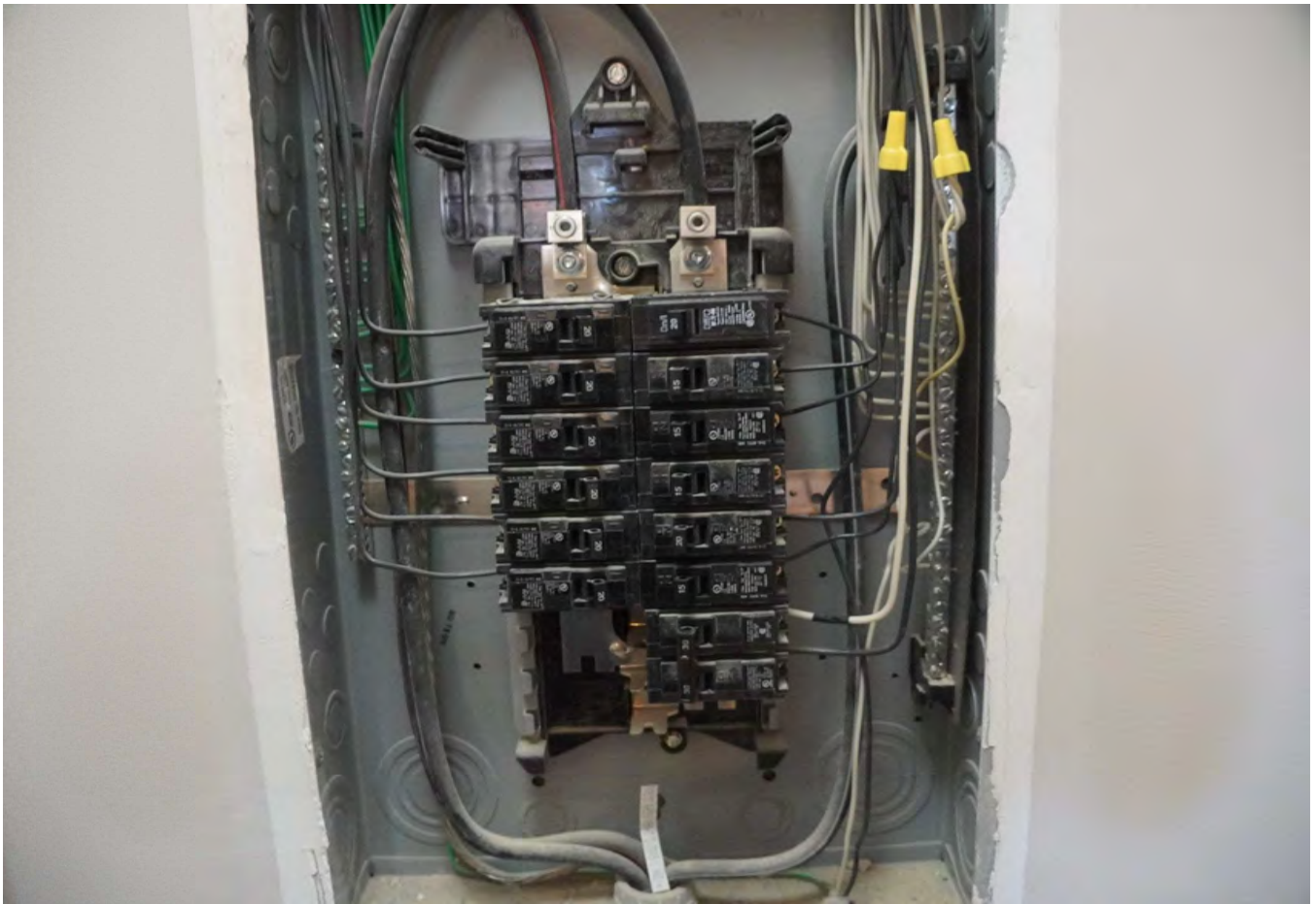
Peeling paint



Unit 3 living room



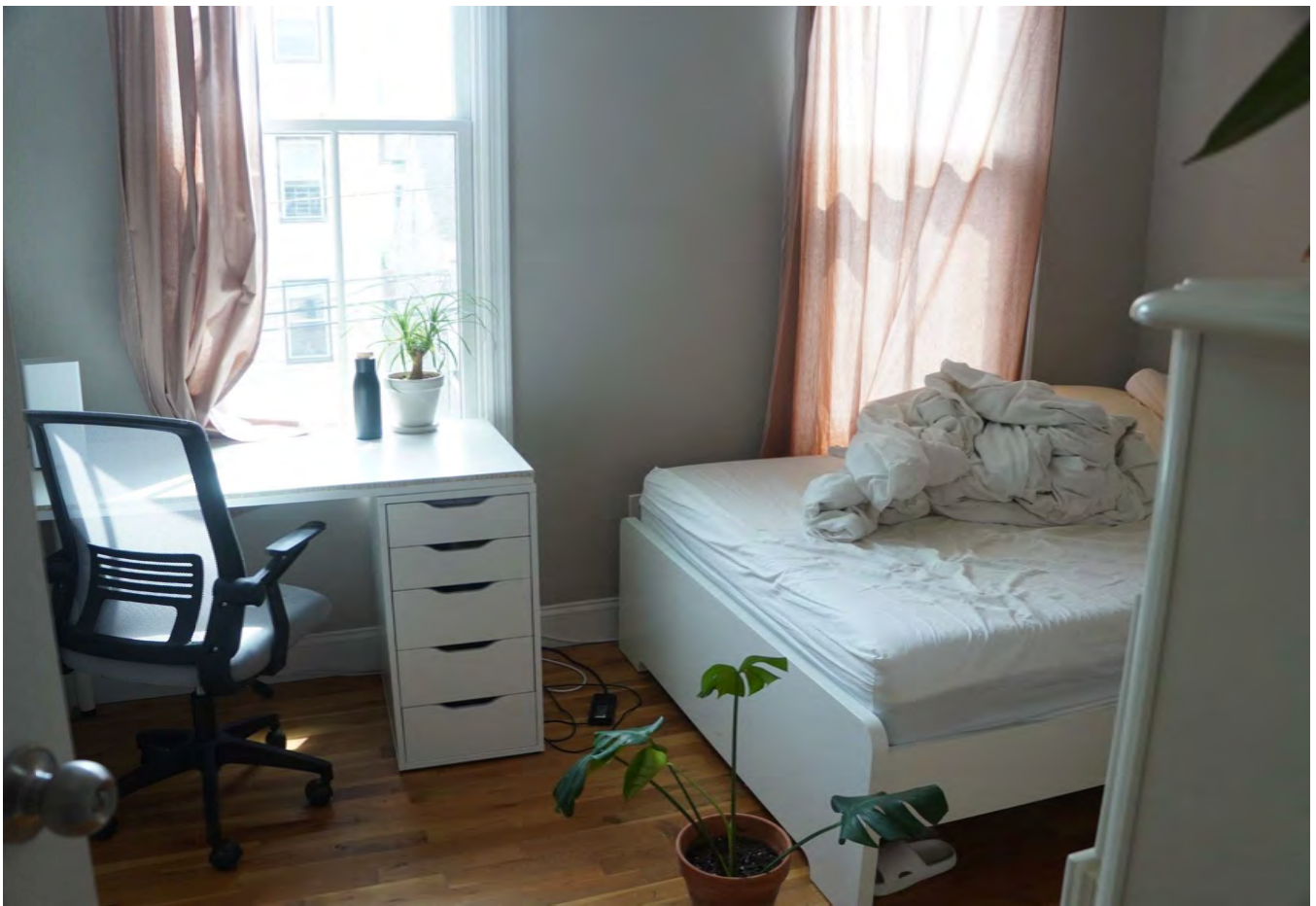
Electric panel



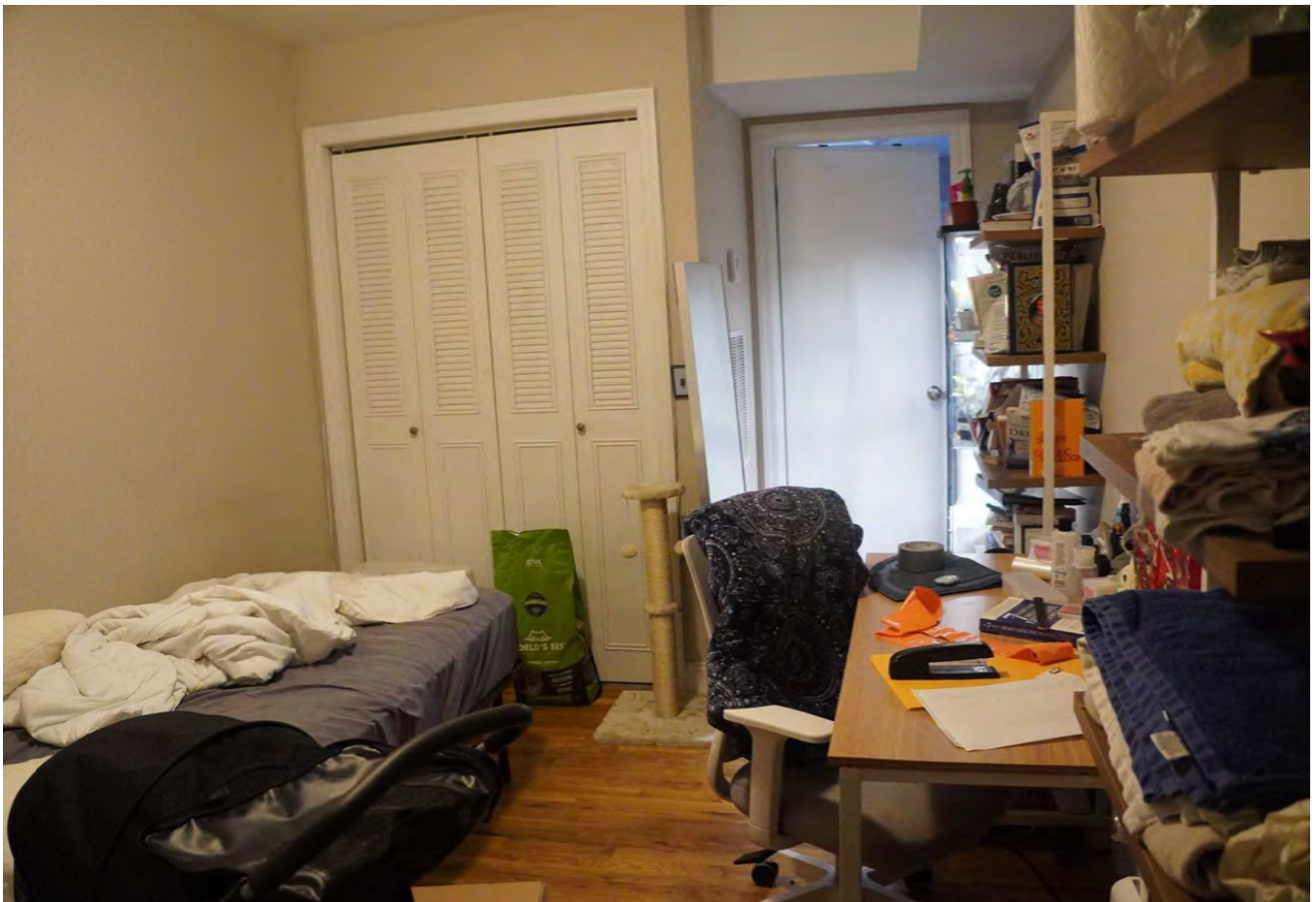
Electric panel



Unit 3 bedroom 1



Unit 3 bedroom 2



Unit 3 den



Unit 3 heating / cooling system



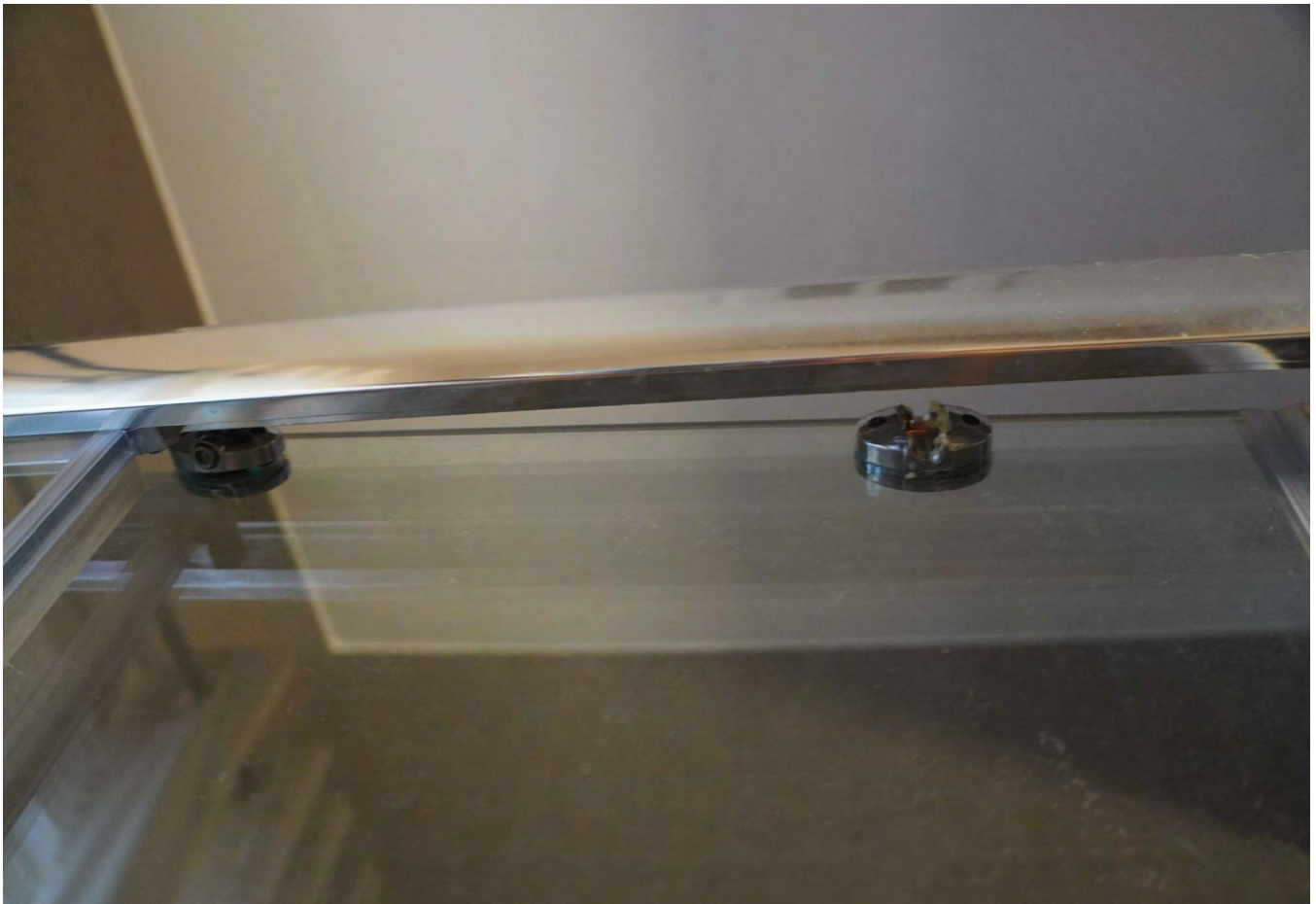
Rodent droppings



Unit 3 bedroom 3



Unit 3 primary bathroom



Shower door damaged



Unit 4 kitchen



Ceiling moisture stain



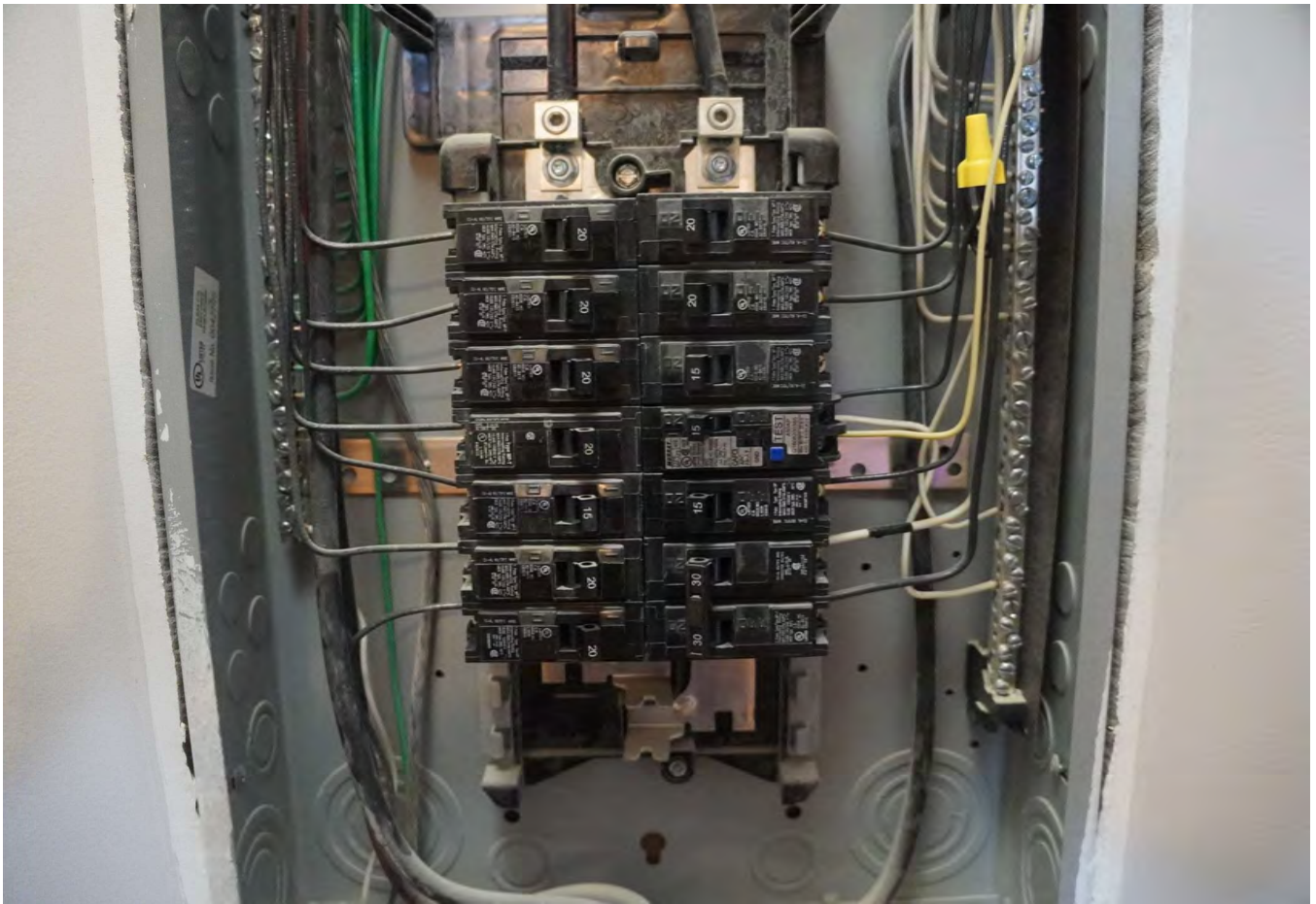
Laundry



Unit 4 living room



Electric panel



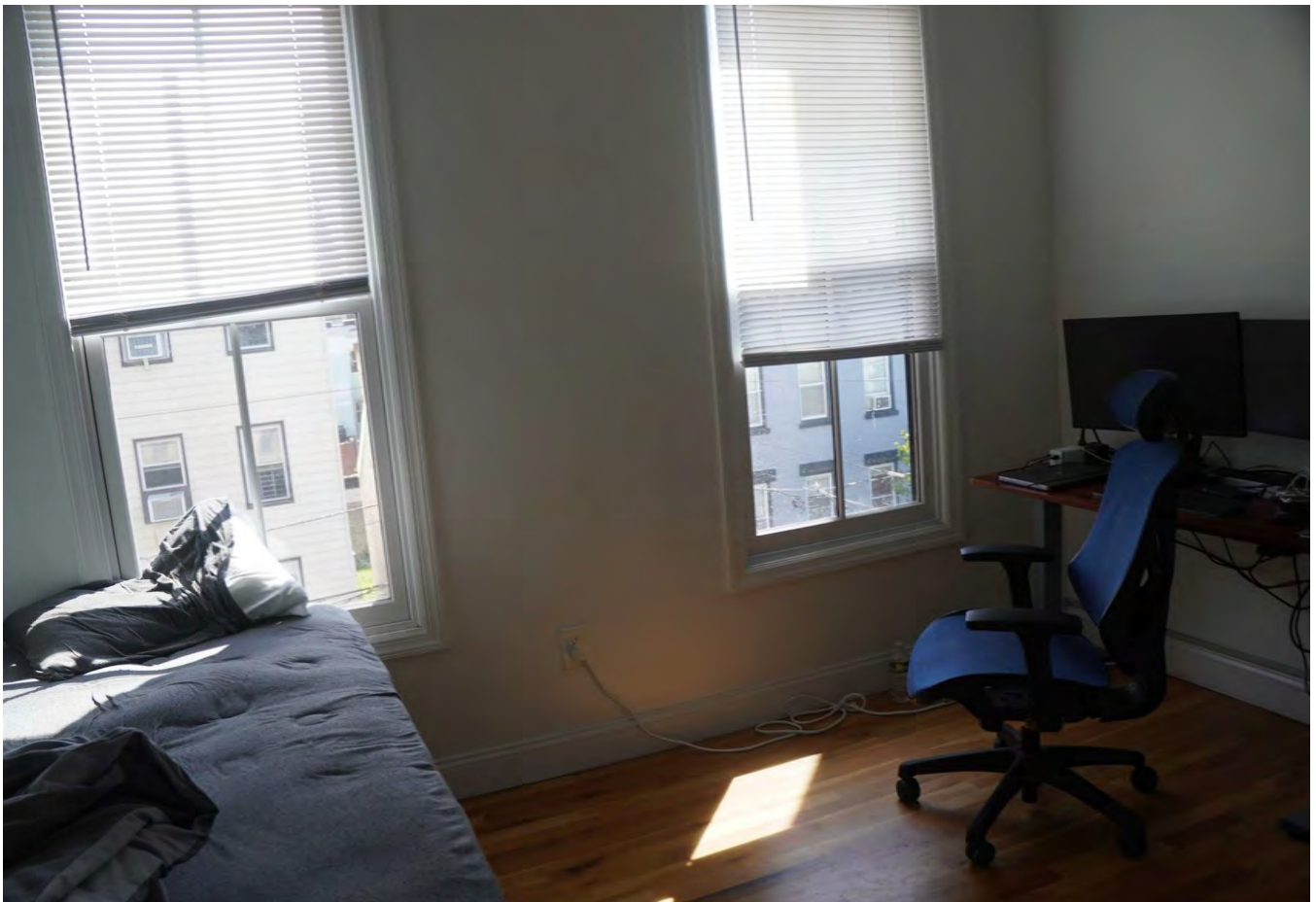
Electric panel



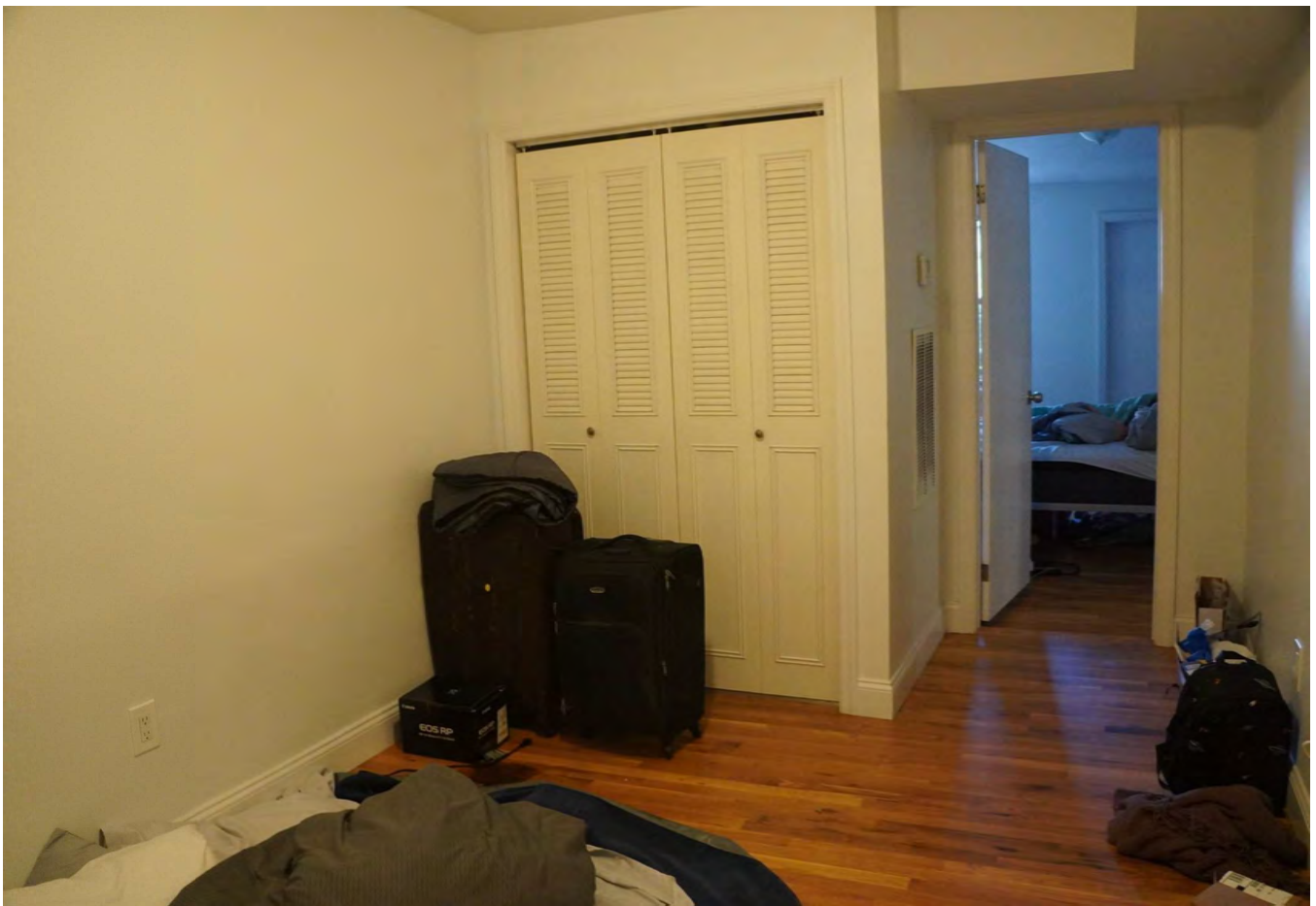
Unit 4 main bathroom



Unit 4 bedroom 1



Unit 4 bedroom 2



Unit 4 den



Unit 4 heating / cooling system



Ceiling moisture damage



Microbial growth at ceiling



Unit 4 bedroom 3



Ceiling moisture stain



Unit 4 primary bathroom



Roof access



Roof



Roof



AC condensers



Repair at roof



Roof drain



Blistering at roof