

Definitions

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

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

General Information

Property Information

Property Address property address
 City FRANKLIN TWP State NEW JERSEY Zip zip code
 Contact Name realtor's name
 Phone 908-100-0000 Fax n/a

Client Information

Client Name buyer's name
 Client Address client's home address
 City town State NEW JERSEY Zip zip code
 Phone 908-100-0000 Fax n/a
 E-Mail client's e-mail address

Inspection Company

Inspector Name GERALD WARREN
 Company Name G. Warren, Inc.
 Company Address PO Box 4526
 City Metuchen State NJ Zip 08840
 Phone G WARREN INC HOME INSPECTION Fax 908-753-1711
 E-Mail gwarreninc@aol.com
 File Number 0209082240
 Amount Received paid in full(master card)

Conditions

Others Present Buyer's Agent Property Occupied (Occupied)
 Estimated Age 9 years estimate Entrance Faces (Unknown)
 Inspection Date 06/19/2007
 Start Time 2:45 PM End Time 5:30 PM
 Electric On Yes
 Gas/Oil On Yes
 Water On Yes
 Temperature 80 DEGREES
 Weather Clear Soil Conditions (Dry)
 Space Below Grade Basement
 Building Type COLONIAL Garage (two car garage)
 Sewage Disposal Determination, not included in inspection How Verified (not part of inspection)

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

Lots and Grounds

- | | |
|------------------------|--|
| 1. Appears Serviceable | Driveway: (Asphalt) general normal maintenance required |
| 2. Appears Serviceable | Walks: (concrete) Normal settlement noted., general maintenance required, |
| 3. Appears Serviceable | Stairs/exterior/front: (concrete) general maintenance require, maintain and repair when necessary |
| 4. Marginal | Rear/exterior/stairs: Desk off back of house general maintenance require, maintain and repair when necessary |
| 5. Repair | Deck: (Wooden deck) Moisture and wood damage, no concrete footing for the supports |
| 6. Appears Serviceable | Grading: (Flat) |
| 7. Appears Serviceable | Vegetation: (Shrubs) |
| 8. Repair | Fences: (Wooden fence) Repair needed, on the wood fence |

Exterior Surface and Components
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major house covering Exterior Surface

- | | |
|------------------------|---|
| 1. Appears Serviceable | Type: (Vinyl siding) General maintenance required, maintain and repair when necessary |
| 2. Appears Serviceable | Trim/Fascia: (Metal) General maintenance required, maintain and repair when necessary |
| 3. Appears Serviceable | Soffits: (Metal) General maintenance required, maintain and repair when necessary |
| 4. Appears Serviceable | Bell: (Standard) |
| 5. Appears Serviceable | Doors/entry: (Exterior door, Conventional) Regular normal door maintenance needed, adjust hardware, door and check weather strip. |
| 6. Appears Serviceable | Door/patio or deck: (Sliding door) sliding door - general maintenance required, clean and lubricate track when necessary |
| 7. Appears Serviceable | Exterior windows condition: (Exterior window condition) |
| 8. Appears Serviceable | Elect Outlets ext: (110 VAC) |

Garage/Carport

Attached Garage

1. Type of Structure: (wood frame) Car Spaces: two
2. Appears Serviceable Door/vehicle: (roll up) General maintenance required, maintain and repair when necessary
3. Appears Serviceable Operation/door: (Functional) General maintenance required, maintain and repair when necessary the track wheels, track adjustments and mechanical adjustments
4. Appears Serviceable Opener/door: (motorized opener) safety reverse is functional, the door did reverse properly when tested
5. Appears Serviceable Ext. Surface: (Same as House)
6. Appears Serviceable Roof: same as house
7. Appears Serviceable Structure/roof: (Finished ceiling, frame not visible)
8. Appears Serviceable Door/house entry: (solid wood)
9. Appears Serviceable Ceiling: (Drywall)
10. Appears Serviceable Walls: (Drywall)
11. Appears Serviceable Floor/Foundation: (concrete floor)
12. Appears Serviceable Electrical: (110 V Standard)
13. Appears Serviceable Windows: (Thermopane)
14. Appears Serviceable Gutters/Downspouts: same as house

Structure

1. Appears Serviceable Structure Type: Wood frame
2. Marginal Foundation: (Poured concrete) foundation settlement is average for the age of the dwelling some settlement cracks noted, and have been repaired. The repair appears satisfactory, recommend obtaining for the seller any contractor's repair warranty
3. Appears Serviceable Beams: (Solid wood) finished basement, limits view of beams and structure
4. Appears Serviceable Walls: (Wood frame)
5. Appears Serviceable Joists/Trusses: (conventional wood framing)
6. Not Inspected Columns: (Unknown, finished basement)
7. Appears Serviceable Floor/Slab: (concrete floor) floor settlement is average for the age of the dwelling

Roof

(Main roof) Roof Surface

1. Method of Inspection: (Ground level)
2. Style Roof: (Gable)
3. Appears Serviceable Material: (Asphalt Shingles) Roof settlement is average for the age of the dwelling
4. Est./shingle layers: appears one layer
5. Estimated Age: 7 to 10 years estimated age
6. Type Shingles: Standard shingles - manufactures estimated useful life of shingles is 18 to 22 years with proper professional installation and maintenance
7. Repair Flashing: (Flashing material not visible Regular flashing maintenance is required to avoid roof leaks. REPAIR NEEDED Front porch flashing needs repair.
8. Appears Serviceable Valleys: (not visible) Regular valley maintenance is required to avoid roof leaks.
9. Appears Serviceable Vents/plumbing: (not visible)
10. Appears Serviceable Gutters/Downspouts: (Aluminum)
right side of house Chimney
11. Appears Serviceable Chimney: (Metal type chimney)
12. Appears Serviceable Flue/Flue Cap: (Metal flue with flue cap)
13. Appears Serviceable Flashing/chimney: (Unknown, not visible)
14. Safety Hazard Additional Observations: (Gutters and downspouts) REPAIR NEEDED, rear Gutter drain is trip hazard

Electrical

1. Service Size Amps: (150 Amps estimated)) Volts: 110-240 VAC
 2. Appears Serviceable Service: (underground conventional utility line)
 3. Appears Serviceable 120 VAC Branch Circuits: (Copper)
 4. Appears Serviceable Conductor Type: (Non-metallic sheathed cable)
 5. Appears Serviceable Ground: (grounding sys. not visible) the actual grounding line is not visible however, the system is grounded
 6. Not Inspected Smoke Detectors: (Not part of inspection) Not inspected, normally the township will test smoke detectors
- (Basement) Electric Panel**
7. Appears Serviceable Manufacturer: (Seimens)
 8. Maximum Capacity: (Panel capacity rating, not verified)
 9. Appears Serviceable Main Breaker Size: (150 amps estimated)
 10. Appears Serviceable Breakers: (Standard modern breaker)
 11. Is the panel bonded? Yes

Kitchen

(First floor) Kitchen

1. Appears Serviceable Stove/oven: (Standard stove/oven)
2. Appears Serviceable Ventilator: (Standard hood fan)
3. Appears Serviceable Disposal: (Standard, under sink)
4. Appears Serviceable Dishwasher: (Conventional dishwasher) Dishwasher is functional, it was run through a full cycle without any leaks or problems, any test of dishwasher is courtesy only, no guarantees
5. Air Gap Present? No (acceptable, high loop method of discharge)
6. Appears Serviceable Trash Compactor: Disposall
7. Appears Serviceable Sink: (Standard sink)
8. Appears Serviceable Electrical: (Standard/GFIC)
9. Appears Serviceable Plumbing/Fixtures: (Standard faucet/plumbing)
10. Appears Serviceable Counter Tops: (Standard counter top)
11. Appears Serviceable Cabinets: (Standard cabinets)
12. Appears Serviceable Ceiling: (Drywall)
13. Appears Serviceable Walls: (Drywall)
14. Appears Serviceable Floor: (Tile) floor settlement is average for the age of the dwelling
15. Appears Serviceable Doors: (Standard interior doors)
16. Appears Serviceable Windows: (Thermopane)
17. Appears Serviceable HVAC Source: (Main heating sys.)

Bathroom

(Half bath/1st floor) Bathroom

1. Appears Serviceable Doors: (standard wood door) Normal door maintenance required, adjust doors, hardware and maintain.
2. Appears Serviceable Electrical: (Standard outlet)
3. Appears Serviceable Cabinet/counter: (Standard cabinets)
4. Appears Serviceable Sink/Basin: (Standard sink)
5. Appears Serviceable Faucets/Traps: (Standard faucets/plumbing)
6. Appears Serviceable Toilets: (Standard toilet)
7. Appears Serviceable Ventilation/heat: (Fan ventilation)

(2nd floor main) Bathroom

8. Appears Serviceable Doors: (standard wood door)
9. Appears Serviceable Electrical: (Standard/3 prong outlets)
10. Appears Serviceable Cabinet/counter: (Standard cabinets)
11. Appears Serviceable Sink/Basin: (Standard sink)
12. Appears Serviceable Faucets/Traps: standard faucet
13. Appears Serviceable Tub/Surround: (Tub/surround, one unit)
14. Appears Serviceable Shower/Surround: (Not applicable)
15. Appears Serviceable Toilets: (Standard toilet)
16. Appears Serviceable Ventilation/heat: (Fan ventilation)

(Master bath) Bathroom

17. Appears Serviceable Doors: (standard wood door)
18. Appears Serviceable Electrical: (Standard/GFIC)
19. Appears Serviceable Cabinet/counter: (Standard cabinets)
20. Appears Serviceable Sink/Basin: (Duel sinks)

Bathroom (Continued)

- 21. Appears Serviceable **Faucets/Traps:** standard faucet
- 22. Appears Serviceable **Tub/Surround:** (Tile floor/tile surround) Normal general maintenance required, caulk and seal around the tub, tiles and tub floor area.
- 23. Appears Serviceable **Shower/Surround:** (One unit, Pan/surround)
- 24. Appears Serviceable **Toilets:** (Standard toilet)
- 25. Appears Serviceable **Ventilation/heat:** (Fan ventilation)
- 26. Appears Serviceable **Additional Observations:** hand held bidet

Living Space

all rooms except kitchen and bathrooms Living Space

- 1. Appears Serviceable **Closet:** (Standard)
- 2. Appears Serviceable **Ceiling:** (Drywall) normal general maintenance required, paint, fill common cracks, maintain and repair when necessary
- 3. Appears Serviceable **Walls:** (Drywall) normal general maintenance required, fill common cracks, maintain and repair when necessary
- 4. Appears Serviceable **Floor:** (Carpet) floor settlement is average for the age of the dwelling
- 5. Appears Serviceable **Doors:** (Standard interior doors) Normal door maintenance required, adjust doors, hardware and maintain.
- 6. Appears Serviceable **Windows:** (Thermopane)
- 7. Appears Serviceable **Electrical:** (Standard/3 prong outlets)
- 8. Appears Serviceable **HVAC Source:** (Main heating sys.)

Fireplace/Wood Stove

Living Room Fireplace

- 1. Appears Serviceable **Fireplace Construction:** (Standard fire brick) Fireplace and components need cleaning and inspection prior to use
- 2. **Type:** Wood burning
- 3. Appears Serviceable **Firebox:** (Standard fire brick veneer) clean fireplace/flue - recommend cleaning the fireplace and flue before using
- 4. Appears Serviceable **Flue:** (Unknown, not visible)
- 5. Appears Serviceable **Damper:** (Metal)
- 6. Appears Serviceable **Hearth:** (Slightly raised hearth)

Air Conditioning**(Split system/Central air) AC System**

1. Appears Serviceable A/C System Operation: (Functional)
2. Appears Serviceable Condensate Removal: (PVC)
3. Appears Serviceable Exterior Unit: (Ground level mount)
4. Unable To Inspect: (not applicable)
5. Manufacturer: Carrier
6. Model Number: undetermined Serial Number: undetermined
7. Area Served: Complete dwelling Approximate Age: 6 years, estimated age
8. Appears Serviceable Supply Temperature 56 degrees - adequate temperature differential
Return Temperature (71 degrees - return temperature)
9. Fuel Type: 120-240 VAC Temperature Differential: acceptable temp range
10. Type: Central A/C Capacity: (Not verified)
11. Appears Serviceable compressor/condenser: (standard)
12. Appears Serviceable Refrigerant Lines: (Serviceable condition)
13. Appears Serviceable Electrical Disconnect: (Standard electrical box) electrical disconnect
- visible inspection only, the disconnect is not tested with a
standard home inspection
14. Appears Serviceable Ductwork: (Metal) limited view of ductwork, full finished dwelling
15. Appears Serviceable Blower Fan/Filters: (Fan/disposable filter Same fan and filter used
for furnace and central a/c. See heating comments if any, on
furnace blower fan and filter
16. Appears Serviceable Thermostats: (Standard)

Attic**main house section Attic**

1. Method of Inspection: (Access only, limited view)
2. Appears Serviceable Framing/roof: (Standard Truss framing)
3. Appears Serviceable Sheathing: (standard sheathing)
4. Appears Serviceable Ventilation: (gable/soffit vents)
5. Appears Serviceable Insulation: (Batts)
6. Appears Serviceable Depth/insulation: (Undetermined)
7. Appears Serviceable Vapor Barrier: (Insulation vapor barrier)
8. Repair Wiring/Lighting: (No light in attic)
9. Appears Serviceable Moisture: (none noted, limited view)
10. Appears Serviceable Bathroom Fan Venting: discharges to exterior

Basement

(Main house basement) Basement

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1. Basement type (Finished basement) Observation/scope (Finished / not heated)
 2. Appears Serviceable Ceiling: (Suspended ceiling)
 3. Appears Serviceable Walls: (Drywall)
 4. Appears Serviceable Floor: (concrete) floor settlement is average for the age of the dwelling
 5. Not Present Floor Drain: (None noted)
 6. Appears Serviceable Windows: (Standard windows)
 7. Appears Serviceable Electrical: (Standard/3 prong outlets)
 8. Repair HVAC Source: (not heated) no heat in finished basement
 9. Appears Serviceable Sump Pump: (Submerged)
 10. Appears Serviceable Moisture stains: (None noted)
 11. Appears Serviceable Basement Stairs/Railings: (Stairs/hand rail)

Heating System

(Basement) Heating System

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1. Repair Heating System Operation: (Appears functional) Rust in the burner section and the A\c pipe is rubbing on the cover sooner or later it will leak, recommend evaluation and repair by licensed contractor before closing
 2. Manufacturer: York
 3. Type: Forced air Capacity: 119000 btu
 4. Area Served: Complete dwelling Approximate Age: 9 years, estimated age
 5. Fuel Type: Natural gas
 6. Unable to Inspect: (Furnace heat exchanger and internal sections)
 7. Marginal Blower Fan/Filter: (Fan/disposable filter filter not secured properly)
 8. Appears Serviceable Distribution: (forced air ducts/register)
 9. Appears Serviceable Flue Pipe: (Metal flue pipe)
 10. Appears Serviceable Controls: (Operational controls)
 11. Appears Serviceable Thermostats: (Standard)
 12. Tank Location: N/A
 13. Suspected Asbestos: No

Plumbing

- 1. Appears Serviceable Service Line: (Copper)
- 2. Appears Serviceable Water Shutoff: (Basement)
- 3. Appears Serviceable Water Lines: (Copper)
- 4. Appears Serviceable Drain Pipes: (PVC)
- 5. Appears Serviceable Vent Pipes: (PVC)
- 6. Appears Serviceable Gas Service Lines: (black iron/Insulflex)

Basement Water Heater

- 7. Appears Serviceable Water Heater Operation: Functional at time of inspection
- 8. Not Present Water Catch Pan: (None noted)
- 9. Manufacturer: A.O. Smith
- 10. Model Number: (undetermined) Serial Number: (undetermined)
- 11. Type: Natural gas Capacity: 40 Gal.
- 12. Approximate Age: 9 years, estimated age Area Served: Complete dwelling
- 13. Appears Serviceable Flue Pipe: (Metal flue pipe)
- 14. Appears Serviceable TPRV and Drain Tube: (Copper)

Laundry Room/Area

1st Floor Laundry Room/Area

- 1. Appears Serviceable Electrical: (Standard outlet)
- 2. Repair Tub/laundry: (Standard free standing tub) tub not mounted to floor or wall, it should be better secured
- 3. Appears Serviceable Vent/dryer: (Metal flex) dryer vent cleaning - recommend dryer vent cleaning for safety before using
- 4. Appears Serviceable Gas Line/dryer: (Standard utility line)
- 5. Appears Serviceable Floor: (Tile)
- 6. Appears Serviceable Drain/washer: (Standpipe style drain)
- 7. Not Present Catch Pan/washer: (None noted)

Marginal Summary

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

Lots and Grounds

1. **Rear/exterior/stairs:** Desk off back of house general maintenance require, maintain and repair when necessary

Structure

2. **Foundation:** (Poured concrete) foundation settlement is average for the age of the dwelling some settlement cracks noted, and have been repaired. The repair appears satisfactory, recommend obtaining for the seller any contractor's repair warranty

Heating System

3. **(Basement) Heating System Blower Fan/Filter:** (Fan/disposable filter filter not secured properly

Repair Summary

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

Lots and Grounds

1. **Deck:** (Wooden deck) Moisture and wood damage, no concrete footing for the supports
2. **Fences:** (Wooden fence) Repair needed, on the wood fence

Roof

3. **Flashing:** (Flashing material not visible) Regular flashing maintenance is required to avoid roof leaks. REPAIR NEEDED Front porch flashing needs repair.

Attic

4. main house section Attic Wiring/Lighting: (No light in attic)

Basement

5. (Main house basement) Basement HVAC Source: (not heated) no heat in finished basement

Heating System

6. (Basement) Heating System Heating System Operation: (Appears functional) Rust in the burner section and the A/c pipe is rubbing on the cover sooner or later it will leak, recommend evaluation and repair by licensed contractor before closing

Laundry Room/Area

7. 1st Floor Laundry Room/Area Tub/laundry: (Standard free standing tub) tub not mounted to floor or wall, it should be better secured

Safety Hazard Summary

Roof

1. right side of house Chimney Additional Observations: (Gutters and downspouts) REPAIR NEEDED, rear Gutter drain is trip hazard