



CHECKMARK PLUS, INC.

Home Inspection / (1) Family

Report for: YOUR NAME HERE

Report # SAMPLE



STREET ADDRESS
TOWN, NJ ZIP CODE

Index

MARGINAL SUMMARY	1
DEFECTIVE SUMMARY	2
GENERAL INFORMATION	3
LOTS AND GROUNDS	4
EXTERIOR	4
COMMON SPACES	5
ROOF	5
GARAGE	5
ELECTRICAL	6
STRUCTURE	7
ATTIC	8
BASEMENT	8
CRAWL SPACE	9
AIR CONDITIONING	9
FIREPLACE	n/a
PLUMBING	10
HEATING SYSTEM	11
BATHROOMS	12
KITCHEN	13
LIVING SPACE	14
BEDROOMS	14
LAUNDRY AREA	15
FINAL COMMENTS	16
CHECKMARK PLUS LIMITATIONS / DISCLOSURE	17
WOOD INSECT DESTROYING INSECT INSPECTION REPORT	18-19

NOTES:

1.
2.
3.

CHECKMARK HOME INSPECTION DISCLOSURE AND LIMITATIONS

- THIS HOME INSPECTION REPORT IS BASED **ON VISUAL OBSERVATION** OF THE PHYSICAL CONDITIONS OF THE BUILDING. CONDITIONS NOT READILY VISIBLE ARE SPECIFICALLY EXCLUDED.
- THE INSPECTOR IS NOT EXPECTED TO OPERATE ANY EQUIPMENT AND DOES NOT OPERATE ANY EQUIPMENT NOT NORMALLY OPERATED BY THE HOMEOWNER. THE INSPECTOR WILL NOT DISMANTLE EQUIPMENT; REMOVE NAILED OR BOLTED COVERS, MAKE HOLES, MOVE FURNITURE OR LIFT RUGS, OR PERFORM ANY TEST THAT REQUIRES DAMAGING OR DESTROYING THE ITEM BEING TESTED. THIS REPORT WILL COVER ONLY THOSE ITEMS BEING MENTIONED, AND THOSE ONLY AT THE TIME OF THE INSPECTION. THE REPORT DOES NOT CONSTITUTE OR IMPLY A GUARANTEE OR WARRANTY OF ANY KIND.
- THE REPORT WILL NOT INCLUDE ENVIRONMENTAL HAZARDS ASSOCIATED WITH THE HOUSE. CHECKMARK PLUS, INC. DOES NOT HAVE LABORATORY FACILITIES OR EXPERTISE IN THESE AREAS. WE RECOMMEND YOU CHECK YOUR LOCAL BOARD OF HEALTH OR ANY ENVIRONMENTAL SCIENTIST.
- THE REPORT REFLECTS OUR **PROFESSIONAL OPINION** OF THE CONDITION OF THE MAJOR STRUCTURAL, MECHANICAL AND ELECTRICAL ELEMENTS OF THE PROPERTY AS OF THE DATE OF THIS INSPECTION.
- CHECKMARK PLUS INC. DOES NOT ASSUME ANY LIABILITY FOR MISTAKES, OMISSIONS, OR ERRORS IN JUDGEMENT BEYOND THE COST OF THIS REPORT. THIS LIMITATION OF LIABILITY SHALL INCLUDE AND APPLY TO ALL CONSEQUENTIAL DAMAGES, BODILY INJURY AND PROPERTY DAMAGE OF ANY NATURE.
- CHECKMARK PLUS INC. DOES NOT ASSUME RESPONSIBILITY FOR THE COST OF REPAIRING OR REPLACING ANY UNREPORTED DEFECTS OR CONDITIONS.
- THE WOOD DESTROYING INSECT INSPECTION WILL BE LIMITED TO VISUAL INSPECTION OF ACCESSIBLE AREAS AND/OR SOUNDING OF ACCESSIBLE AREAS. CONCEALED AREAS BY DIRT, SIDING, RUGS, AND INSULATION MAY CONTAIN INFESTATION AND THE INSPECTOR WILL NOT BE LIABLE. THEREFORE, IN THE EVENT IT SHOULD SUBSEQUENTLY TURN OUT THERE MIGHT HAVE BEEN TERMITES AT THE TIME OF THE INSPECTION AND THERE IS A RESULTING LOSS OR DAMAGE TO THE PARTY FOR WHOM THE INSPECTION IS MADE AND LIMITED TO AND FIXED AS A SUM EQUAL TO THE AMOUNT OF THE REPORT FEE. BY SIGNING THIS DISCLOSURE THE BUYER UNDERSTANDS AND AGREES THAT SHOULD ANY PROBLEMS ARISE THE RIGHT TO SUE IS BEING FORFEIT. THE LIABILITY OF THE INSPECTOR IS LIMITED TO THE FEE PAID FOR THE SERVICES PROVIDED. THIS DISCLOSURE WAS PRESENTED TO THE CUSTOMER AND ITS SIGNATURE IS CONTAINED IN THE CHECKMARK PLUS PRE-INSPECTION FORM.
- THE BUYER AGREES HAVE SEEN A **NJ HOME INSPECTOR LICENSE #24G100069800**, AN ID FROM THE NATIONAL ASSOCIATION OF HOME INSPECTOR AS WELL AS BEING INFORMED THAT THE INSPECTOR HOLDS A NJ REALTOR LICENSE WITH CENTURY 21/ TEANECK, A VALID NJ REAL STATE APPRAISER TRAINEE LICENSE. ALSO, THE BUYER IS AWARE THE INSPECTOR HAVE RECEIVED HOME INSPECTIONS TRAINING CLASSES AT BERGEN ACADEMIES, HAS RECEIVED TRAINING FROM BGK HOME INSPECTIONS IN NJ, AND **THE INSPECTOR IS A MECHANICAL ENGINEER** GRADUATED FROM NEW JERSEY INSTITUTE OF TECHNOLOGY IN NJ. THE PARTIES HERETO COVENANT AN AGREE THAT THERE ARE NO REPRESENTATION , VERBAL UNDERSTANDINGS OR STATEMENTS CHANGING OR MODIFYING ANY OF THE TERMS OR PROVISIONS THIS INSPECTION REPORT AND THAT ALL TERMS, CONDITIONS AND PROVISIONS THEREOF ARE CONTAINED HEREIN IN WRITING

CHECKMARK PLUS, Inc.

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.

Structure

1. **Stairs/Handrails:** Fair Stairway from basement to the second floor needs some reinforcement / secure steps

Basement

2. **Main Basement Windows:** Fair replace in the near future

Bathroom

3. **1st floor main Bathroom Windows:** Fair Seal and caulk to avoid water filtration
4. **2nd floor main Bathroom Walls:** Fair condition Ceramic tiles missing at the bottom of the wall, behind the toilet area

Defective Summary

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

Exterior Surface and Components

1. **Basement Windows:** Fair water filtration noticed on windows located at the rear part of the property

Common Spaces

2. **Stairs/Handrails:** Wood stairs with wood handrails Handrails from 1st floor to second floor are loose (Safety)

Roof

3. **Leader/Extension:** Missing Extend runoff drains to move water away from foundation

Garage/Carport

4. **Side Garage Door Opener:** Lift Master 1. Code to open garage door from outside was Inoperative at time of inspection,
 2. Buyer to request a remote garage opener from the seller prior to closing,
 3. Safety reverse system in operation,
 4. Light beam safety is recommended

Structure

5. **Foundation:** Concealed
 1. Re-pointing required at the front face of the property by the garage area.
 2. Seal cracks and repair foundation wall at the rear part of the property, patio area

Basement

6. **Main Basement Electrical:** 110 VAC GFCI GFCI does not trip when tested

Air Conditioning

7. **Main AC System A/C System Operation:** Not inspected To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested.
AC vents at the second floor are located on the surface floor. It is not the most functional spot.

Bathroom

8. **2nd floor main Bathroom Sink/Basin:** Pedestal The sink is loose

Kitchen

9. **1st Floor Kitchen Electrical:** 110 VAC GFCI Faulty GFCI outlet-replace

Bedroom

10. **2nd floor bedroom #1 Bedroom Closet:** Large Walls in closet is damaged
11. **2nd floor bedroom #2 Bedroom Closet:** Large Missing Closet door hardware

Definitions

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

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address [your future residence]

City State Zip

Contact Name

Phone Fax

Client Information

Client Name [your name]

Client Address [your address]

City State Zip

Phone [your phone number] **Fax** [your fax number]

E-Mail [your e-mail]

Inspection Company

Inspector Name Herman Andrade, Engineer, NJ Home Inspector License # 24GI00069800

Company Name Checkmark Plus, Inc

Company Address 679 Grant Terrace

City Teaneck **State** NJ **Zip** 7666

Phone (201) 287-0611 **Fax** (201) 287- 0610

E-Mail herman@checkmarkplus.com

File Number INSP SAMPLE

Amount Received \$350.00 - Residential inspection and termite inspection

Conditions

Others Present Buyer, Seller, Seller's agent, Home inspector **Property Occupied** Vacant

Estimated Age unknown **Entrance Faces**

Inspection Date n/a

Start Time 1:00 PM **End Time** 3:00 PM

Electric On Yes No Not Applicable

Gas/Oil On Yes No Not Applicable

Water On Yes No Not Applicable

Temperature 58 F

Weather Clear **Soil Conditions** Dry

Space Below Grade Finished basement

Building Type Single family **Garage** Attached

Sewage Disposal Not within the scope of this inspection **How Verified** Please contact the City's Building Dept

Water Source Not within the scope of this inspection **How Verified** Please contact the City's Building Dept

Additions/Modifications Seller's property disclosure might be available to buyer

Permits Obtained Not part of the scope of the Home Inspection **How Verified** Please contact the City's Building Dept

Lots and Grounds

This inspection does not cover evaluation of soil, or stability of the land that the house is built on. Since the inspection is essentially visual, it does not assess the draining capabilities of the property, nor does it assess any underground piping, septic systems, or sewer service piping. Some areas that are build too close to the ground are inaccessible and excluded from the report. It is recommended that the buyer obtain information regarding prior foundation or structural repairs.

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

1. **Walks:** Pebble top
2. **Steps/Stoops:** Fair
3. **Patio:** Pavers
4. **Deck:**
5. **Balcony:**
6. **Porch:**
7. **Retaining Walls:**
8. **Vegetation:** Grass, Trees, and Bushes
9. **Basement Stairwell:**
10. **Grading:** Minor slope
11. **Window Wells:** None
12. **Basement Stairwell Drain:**
13. **Exterior Surface Drain:**
14. **Driveway:** Asphalt Normal wear and tear, Seal / fill in cracks near the foundation wall to avoid further damage
15. **Fences:** Fair
16. **Lawn Sprinklers:** Beyond the scope of the inspection Not part of the inspection's scope

Exterior Surface and Components

Areas hidden from view are not part of this inspection. Foundation commonly display minor cracks and do not imply any structural problem. If obvious structural flaws are present, we recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. Floor coverings may prevent identification of flaws, except in severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

Around the property Exterior Surface

1. **Type:** Brick veneer Re-pointing needed near garage entrance
2. **Trim:** Fair
3. **Fascia:** Concealed
4. **Soffits:**
5. **Patio Door:** Fair
6. **Windows:** Vinyl
7. **Window Screens:** Fair
8. **Basement Windows:** Fair water filtration noticed on windows located at the rear part of the property
9. **Exterior Lighting:** Surface mount
10. **Exterior Electric Outlets:** Fair
11. **Hose Bibs:** Gate
12. **Gas Meter:** Fair
13. **Main Gas Valve:** Not visible or not present

Common Spaces

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

1. **Entrance Door:** Wood
2. **Stairs/Handrails:** Wood stairs with wood handrails Handrails from 1st floor to second floor are loose (Safety)
3. **Ceilings:** Fixed ceiling
4. **Walls:** Fair condition
5. **Floors:** Hardwood
6. **Windows:** Fair
7. **Electrical:** 110 VAC outlets and lighting circuits
8. **Fire Extinguishers:** Part of the Certificate of occupancy
9. **Fire or Smoke Detectors:** Part of the Certificate of Occupancy
10. **Sprinkler System:** Not part of the inspection's scope
11. **Door Bell/Intercom System:** None

Roof

The inspector is not responsible for determining age of the roof nor the potential for future leakage. The inspector is not required to walk on the roof. The only way to know if the roof is water tight is to observe it during a prolonged rainfall.

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

Main Roof Surface

1. **Method of Inspection:** Ground level using binoculars and also from windows at second floor
2. **Unable to Inspect:** 15% Height of roof
3. **Material:** Asphalt shingle The inspector cannot determine if there is any active leaks since no heavy rain has been present during previous days to the inspection.. Monitor its condition during heavy rain season.
4. **Type:** Gable
5. **Approximate Age:** Unknown

Rear part of the property Chimney

6. **Chimney:** Brick Chimney was not inspected from inside. A qualified chimney company must provide service and cleaning once a year to AVOID any FIRE HAZARD, A chimney rain cap was noticed from ground floor
7. **Flue/Flue Cap:** Not visible from the ground floor.
8. **Chimney Flashing:** Not visible from the ground floor.
9. **Valleys:** Fair
10. **Skylights:**
11. **Plumbing Vents:** Fair

12. Roof Water Control

13. **Gutters:** Aluminum Cleaning the gutters is required as part of the regular maintenance, Monitor gutters during heavy rain season for possible leaks. The inspector cannot determine if these are leaking since no rain condition was present at the time of the inspection
14. **Downspouts:** Aluminum
15. **Leader/Extension:** Missing Extend runoff drains to move water away from foundation

Garage/Carport

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

Side Garage

Garage/Carport (Continued)

1. **Type of Structure:** Attached **Car Spaces:** 1



- 2. **Garage Doors:** Fair Remove personal items from garage prior to closing
- 3. **Door Operation:** Mechanized
- 4. **Door Opener:** Lift Master 1. Code to open garage door from outside was Inoperative at time of inspection,
 - 2. Buyer to request a remote garage opener from the seller prior to closing,
 - 3. Safety reverse system in operation,
 - 4. Light beam safety is recommended
- 5. **Exterior Surface:** Fair
- 6. **Roof:** Asphalt shingle
- 7. **Roof Structure:** Rafter
- 8. **Service Doors:** Fair
- 9. **Ceiling:** Fair condition
- 10. **Walls:** Fair
- 11. **Floor/Foundation:** Fair condition
- 12. **Electrical:** 110 VAC outlets and lighting circuits
- 13.
- 14. **Heating:**
- 15. **Windows:**

Electrical

This report addresses the primary electrical power distribution system serving the building. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire building should be turned off prior to beginning any repair efforts, regardless of how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during inspection, due to time constants. Any ceiling fans are checked for general operation only. Smoke alarms should be tested regularly. Security alarm systems and their components are not addressed by this inspection. We recommend consulting with the alarm monitoring company for further information.

ADDITIONAL TIPS

- Have older homes inspected yearly by a qualified electrician and fix problems immediately.
- Don't overload electrical circuits by plugging in too many appliances.
- Avoid attaching a two prong adapter to a three-prong plug, and inserting it into an outlet that's not grounded.
- Watch for loose, unattached wires hanging from the ceiling or suspended from the walls. Such wires indicate shoddy workmanship.
- Conduct self-tests such as resetting circuit breakers to make sure they will function properly
- Ensure access to fire escape through a window.
- Know your electrical circuit. Know which outlets and products are connected to each circuit. Label them!
- Immediately disconnect any electrical product if problems develop and have it examined by a competent professional.
- Follow manufacturer's instructions on what types of electrical connections are needed for all electrical appliances.
- Smoke detectors MUST be functioning and MUST be tested twice a month as part of a maintenance routine.
- Carbon monoxide detectors MUST be functioning and MUST be tested as part of a maintenance routine.

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

Electrical (Continued)

1. **Service Size Amps:** 100 **Volts:** 220 VAC
2. **Service:** Aluminum
3. **Ground:** Plumbing ground only
4. **Smoke Detectors:** These are part of the Certificate of Occupancy

Basement Electric Panel

5. **Manufacturer:** Seimens



6. **Maximum Capacity:** 100 Amps
7. **Main Breaker Size:** 100 Amps
8. **Breakers:** Copper and Aluminum
9. **Fuses:**
10. **GFCI:** At GFCI receptacles only

Structure

Provided the basement is totally finished, the inspector will not be able to determine the condition of the structure behind the walls. This is noticed as concealed areas. Presence of structural damage, water filtration, termite damage, plumbing, electrical issues might be hidden.

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

1. **Structure Type:** Concealed Finished basement. The Inspector cannot determine the condition behind the walls, ceiling. Concealed areas
2. **Foundation:** Concealed
 1. Re-pointing required at the front face of the property by the garage area.
 2. Seal cracks and repair foundation wall at the rear part of the property, patio area
3. **Differential Movement:** No movement or displacement noted
4. **Beams:** Concealed
5. **Bearing Walls:** Concealed
6. **Joists/Trusses:** Concealed
7. **Piers/Posts:** Concealed
8. **Floor/Slab:** Fair
9. **Stairs/Handrails:** Fair Stairway from basement to the second floor needs some reinforcement / secure steps

Attic

Provided there is NO access to the attic at the time of the inspection, The inspector will NOT be able to observe the roof condition underneath, any possible active/non active leaks, insulation, electricity, ventilation. The attic condition will be concealed. Same case scenario will apply if the inspector is NOT able to fully inspect the attic due to storage, personal items, and /or cluttered conditions at the time of the inspection.

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

Main Attic

1. **Method of Inspection:** From the attic access
2. **Unable to Inspect:** 15% Roof line, No access or entry. Attic observed through a wall damaged at one of the closets at the second floor
3. **Roof Framing:** Rafter
4. **Sheathing:** Concealed
5. **Ventilation:**
6. **Insulation:** Fiberglass
7. **Insulation Depth:**
8. **Vapor Barrier:** Paper
9. **Attic Fan:**
10. **House Fan:**
11. **Wiring/Lighting:**
12. **Moisture Penetration:**
13. **Bathroom Fan Venting:** None

Basement

Most basements have a water filtration. Inspector cannot assure there is no water filtration at all at this property. The basement might be dry at the time of the inspection; however, water might filtrate into the basement during rainy days. It is not possible for the inspector to determine if this situation will be present. It is even more difficult to foresee this issue once the basement is finished. Please verify with the Building department of this City for any pending/ open permits PRIOR to closing

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

Main Basement

1. **Unable to Inspect:** 45% Finished basement. The Inspector cannot determine the condition behind the walls, ceiling. Concealed areas
2. **Ceiling:** Fixed ceiling
3. **Walls:** Fair condition
4. **Floor:** Fair
5. **Floor Drain:** Not noticed
6. **Doors:** Fair
7. **Windows:** Fair replace in the near future
8. **Electrical:** 110 VAC GFCI GFCI does not trip when tested
9. **Smoke Detector:** These are part of the Certificate of Occupancy
10. **HVAC Source:** No heat at the basement
11. **Vapor Barrier:** None
12. **Insulation:** Concealed
13. **Ventilation:** Windows
14. **Sump Pump:**
15. **Moisture Location:**
16. **Basement Stairs/Railings:** Fair

Crawl Space

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

Rear part of the property Crawl Space

1. **Method of Inspection:** From the access



- 2. **Unable to Inspect:** 15% Access partially blocked
- 3. **Access:** fair
- 4. **Moisture Penetration:** No moisture present at time of inspection
- 5. **Moisture Barrier:**
- 6. **Ventilation:** Open at both ends
- 7. **Insulation:**
- 8. **Vapor Barrier:**
- 9. **Sump Pump:**
- 10. **Electrical:**
- 11. **HVAC Source:**

Air Conditioning

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

Main AC System

- 1. **A/C System Operation:** Not inspected To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested.
AC vents at the second floor are located on the surface floor. It is not the most functional spot.
- 2. **Condensate Removal:** PVC
- 3. **Exterior Unit:** Fair



4. **Manufacturer:** Lennox

Air Conditioning (Continued)

- 5. **Model Number:** H525 -311-1P **Serial Number:** 5896B 06528
- 6. **Area Served:** 1st and 2nd floor **Approximate Age:** Unknown
- 7. **Fuel Type:** 220 VAC **Temperature Differential:** Not recorded
- 8. **Type:** Central A/C **Capacity:** Not listed
- 9. **Refrigerant Lines:** Serviceable condition
- 10. **Electrical Disconnect:** Breaker disconnect
- 11. **Exposed Ductwork:**
- 12. **Blower Fan/Filters:** Filter Replace filter every 6 weeks
- 13. **Thermostats:** Individual

Plumbing

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping relating to water supply, waste, or sprinkler use is excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

To keep your faucets from leaking, preventive maintenance is the name of the game. Almost all faucets have an aerator at the tip of the faucet spout. An aerator mixes air and water for a smooth flow. You should clean aerators periodically, perhaps once a year, to remove mineral and debris buildup. Leaks should be fixed immediately since they can quickly develop into a serious break. Temporary repairs are only temporary, and wrapping the pipe usually fails. If you find a fixture that is leaking, turn off the shutoff valve for that device. Then locate the leak. Try to tighten any fittings that leak. A quarter or half turn with a wrench might do the trick. Be careful not to over-tighten fittings. Another possible cause is that the pipes are undersized and the water velocity is too high.

Estimated faucet leakage rates

Drips

60 drops per minute = 192 gallons per month

90 drops per minute = 310 gallons per month

120 drops per minute = 429 gallons per month

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

- 1. **Service Line:** Concealed
- 2. **Main Water Shutoff:** Basement



- 3. **Water Lines:** Copper
- 4. **Drain Pipes:** Cast iron
- 5. **Service Caps:** Concealed
- 6. **Vent Pipes:** Cast iron
- 7. **Gas Service Lines:** Insulflex

Basement/utility room Water Heater

Plumbing (Continued)

8. **Water Heater Operation:** Functional at time of inspection
 Draining the water heater at least twice a year is recommended to relieve sediment build up in the tank.
 Follow the manufacturer's service and maintenance instructions



9. **Manufacturer:** A.O. Smith
 10. **Type:** Natural gas **Capacity:** 40 Gal.
 11. **Approximate Age:** 1 Year **Area Served:** Whole building
 12. **TPRV and Drain Tube:** Copper

Heating System

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector cannot light pilot lights. Safety devices are not tested by the inspector.

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

Basement Heating System

1. **Heating System Operation:** Appears functional Inspector cannot determine how long this unit will last since this is a VISUAL inspection not a mechanical inspection



2. **Model Number:** Weil McLain **Serial Number:** not recorded
 3. **Type:** Oil steam boiler system **Capacity:** Not recorded
 4. **Area Served:** 1st and 2nd floor **Approximate Age:** Unknown
 5. **Fuel Type:** Oil
 6. **Distribution:** Radiator The radiators may leak after the system is functional for a reasonable period of time. The radiator may need service and maintenance after the system has been turned on for a reasonable period of time.
 7. **Circulator:** Gravity
 8. **Devices:** Expansion tank
 9. **Humidifier:**
 10. **Thermostats:** Individual

Heating System (Continued)

11. **Fuel Tank:** Oil tank Oil tanks are NOT part of the home Inspection, Consult the City's building department and/or your attorney PRIOR to closing
12. **Tank Location:** Underground
13. **Suspected Asbestos:** Not part of the inspection's scope

Bathroom

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

To keep your faucets from leaking, preventive maintenance is the name of the game. Almost all faucets have an aerator at the tip of the faucet spout. An aerator mixes air and water for a smooth flow. You should clean aerators periodically, perhaps once a year, to remove mineral and debris buildup. Leaks should be fixed immediately since they can quickly develop into a serious break. Temporary repairs are only temporary, and wrapping the pipe usually fails. If you find a fixture that is leaking, turn off the shutoff valve for that device. Then locate the leak. Try to tighten any fittings that leak. A quarter or half turn with a wrench might do the trick. Be careful not to over-tighten fittings. Another possible cause is that the pipes are undersized and the water velocity is too high.

Estimated faucet leakage rates

Drips

60 drops per minute = 192 gallons per month

90 drops per minute = 310 gallons per month

120 drops per minute = 429 gallons per month

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

1st floor main Bathroom

1. **Closet:** None
2. **Ceiling:** Fair
3. **Walls:** Fair
4. **Floor:** Fair
5. **Doors:** Fair
6. **Windows:** Fair Seal and caulk to avoid water filtration
7. **Electrical:** No electrical outlets
8. **Counter/Cabinet:** Fair
9. **Sink/Basin:** Fair Soap ceramic holder is broken
10. **Faucets/Traps:** Fair
11. **Tub/Surround:** Fair
12. **Shower/Surround:** Fair
13. **Spa Tub/Surround:** Fair
14. **Toilets:** Fair
15. **HVAC Source:** Radiator
16. **Ventilation:** No electric ventilation fan

2nd floor main Bathroom

17. **Closet:** None
18. **Ceiling:** Fair
19. **Walls:** Fair condition Ceramic tiles missing at the bottom of the wall, behind the toilet area
20. **Floor:** Fair
21. **Doors:** Fair
22. **Windows:** Fair
23. **Electrical:** No electrical outlets
24. **Counter/Cabinet:** Fair
25. **Sink/Basin:** Pedestal The sink is loose
26. **Faucets/Traps:** Fair
27. **Tub/Surround:** Fair

Bathroom (Continued)

- 28. **Shower/Surround:** Fair condition
- 29. **Spa Tub/Surround:** Fair condition
- 30. **Toilets:** Fair
- 31. **HVAC Source:** Fair
- 32. **Ventilation:** No electric ventilation fan

Kitchen

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing. The inspector may TEST YOUR APPLIANCES AS A COURTESY. Inspection of appliances are NOT part of the scope of the Home Inspection.

To keep your faucets from leaking, preventive maintenance is the name of the game. Almost all faucets have an aerator at the tip of the faucet spout. An aerator mixes air and water for a smooth flow. You should clean aerators periodically, perhaps once a year, to remove mineral and debris buildup. Leaks should be fixed immediately since they can quickly develop into a serious break. Temporary repairs are only temporary, and wrapping the pipe usually fails. If you find a fixture that is leaking, turn off the shutoff valve for that device. Then locate the leak. Try to tighten any fittings that leak. A quarter or half turn with a wrench might do the trick. Be careful not to over-tighten fittings. Another possible cause is that the pipes are undersized and the water velocity is too high.

Estimated faucet leakage rates

- Drips**
 60 drops per minute = 192 gallons per month
 90 drops per minute = 310 gallons per month
 120 drops per minute = 429 gallons per month

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

1st Floor Kitchen

- 1. **Cooking Appliances:** Fair Inspection of appliances are NOT part of the scope of the Home Inspection.



- 2. **Ventilator:** Fair
- 3. **Disposal:** n/a
- 4. **Dishwasher:**
- 5. **Air Gap Present?** Yes No
- 6. **Trash Compactor:**
- 7. **Refrigerator:** Fair
- 8. **Microwave:** N/A
- 9. **Sink:** Fair
- 10. **Electrical:** 110 VAC GFCI Faulty GFCI outlet-replace
- 11. **Plumbing/Fixtures:** Fair
- 12. **Counter Tops:** Fair
- 13. **Cabinets:** Wood
- 14.

Kitchen (Continued)

- 15. **Ceiling:** Fair condition
- 16. **Walls:** Fair condition
- 17. **Floor:** Pergo
- 18. **Doors:** Fair
- 19. **Windows:** Fair
- 20. **HVAC Source:** Radiator

Living Space

Most small cracks on interior walls and ceilings are minor and should be considered to be cosmetic flaws. Repair includes patching and caulking, the painting. Where practical your inspector could use a moisture meter to determine the status of visible stained areas. The condition of walls behind wall coverings cannot be judged. Floor covering damage or stains may be hidden by furniture. Determining the source of odors or like conditions is not a part of this inspection. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. No effort is made to move occupant's personal belongings, furniture, rugs, plants or ceiling tiles during the inspection.

Most small cracks on interior walls and ceilings are minor and should be considered to be cosmetic flaws. Repair includes patching and caulking, the painting. Where practical your inspector could use a moisture meter to determine the status of visible stained areas. The condition of walls behind wall coverings cannot be judged. Floor covering damage or stains may be hidden by furniture. Determining the source of odors or like conditions is not a part of this inspection. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. No effort is made to move occupant's personal belongings, furniture, rugs, plants or ceiling tiles during the inspection.

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

1st Floor Living Room Living Space

- 1. **Closet:** Fair
- 2. **Ceiling:** Fixed ceiling
- 3. **Walls:** Fair condition
- 4. **Floor:** Fair
- 5. **Doors:** Fair
- 6. **Windows:** Fair
- 7. **Electrical:** 110 VAC outlets and lighting circuits
- 8. **HVAC Source:** Fair
- 9. **Smoke Detector:** These are part of the Certificate of Occupancy

Bedroom

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

All bedrooms / first floor Bedroom

- 1. **Closet:** Fair condition
- 2. **Ceiling:** Fixed ceiling
- 3. **Walls:** Fair condition
- 4. **Floor:** Fair
- 5. **Doors:** Fair
- 6. **Windows:** Fair
- 7. **Electrical:** 110 VAC outlets and lighting circuits
- 8. **HVAC Source:** Fair
- 9. **Smoke Detector:** These are part of the Certificate of Occupancy

2nd floor bedroom #1 Bedroom

- 10. **Closet:** Large Walls in closet is damaged
- 11. **Ceiling:** Fixed ceiling Ceiling fan tested fine during inspection
- 12. **Walls:** Fair condition
- 13. **Floor:** Fair
- 14. **Doors:** Fair
- 15. **Windows:** Fair
- 16. **Electrical:** 110 VAC outlets and lighting circuits

Bedroom (Continued)

- 17. **HVAC Source:** Radiator AC vents are located on the surface floor. It is not the most functional spot.
 - 18. **Smoke Detector:** These are part of the Certificate of Occupancy
- 2nd floor bedroom #2 Bedroom**
-
- 19. **Closet:** Large Missing Closet door hardware
 - 20. **Ceiling:** Fair
 - 21. **Walls:** Fair condition
 - 22. **Floor:** Pergo
 - 23. **Doors:** Fair
 - 24. **Windows:** Fair
 - 25. **Electrical:** 110 VAC outlets and lighting circuits
 - 26. **HVAC Source:** Radiator AC vents are located on the surface floor. It is not the most functional spot.
 - 27. **Smoke Detector:** These are part of the Certificate of Occupancy

Laundry Room/Area

The inspector may TEST YOUR APPLIANCES AS A COURTESY. Inspection of appliances are NOT part of the scope of the Home Inspection. Leaks should be fixed immediately since they can quickly develop into a serious break. Temporary repairs are only temporary, and wrapping the pipe usually fails. If you find a fixture that is leaking, turn off the shutoff valve for that device. Then locate the leak. Try to tighten any fittings that leak. A quarter or half turn with a wrench might do the trick. Be careful not to over-tighten fittings. Another possible cause is that the pipes are undersized and the water velocity is too high.

Estimated faucet leakage rates

- Drips
 60 drops per minute = 192 gallons per month
 90 drops per minute = 310 gallons per month
 120 drops per minute = 429 gallons per month

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

Basement Laundry Room/Area

- 1. **Closet:** None



- 2. **Ceiling:** Fair
- 3. **Walls:** Fair
- 4. **Floor:** Fair
- 5. **Doors:** Fair
- 6. **Windows:** Fair
- 7. **Electrical:** 110 VAC outlets and lighting circuits
- 8. **Smoke Detector:** These are part of the Certificate of Occupancy
- 9. **HVAC Source:** No heat
- 10. **Laundry Tub:**

Laundry Room/Area (Continued)

- 11. **Washer Hose Bib:** Gate valves
- 12. **Dryer Vent:** Metal flex
- 13. **Dryer Gas Line:** Cast iron
- 14. **Washer Drain:** Drain pan to main drain system
- 15. **Floor Drain:** Not noticed

Final Comments

This report contains a professional opinion of the property you are buying. It is NOT a warranty or insurance on this property. The inspection has been performed by a Mechanical engineer and NJ licensed Home inspector # 24GI00069800.

Issues considered marginal and/ or defective by the inspector are subject to the buyer's final decision after consulting with the buyer's attorney. This inspection is based on the inspector's professional opinion and the final request for repairs to be done on the subject property are not the inspector's decision.

The inspector has spent a reasonable amount of hours inspecting your future home . He has done his best to cover all the areas of major risk and concern.

It is the buyer's job to understand the inspector is a human being and cannot find out all the facts on the property during the inspection.

Please notice that environmental inspection is NOT part of this home inspection. Mold, asbestos, any gas or substance found at the property or outside the living space are NOT part of this home inspection. Radon Gas can be tested ONLY if it is part of the inspection and requested by the buyer prior to perform the home inspection.

Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

Section I. General Information

Inspection Company, Address & Phone

CHECKMARK PLUS, INC
679 GRANT TERRACE
TEANECK, NJ 07666
201-287 0611

Company's Business Lic. No.

28735 B

Date of Inspection

Address of Property Inspected

YOUR ADDRESS
TOWN, NJ ZIP CODE

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

HERMAN ANDRADE,ENG,NJ# 28735B

Structure(s) Inspected

ONE (1) FAMILY HOME

Section II. Inspection Findings

This report is indicative of the condition of the above identified structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or defects. **Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:**

A. No visible evidence of wood destroying insects was observed.

B. Visible evidence of wood destroying insects 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 was noted as follows (description and location):
PROPERTY AND BASEMENT WINDOWS

WOODEN FENCE SURROUNDING

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 by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of 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: TERMITES

Section IV. Obstructions and Inaccessible Areas

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

Basement NO ACCESS TO SILL PLATE 2,3,4,5,6,7,8,9

Crawlspace 10

Main Level 1,3,4,5,7,8,9

Attic _____

Garage 17

Exterior 17

Porch _____

Addition _____

Other _____

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

- | | |
|-------------------------|----------------------------------------|
| 1. Fixed ceiling | 13. Only visual access |
| 2. Suspended ceiling | 14. Cluttered condition |
| 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 covers |
| 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)

WOOD DESTROYING INSECT INSPECTION MUST BE DONE ONCE A YEAR AT ANY PROPERTY

Attachments REPORT SAMPLE

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 this 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 from 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 licensed pest control company.
- 3. Obstructions 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 touching 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.**