



Property Inspection Report

Sample Insp Report 082020.inspx

Prepared for: CLIENT'S NAME

TYPE-PROPERTY ADDRESS INSPECTED
CITY, STATE ZIP CODE



Checkmark Plus, Inc
49 Market St.
Saddle Brook, NJ 07663
Inspected by:
Herman Andrade
NJIT Mechanical Engineer



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. Vegetation: Grass, Trees, and Bushes - NOTICED: /Trees are not part of the scope of the Home inspection.

Exterior

2. Entry Doors: Main entrance door - NOTICED: /Main entrance doors need adjustment.
ACTION: /1. A registered general contractor must evaluate and estimate repairs PRIOR to limitations set forth by the contract. /2. Recommended to replace main entrance door locks
3. Hose Bibs: Gate - Note: Valves are not operated as part of this inspection, any reference to any valve inspected is visual only unless otherwise noted.
4. Gas Meter: Basement - NOTICED: /1. Three (3) gas meter for these three family home. /2. No Gas service available at time of inspection. /3. No access to gas piping/ concealed
SAFETY TIPS/ Source: The Record, July 19, 2008 after a deadly gas explosion in Teaneck, NJ.
* If you smell gas, leave the house and call PSE&G at 1800-436-7734 from another location. Do NOT use your own phone, especially if the odor is strong.
* Put out open flames and do not use matches, lighters or appliances.
* Do not adjust thermometers or the controls on your appliances

Common Spaces

5. Windows: Vinyl - NOTICED: /Windows with difficult operation.
ACTION: /A registered general contractor must repair PRIOR to limitations set forth by the contract.

Basement

6. Main Basement Basement Stairs/Railings: Concrete - NOTICED: /Missing handrails.
ACTION: /A registered general contractor must repair PRIOR to limitations set forth by the contract.
7. Main Basement Pest control: Not part of this inspection - ACTION: /Pest control is required PRIOR to occupancy

Electrical

8. Basement (3) panels Electric Panel Manufacturer: Label not readable - NOTICED: /1. Knob and Tub Wiring noticed. Not active where observed /2. No Electricity during inspection.
ACTION: /Evaluation by a licensed electrician is a must PRIOR to limitation set forth by the contract.
9. Sub-panels on each floor Electric Panel Manufacturer: Seimens - ACTION: /1. Replace hardware /2. Install missing mounting screws

Heating System

10. Basement Heating System Fuel Tank: Unknown - NOTICED: /Oil tanks are NOT part of the home Inspection

Living Space

11. 1st Floor Living room Living Space Windows: Vinyl - NOTICED: /Difficult operation.
ACTION: /A registered general contractor must evaluate and estimate repairs PRIOR to limitations set forth by the contract.

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Marginal Summary (Continued)

- 12. 2nd Floor Living room Living Space Floor: Hardwood
- 13. 3rd Floor Living room Living Space Floor: Hardwood
- 14. 3rd Floor Living room Living Space Windows: Vinyl - NOTICED: /Difficult operation.
ACTION: /A registered general contractor must evaluate and estimate repairs PRIOR to limitations set forth by the contract.

Bathroom

- 15. 3rd floor main Bathroom Floor: Ceramic tile - NOTICED: /SLANTED FLOORS NOTICED through out the entire property. It appears to be normal due to the age of the house

Bedroom

- 16. All bedrooms First Floor Bedroom Closet: Single - NOTICED: /Missing clothes rod on closets
ACTION: /A registered general contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract.
- 17. All bedrooms Second Floor Bedroom Closet: Single - NOTICED: /Missing clothes rod on closets
ACTION: /A registered general contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract.
- 18. All bedrooms third Floor Bedroom Closet: Single - NOTICED: /Missing clothes rod on closets
ACTION: /A registered general contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract.

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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.

Lots and Grounds

1. Walks: Concrete - NOTICED: /1. Cracked. /2. Tripping hazard.
ACTION: /A MASONRY contractor must repair sidewalk PRIOR to closing.
2. Steps/Main Entrance: Wood - NOTICED: /1. Loose handrails. /2. Broken steps
ACTION: /A registered general contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract.
3. Porch: Open porch /main entrance - NOTICED: /Main entrance porch is not structurally sound
ACTION: / repair PRIOR to limitation set forth by the contract.
4. Basement Stairwell: Repair prior to occupancy - NOTICED: /1. Rusted metal bilco door. /2. Hardware issues.
ACTION: /Install a new door PRIOR to limitation set forth by the contract.
5. Fences: Wood - NOTICED: /1. Leaning. /2. Wood rot noticed. /3. Broken.
ACTION: /1. A registered general contractor must repair PRIOR to limitation set forth by the contract. /2. Buyer to review the survey to determine whom the fence belongs to.

Exterior

6. Trim: Wood - NOTICED: /1. Trim to be done. /2. Missing aluminum. /3. Exposed exterior rafters.
ACTION: /Evaluation by a general contractor is a must PRIOR to limitation set forth by the contract.
7. Windows: Repair prior to closing - NOTICED: /1. Missing aluminum capping at some window framing. /2. Seal and caulk to avoid water filtration behind the siding.
ACTION: /1. Seller to re-inspect and repair ALL windows prior to walk through. /2. ALL windows must lock and operate properly. ALL window screens must be in place. /3. Buyer to re-inspect at walk through.
8. Window Screens: Wire mesh - NOTICED: /1. Some window screens were missing. /2. Some window screens were damaged.
ACTION: /1. Seller to re-inspect and repair ALL windows prior to walk through. /2. ALL windows must lock and operate properly. ALL window screens must be in place. /3. Buyer to re-inspect at walk through.
9. Basement Windows: Non-opening - NOTICED: /Covered with plywood.
ACTION: /1. Seller to re-inspect and repair ALL windows prior to walk through. /2. ALL windows must lock and operate properly. ALL window screens must be in place. /3. Buyer to re-inspect at walk through.
10. Exterior Electric Outlets: 110 VAC - NOTICED: /Missing cover on exterior GFCI.
ACTION: /A certified licensed Electrician must evaluate and estimate repairs PRIOR to limitation set forth by the contract.

Common Spaces

11. Stairs/Handrails: Wood Stairs - NOTICED: /1. Missing handrail on staircase. /2. Missing balusters /3. Some steps are NOT sturdy: safety issues
ACTION: /A registered general contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract.
12. Ceilings: Fixed Ceiling - NOTICED: /1. Major interior water damaged in walls and ceiling. /2. Appears to be mold.
ACTION: /A registered general contractor must repair PRIOR to limitations set forth by the contract.



Defective Summary (Continued)

13. Walls: Paint - NOTICED: /1. Major interior water damaged in walls and ceiling. /2. Appears to be mold.
ACTION: /A registered general contractor must repair PRIOR to limitations set forth by the contract.
14. Floors: Carpet - NOTICED: /1. Major carpet floor damages at some bedrooms.
ACTION: /A registered general contractor must repair PRIOR to limitations set forth by the contract.

Roof

15. Main (Upper part of the building) Roof Surface Material: Asphalt shingle - NOTICED: /1. Missing , damaged shingles . /2. Hole on the roof. /3. Extensive water damages due to roof leaks.
ACTION: /Roof to be replaced PRIOR to occupancy.
16. Gutters: Aluminum - NOTICED: /1. Wrong pitch. /2. Leaking.
ACTION: /A qualified roofing contractor must evaluate and estimate repairs PRIOR to limitation set forth by the contract.
17. Downspouts: Aluminum - NOTICED: /1. Loose or missing clamps. /2. Disconnected.
ACTION: /A qualified roofing contractor must evaluate and estimate repairs PRIOR to limitation set forth by the contract.
18. Leader/Extension: Missing - NOTICED: /Extend runoff drains to move water away from foundation

Basement

19. Main Basement Ceiling: Exposed framing - NOTICED: /Termite damaged noticed.
ACTION: /1. A registered general contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract. /2. Termite treatment needed.
20. Main Basement Walls: Brick wall - NOTICED: /1. High humidity noticed. /2. Cracks at different spots noticed.
ACTION: /1. A registered general contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract. /2. A water proof company must evaluate this basement PRIOR to closing.
21. Main Basement Floor: Concrete - NOTICED: /1. High humidity. /2. Water stains noticed. /3. As it was explained to the buyer(s), the inspector cannot warranty there will never be water filtration at all at this basement. Water seepage noticed during inspection. /4. Evidence of water filtration at the basement. /5. Grooves in the floor to guide water to service caps.
ACTION: /A registered general contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract.
22. Main Basement Doors: Bilco metal door - NOTICED: /1. Hardware issues. /2. Excessive rust noticed.
ACTION: /A registered general contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract.
23. Main Basement Windows: Replace prior to closing - NOTICED: /Covered with plywood.
ACTION: /A registered general contractor MUST evaluate and estimate repairs PRIOR to limitations set forth by the contract.
24. Main Basement Electrical: 110 VAC - NOTICED: /1. Secure wiring. /2. No electricity during inspection.
ACTION: /A licensed electrician must repair PRIOR to limitation set forth by the contract.
25. Main Basement Ventilation: Improvement required - NOTICED: /No ventilation present
26. Main Basement Moisture Location: At entire walls - NOTICED: /High humidity at the bottom of the walls.
ACTION: /A registered general contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract.

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Defective Summary (Continued)

27. Main Basement Termites Inspection: Required treatment - NOTICED: /Basement.

NOTE: /Inspection for termites should be done once a Year

Electrical

28. Basement (3) panels Electric Panel Main Breaker Size: Appears to be 60 amps - NOTICED: /Panel might be too small for the current needs of the home.

ACTION: /Evaluation by a licensed electrician is a must PRIOR to limitation set forth by the contract.

Structure

29. Joists/Trusses: Solid wood - NOTICED: /About six joists were sistered. Joists not properly supported.

ACTION: /A structural engineer must to evaluate and estimate repairs PRIOR to limitations set forth by the contract.

30. Piers/Posts: Lally Columns - NOTICED: /1. Lally columns rusted at the bottom. /2. Wood post without footing.

ACTION: /A structural engineer MUST evaluate and estimate repairs PRIOR to limitations set forth by the contract.

Heating System

31. Basement Heating System Heating System Operation: Inoperative - NOTICED: /1. Boilers to be replaced. /2. Excessive rust noticed.

ACTION: /1. replacement required PRIOR to limitation set forth by the contract /2. Since there is no chimney in place, direct appliances can be installed

32. Basement Heating System Heat Exchanger: 2 Burner - NOTICED: /1. Evidence of burning. /2. Excessive rust.

ACTION: /boiler replacement REQUIRED

33. Basement Heating System Flue Pipe: Single wall - NOTICED: /Seal vent penetration into wall/chimney.

ACTION: /recommended to install direct vent appliances

Plumbing

34. Main Water Shutoff: Basement - NOTICED: /1. Excessive rust noticed. /2. Main water service disconnected.

ACTION: /A licensed plumber must evaluate and estimate repairs PRIOR to limitation set forth by the contract,

35. Water Lines: Copper - NOTICED: /1. Rusted valves. /2. Missing valve handles /3. Oxidation

ACTION: /A licensed plumber must repair PRIOR to limitation set forth by the contract. / Replace any rusted valves and any rusted section of piping along water supply lines prior to occupancy.

36. Drain Pipes: Cast iron - NOTICED: /1. Major plumbing issues on sewer stack. /2. Cast iron to be replaced for PVC.

ACTION: /1. Main sewer stack to be replaced for PVC /2. Inspect with a camera the entire sewer system PRIOR to closing. /3. Also, contact town's building department to determine if this home has a public sewer or a septic system to handle waste water

37. Service Caps: Difficult access - Clean out cap missing.

38. Basement Water Heater Water Heater Operation: Not Functional - NOTICED: /1. Three water heaters to be replaced. Excessive rust on the bottom. /2. No water service during inspection.

ACTION: /Consult a licensed plumber PRIOR to limitation set forth by the contract.

NOTES: strongly recommended to install direct vent appliances

39. Basement Water Heater Flue Pipe: Metal

40. Basement Water Heater TPRV and Drain Tube: Replace



Defective Summary (Continued)

Living Space

- 41. 1st Floor Living room Living Space Ceiling: Finished - NOTICED: /1. Major interior water damaged in walls and ceiling. /2. Appears to be mold
ACTION: /A registered general contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract.
- 42. 1st Floor Living room Living Space Walls: Paint - NOTICED: /1. Major interior water damaged in walls and ceiling. /2. Appears to be mold
ACTION: /A registered general contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract.
- 43. 2nd Floor Living room Living Space Windows: Vinyl - NOTICED: /Window has fogging between the layers of glass.
ACTION: /A registered general contractor must evaluate and estimate repairs PRIOR to limitations set forth by the contract.

Kitchen

- 44. 1st Floor Kitchen Ceiling: Fixed ceiling - NOTICED: /1. Major interior water damaged in walls and ceiling. /2. Appears to be mold
ACTION: /A registered general contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract.
- 45. 2nd Floor Kitchen Sink: Stainless Steel
- 46. 2nd Floor Kitchen Counter Tops: Fair
- 47. 2nd Floor Kitchen Cabinets: Wood - NOTICED: /Damaged.
ACTION: /A registered general contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract.
- 48. 2nd Floor Kitchen Ceiling: Exposed framing - NOTICED: /1. Major interior water damaged in walls and ceiling. /2. Appears to be mold. /3. Kitchen must be totally done.
ACTION: /A registered general contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract.
- 49. 2nd Floor Kitchen Walls: Finished walls - NOTICED: /1. Major interior water damaged in walls and ceiling. /2. Appears to be mold
ACTION: /A registered general contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract.
- 50. 2nd Floor Kitchen Floor: Further investigation required
- 51. 2nd Floor Kitchen Windows: Repair prior to closing
- 52. 3rd Floor Kitchen Ceiling: Finished - NOTICED: /1. Major interior water damaged in walls and ceiling. /2. Appears to be mold
ACTION: /A registered general contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract.
- 53. 3rd Floor Kitchen Walls: Finished walls - NOTICED: /1. Major interior water damaged in walls and ceiling. /2. Appears to be mold
ACTION: /A registered general contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract.



Defective Summary (Continued)

54. 3rd Floor Kitchen Floor: Ceramic tile - NOTICED: /1. Missing tiles noticed. /2. Cracked tiles. /3. Stains noticed.
ACTION: /A registered general contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract.

Bathroom

55. 1st Floor - Bathroom Bathroom Walls: Finished walls - NOTICED: /Crack noticed near window.
ACTION: /A registered general contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract.
56. 2nd floor main Bathroom Electrical: 110 VAC - NOTICED: /1. Ceiling light not properly installed. /2. No electricity during inspection.
ACTION: /A licensed electrician must repair PRIOR to limitation set forth by the contract.
57. 2nd floor main Bathroom Toilets: American Standard - NOTICED: /Toilet was not functional.
ACTION: /A licensed plumber MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract.

Bedroom

58. All bedrooms First Floor Bedroom Walls: Finished walls - NOTICED: /Crack noticed near window.
ACTION: /A registered general contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract.
59. All bedrooms First Floor Bedroom Floor: Repair prior to occupancy - NOTICED: /1. damaged carpet /2. Floor damages at some bedrooms.
ACTION: /A registered general contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract.
60. All bedrooms First Floor Bedroom Windows: Repair prior to closing - NOTICED: /1. Torn window screen. /2. Difficult operation.
ACTION: /A registered general contractor must evaluate and estimate repairs PRIOR to limitations set forth by the contract.
61. All bedrooms Second Floor Bedroom Ceiling: Finished - NOTICED: /1. Major interior water damaged in walls and ceiling. /2. Appears to be mold
ACTION: /A registered general contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract.
62. All bedrooms Second Floor Bedroom Floor: Carpet - NOTICED: /1. Major carpet. /2. Floor damages at some bedrooms.
ACTION: /A registered general contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract.
63. All bedrooms Second Floor Bedroom Windows: Vinyl - NOTICED: /Difficult operation.
ACTION: /A registered general contractor must evaluate and estimate repairs PRIOR to limitations set forth by the contract.

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Cost Estimate Summary

Client Name: CLIENT'S NAME
Property Address: TYPE-PROPERTY ADDRESS INSPECTED
CITY, STATE ZIP CODE

Items Recommended for Repair

Lots and Grounds

	<u>Low</u>	<u>High</u>
Fences:	\$ 300	\$ 550

Exterior

Trim:	\$ 700	\$ 900
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Windows:	\$ 600	\$ 800
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Common Spaces

Stairs/Handrails:	\$ 500	\$ 700
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Walls:	\$ 2500	\$ 3500
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Basement

Main Basement Ceiling:	\$ 2400	\$ 2800
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Main Basement Walls:	\$ 1600	\$ 1800
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Main Basement Floor:	\$ 800	\$ 1200
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Main Basement Electrical:	\$ 400	\$ 800
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Main Basement Basement Stairs/Railings:	\$ 140	\$ 200
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Main Basement Termites Inspection:	\$ 1200	\$ 1400
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Electrical

Basement (3) panels Electric Panel Main Breaker Size:	\$ 2400	\$ 2800
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Structure

Joists/Trusses:	\$ 2500	\$ 3000
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Plumbing

Main Water Shutoff:	\$ 480	\$ 650
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Water Lines:	\$ 2800	\$ 3500
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Drain Pipes:	\$ 3500	\$ 4000
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Service Caps:	\$ 300	\$ 350
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Living Space

1st Floor Living room Living Space Ceiling:	\$ 2500	\$ 2900
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2nd Floor Living room Living Space Windows:	\$ 240	\$ 340
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Kitchen

1st Floor Kitchen Ceiling:	\$ 2000	\$ 2500
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1st Floor Kitchen Walls:	\$ 400	\$ 500
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2nd Floor Kitchen Ceiling:	\$ 3000	\$ 3500
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2nd Floor Kitchen Walls:	\$ 600	\$ 800
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3rd Floor Kitchen Ceiling:	\$ 1500	\$ 2500
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3rd Floor Kitchen Walls:	\$ 400	\$ 600
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3rd Floor Kitchen Floor:	\$ 300	\$ 400
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Cost Estimate Summary (Continued)

Bedroom

All bedrooms First Floor Bedroom Floor:

	\$ 3800	\$ 4800
Repair Total	\$ 37860	\$ 47790

Items Recommended for Replacement

Lots and Grounds

Steps/Main Entrance:

Low	High
\$ 3800	\$ 4500

Porch:

\$ 1500	\$ 1800
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Basement Stairwell:

\$ 480	\$ 900
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Exterior

Window Screens:

\$ 600	\$ 800
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Basement Windows:

\$ 600	\$ 800
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Exterior Electric Outlets:

\$ 60	\$ 80
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Common Spaces

Ceilings:

\$ 4500	\$ 6500
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Floors:

\$ 1400	\$ 2800
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Roof

Main (Upper part of the building) Roof Surface Material:

\$ 7500	\$ 8200
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Gutters:

\$ 1800	\$ 2100
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Structure

Piers/Posts:

\$ 600	\$ 800
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Heating System

Basement Heating System Heating System Operation:

\$ 9000	\$ 12000
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Plumbing

Basement Water Heater Water Heater Operation:

\$ 7500	\$ 8500
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Kitchen

1st Floor Kitchen Cooking Appliances:

\$ 450	\$ 550
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2nd Floor Kitchen Cooking Appliances:

\$ 450	\$ 550
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3rd Floor Kitchen Cooking Appliances:

\$ 450	\$ 550
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Replacement Total	\$ 40690	\$ 51430
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Cost Estimate Total	\$ 78550	\$ 99220
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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 TYPE-PROPERTY ADDRESS INSPECTED
City CITY State STATE Zip ZIP CODE

Client Information

Client Name CLIENT'S NAME
Client Address CURRENT ADDRESS
City CITY State STATE Zip ZIP CODE
Phone PHONE NUMBER Email E-MAIL ADDRESS

Contact Name REFERRAL/ATTORNEY
Phone PHONE NUMBER Email E-MAIL ADDRESS

Inspection Company

Inspector Name Herman Andrade
Company Name Checkmark Plus, Inc
Address 49 MARKET ST.,
City SADDLE BROOK NJ Saddle Zip 07663
Phone 201-374-2444 & 201-287-0611 & 201-658 8207
Email herman@CheckmarkPlus.com Web www.CheckMarkPlus.com

Conditions

Others Present Buyer, contractors, Home inspector Property Occupied Vacant
Start Time: TIME OF INSPECTION-START End Time: TIME OF INSPECTION-END
Inspection Date DATE OF INSPECTION
Electric On ☐ Yes ☒ No ☐ Not Applicable
Gas/Oil On ☐ Yes ☒ No ☐ Not Applicable
Water On ☐ Yes ☒ No ☐ Not Applicable
Weather Clear Soil Conditions Dry
Space Below Grade Unfinished Basement
Building Type Three (3) Family home Garage None
Sewage Disposal Not Within the Scope of this Inspection How Verified Please Contact the City's Building Department
Water Source Not Within the Scope of this Inspection How Verified Please Contact the City's Building Department
Permits Obtained Not Within the Scope of this Inspection How Verified Please Contact the City's Building Department



General Information (Continued)

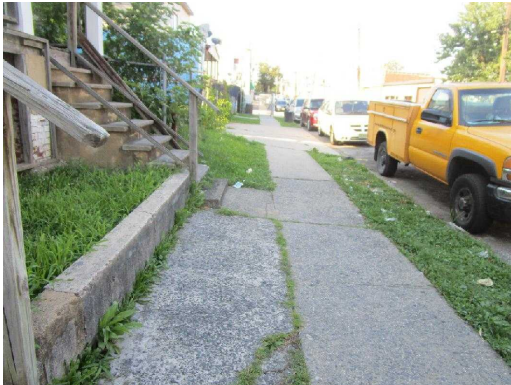
Additions/Modifications Seller's property disclosure might be available to buyer

Lots and Grounds

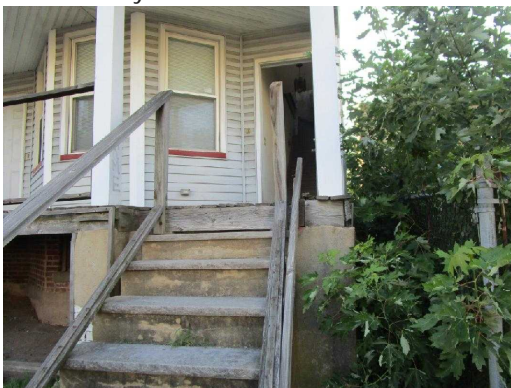
This inspection does not cover evaluation of soil, or stability of the land that the house is built on. Since the inspection is essentially visual, it does not assess the draining capabilities of the property, nor does it assess any underground piping, septic systems, or sewer service piping. Some areas 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 NPNI M D

1. ☐☐☐☐☒ Walks: Concrete - NOTICED: /1. Cracked. /2. Tripping hazard.
ACTION: /A MASONRY contractor must repair sidewalk PRIOR to closing.



2. ☐☐☐☐☒ Steps/Main Entrance: Wood - NOTICED: /1. Loose handrails. /2. Broken steps
ACTION: /A registered general contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract.



3. ☒☐☐☐☐ Patio: Fair
4. ☐☒☐☐☐ Deck: None
5. ☐☒☐☐☐ Balcony: None



Lots and Grounds (Continued)

6. ☐☐☐☐☒ Porch: Open porch /main entrance - NOTICED: /Main entrance porch is not structurally sound
ACTION: / repair PRIOR to limitation set forth by the contract.

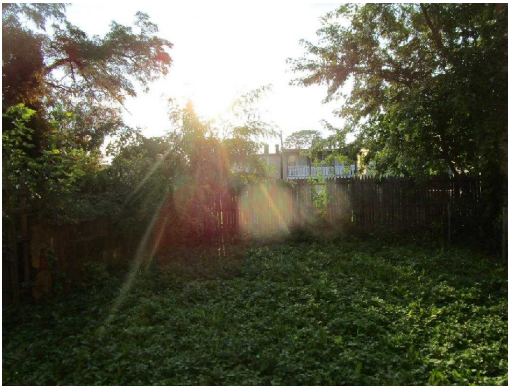


7. ☐☒☐☐☐ Retaining Walls: Not present

8. ☐☐☐☐☒ Basement Stairwell: Repair prior to occupancy - NOTICED: /1. Rusted metal bilco door. /2. Hardware issues.
ACTION: /Install a new door PRIOR to limitation set forth by the contract.



9. ☒☐☐☐☐ Grading: Minor slope



10. ☐☒☐☐☐ Window Wells: None

11. ☐☒☐☐☐ Exterior Surface Drain: None

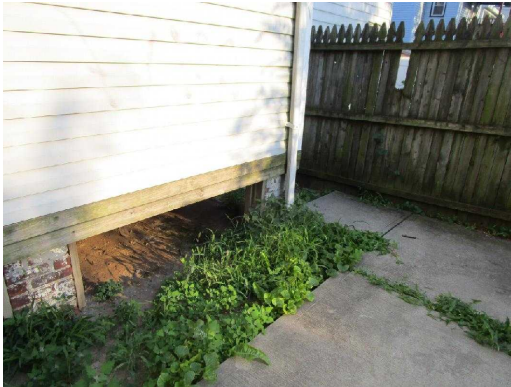
12. ☐☐☐☒☐ Vegetation: Grass, Trees, and Bushes - NOTICED: /Trees are not part of the scope of the Home inspection.



Lots and Grounds (Continued)

13. ☐☐☐☐☒ Fences: Wood - NOTICED: /1. Leaning. /2. Wood rot noticed. /3. Broken.

ACTION: /1. A registered general contractor must repair PRIOR to limitation set forth by the contract. /2. Buyer to review the survey to determine whom the fence belongs to.



Exterior

Foundations commonly display minor cracks. If obvious structural flaws are present, we recommend further evaluation by a 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. The condition of the flooring hidden from view cannot be determined.

A NPNI M D

All around the building Exterior Surface _____

1. ☒☐☐☐☐ Type: Vinyl siding - Vinyl siding could be power washed. Do not paint.

Around the property /lower part of the building Exterior Surface _____

2. ☒☐☐☐☐ Type: Brick
3. ☐☐☐☐☒ Trim: Wood - NOTICED: /1. Trim to be done. /2. Missing aluminum. /3. Exposed exterior rafters.

ACTION: /Evaluation by a general contractor is a must PRIOR to limitation set forth by the contract.



4. ☒☐☐☐☐ Soffits: Fair
5. ☒☐☐☐☐ Patio Door: Fair



Exterior (Continued)

6. ☐☐☐☐☒ Windows: Repair prior to closing - NOTICED: /1. Missing aluminum capping at some window framing. /2. Seal and caulk to avoid water filtration behind the siding.
ACTION: /1. Seller to re-inspect and repair ALL windows prior to walk through. /2. ALL windows must lock and operate properly. ALL window screens must be in place. /3. Buyer to re-inspect at walk through.



7. ☐☐☐☐☒ Window Screens: Wire mesh - NOTICED: /1. Some window screens were missing. /2. Some window screens were damaged.
ACTION: /1. Seller to re-inspect and repair ALL windows prior to walk through. /2. ALL windows must lock and operate properly. ALL window screens must be in place. /3. Buyer to re-inspect at walk through.



8. ☐☐☐☐☒ Basement Windows: Non-opening - NOTICED: /Covered with plywood.
ACTION: /1. Seller to re-inspect and repair ALL windows prior to walk through. /2. ALL windows must lock and operate properly. ALL window screens must be in place. /3. Buyer to re-inspect at walk through.

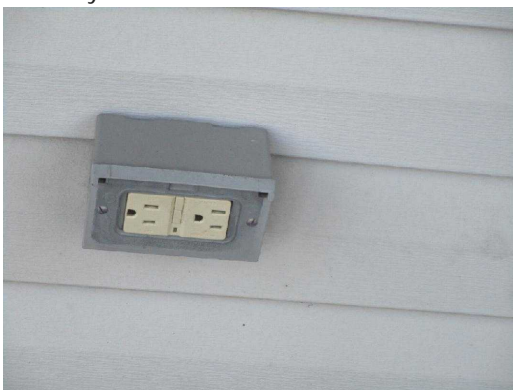


Exterior (Continued)

Basement Windows: (continued)



9. ☒ ☐ ☐ ☐ ☐ Exterior Lighting: Surface mount
10. ☐ ☐ ☐ ☐ ☒ Exterior Electric Outlets: 110 VAC - NOTICED: /Missing cover on exterior GFCI.
ACTION: /A certified licensed Electrician must evaluate and estimate repairs PRIOR to limitation set forth by the contract.



11. ☐ ☒ ☐ ☐ ☐ Door Bell: N/A
12. ☐ ☐ ☐ ☒ ☐ Entry Doors: Main entrance door - NOTICED: /Main entrance doors need adjustment.
ACTION: /1. A registered general contractor must evaluate and estimate repairs PRIOR to limitations set forth by the contract. /2. Recommended to replace main entrance door locks
13. ☐ ☐ ☐ ☒ ☐ Hose Bibs: Gate - Note: Valves are not operated as part of this inspection, any reference to any valve inspected is visual only unless otherwise noted.
14. ☐ ☐ ☐ ☒ ☐ Gas Meter: Basement - NOTICED: /1. Three (3) gas meter for these three family home. /2. No Gas service available at time of inspection. /3. No access to gas piping/ concealed
SAFETY TIPS/ Source: The Record, July 19, 2008 after a deadly gas explosion in Teaneck, NJ.
* If you smell gas, leave the house and call PSE&G at 1800-436-7734 from another location. Do NOT use your own phone, especially if the odor is strong.
* Put out open flames and do not use matches, lighters or appliances.
* Do not adjust thermometers or the controls on your appliances



Exterior (Continued)

Gas Meter: (continued)



15. ☐ ☒ ☐ ☐ ☐ Main Gas Valve: Not noticed

Common Spaces

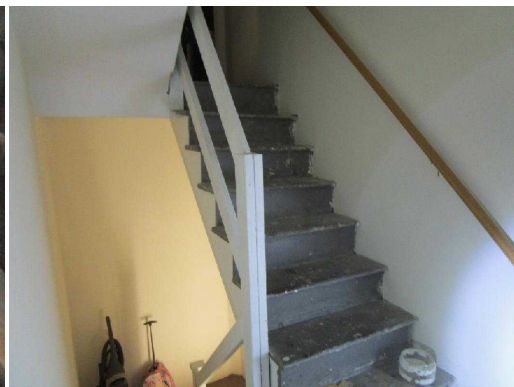
CARPENTER ANTS PREVENTION

A number of steps can be taken by homeowners to reduce the potential for future carpenter ant problems:

1. Correct roof leaks, plumbing leaks and other moisture problems which will attract carpenter ants.
2. Eliminate wood-to-ground contact such as where landscaping has moved soil or mulch up against the wood siding of a home.
3. Clip back tree limbs and vegetation touching the roof or siding of the house. Limbs and branches serve as "bridges" between carpenter ants nesting in a dead tree limb and the structure.
4. Seal cracks and openings in the foundation, especially where utility pipes and wires enter from the outside.
5. Stack firewood away from the foundation and elevate it off the ground. Never store firewood in the garage or other areas of the home, as firewood is a prime nesting area for carpenter ants.

A NPNI M D

1. ☐ ☐ ☐ ☐ ☒ Stairs/Handrails: Wood Stairs - NOTICED: /1. Missing handrail on staircase. /2. Missing balusters /3. Some steps are NOT sturdy: safety issues
ACTION: /A registered general contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract.





Common Spaces (Continued)

Stairs/Handrails: (continued)



2. ☐☐☐☐☒ Ceilings: Fixed Ceiling - NOTICED: /1. Major interior water damaged in walls and ceiling. /2. Appears to be mold.
ACTION: /A registered general contractor must repair PRIOR to limitations set forth by the contract.



3. ☐☐☐☐☒ Walls: Paint - NOTICED: /1. Major interior water damaged in walls and ceiling. /2. Appears to be mold.
ACTION: /A registered general contractor must repair PRIOR to limitations set forth by the contract.





Common Spaces (Continued)

4. ☐☐☐☒ Floors: Carpet - NOTICED: /1. Major carpet floor damages at some bedrooms.
ACTION: /A registered general contractor must repair PRIOR to limitations set forth by the contract.



5. ☐☐☒☐ Windows: Vinyl - NOTICED: /Windows with difficult operation.
ACTION: /A registered general contractor must repair PRIOR to limitations set forth by the contract.



6. ☐☐☒☐ Electrical: 110 VAC - NOTICED: /No electricity during inspection.

Roof

1. The inspector is not responsible for determining the age or future conditions. The inspector is not required to walk on the roof.
2. The inspection of the chimney is limited to a visual observation from the ground level. Chimneys and fireplaces requires a level 2 separate inspection. Annual cleaning is recommended.

A NPNI M D

Main (Upper part of the building) Roof Surface _____

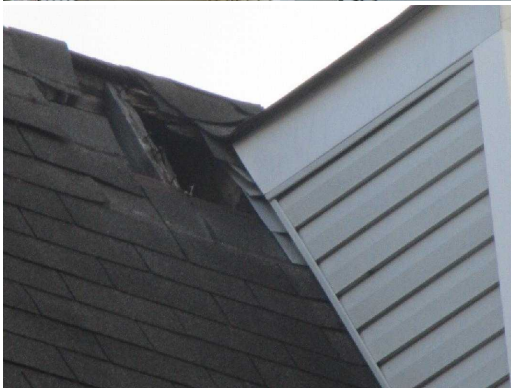
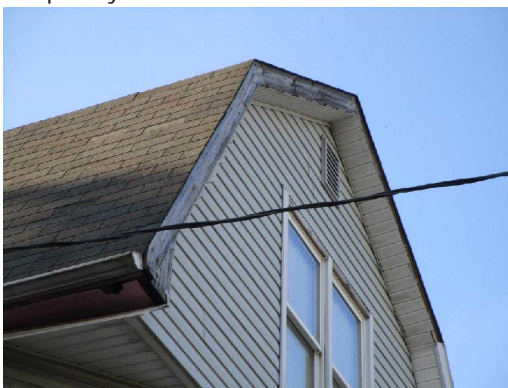
1. Method of Inspection: Ground level using binoculars, AND ceilings inside the building

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Roof (Continued)

2. ☐☐☐☐☒ Material: Asphalt shingle - NOTICED: /1. Missing , damaged shingles . /2. Hole on the roof. /3. Extensive water damages due to roof leaks.
ACTION: /Roof to be replaced PRIOR to occupancy.



3. Type: Gable
4. Approximate Age: About 18-20 years as per observation

Not inspected Chimney

5. ☐☒☐☐☐ Chimney: Not visible from the ground floor.
6. ☐☒☐☐☐ Skylights: None
7. ☒☐☐☐☐ Plumbing Vents: Fair
8. ☐☐☐☐☒ Gutters: Aluminum - NOTICED: /1. Wrong pitch. /2. Leaking.
ACTION: /A qualified roofing contractor must evaluate and estimate repairs PRIOR to limitation set forth by the contract.
9. ☐☐☐☐☒ Downspouts: Aluminum - NOTICED: /1. Loose or missing clamps. /2. Disconnected.
ACTION: /A qualified roofing contractor must evaluate and estimate repairs PRIOR to limitation set forth by the contract.
10. ☐☐☐☐☒ Leader/Extension: Missing - NOTICED: /Extend runoff drains to move water away from foundation
11. ☒☐☐☐☐ Electrical Mast: Surface mount



Basement

Inspector cannot inspect concealed areas. Inspection is based on current conditions. 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.

Verify with the Building department of this City for any pending/ open permits PRIOR to closing

A NP NI M D

Main Basement

1. ☐☐☐☐☒ Ceiling: Exposed framing - NOTICED: /Termite damaged noticed.
ACTION: /1. A registered general contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract. /2. Termite treatment needed.

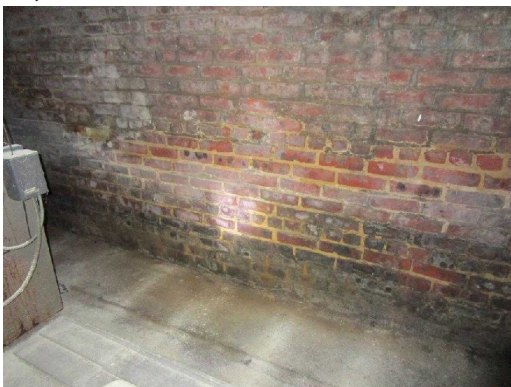


2. ☐☐☐☐☒ Walls: Brick wall - NOTICED: /1. High humidity noticed. /2. Cracks at different spots noticed.
ACTION: /1. A registered general contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract. /2. A water proof company must evaluate this basement PRIOR to closing.

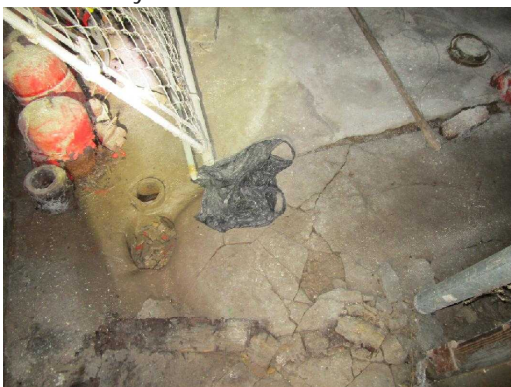


Basement (Continued)

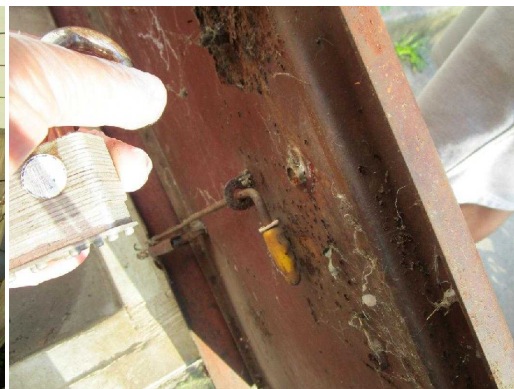
Walls: (continued)



3. ☐☐☐☐☒ Floor: Concrete - NOTICED: /1. High humidity. /2. Water stains noticed. /3. As it was explained to the buyer(s), the inspector cannot warranty there will never be water filtration at all at this basement. Water seepage noticed during inspection. /4. Evidence of water filtration at the basement. /5. Grooves in the floor to guide water to service caps.
ACTION: /A registered general contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract.



4. ☐☒☐☐☐ Floor Drain: Not noticed
5. ☐☐☐☐☒ Doors: Bilco metal door - NOTICED: /1. Hardware issues. /2. Excessive rust noticed.
ACTION: /A registered general contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract.





Basement (Continued)

6. ☐☐☐☐☒ Windows: Replace prior to closing - NOTICED: /Covered with plywood.
ACTION: /A registered general contractor MUST evaluate and estimate repairs PRIOR to limitations set forth by the contract.



7. ☐☐☐☐☒ Electrical: 110 VAC - NOTICED: /1. Secure wiring. /2. No electricity during inspection.
ACTION: /A licensed electrician must repair PRIOR to limitation set forth by the contract.



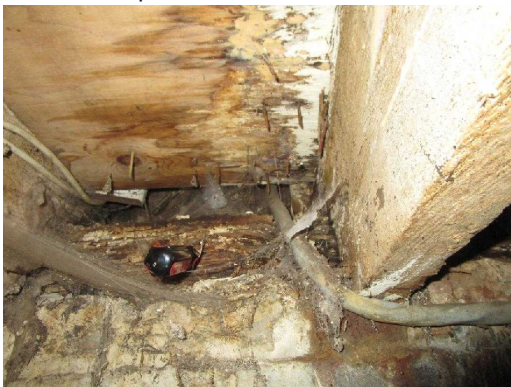
8. ☐☒☐☐☐ Smoke Detector: These are part of the Certificate of Occupancy
9. ☐☒☐☐☐ HVAC Source: No Heat
10. ☐☒☐☐☐ Vapor Barrier: None
11. ☐☒☐☐☐ Insulation: None
12. ☐☐☐☐☒ Ventilation: Improvement required - NOTICED: /No ventilation present
13. ☐☐☐☒☐ Basement Stairs/Railings: Concrete - NOTICED: /Missing handrails.
ACTION: /A registered general contractor must repair PRIOR to limitations set forth by the contract.





Basement (Continued)

14. ☐☐☐☐☒ Moisture Location: At entire walls - NOTICED: /High humidity at the bottom of the walls.
ACTION: /A registered general contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract.
15. ☐☐☐☒☐ Pest control: Not part of this inspection - ACTION: /Pest control is required PRIOR to occupancy
16. ☐☐☐☐☒ Termites Inspection: Required treatment - NOTICED: /Basement.
NOTE: /Inspection for termites should be done once a Year



17. ☐☐☒☐☐ Radon Inspection Not part of this inspection - NOTICED: /Recommended. Not included in the fee.

Electrical

This report addresses the primary electrical power distribution system serving the building. Electrical repairs should be performed by an electrician. Aluminum wiring requires periodic inspection and maintenance by a electrician. Ceiling fans are checked for general operation only. Smoke alarms should be tested regularly. Security alarm systems and their components are not tested.

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 is 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.

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1. Service Size Amps: Appears to be 60 Amps Volts: 240 VAC
2. ☒☐☐☐☐ Service: Concealed
3. ☒☐☐☐☐ Ground: Concealed
- Basement (3) panels Electric Panel

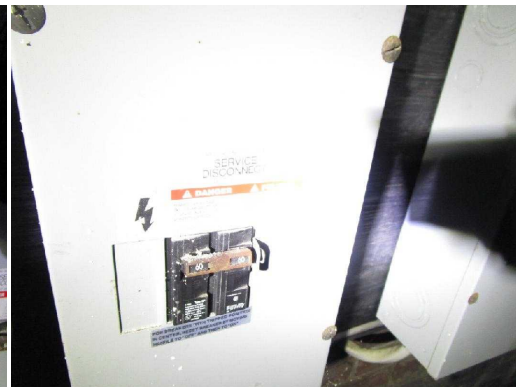
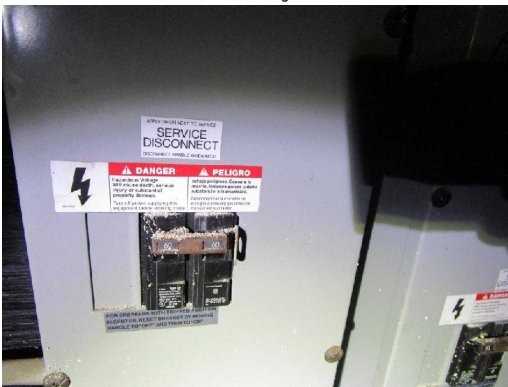


Electrical (Continued)

4. ☐☐☐☒☐ Manufacturer: Label not readable - NOTICED: /1. Knob and Tub Wiring noticed. Not active where observed /2. No Electricity during inspection.
ACTION: /Evaluation by a licensed electrician is a must PRIOR to limitation set forth by the contract.



5. Maximum Capacity: Appears to be 60 Amps (3-Panels)
6. ☐☐☐☒☐ Main Breaker Size: Appears to be 60 amps - NOTICED: /Panel might be too small for the current needs of the home.
ACTION: /Evaluation by a licensed electrician is a must PRIOR to limitation set forth by the contract.



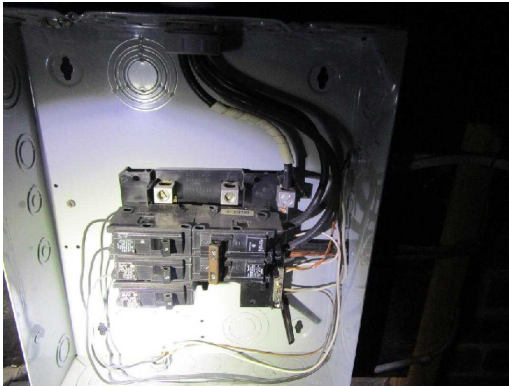


Electrical (Continued)

Main Breaker Size: (continued)



7. ☒ ☐ ☐ ☐ ☐ Breakers: Copper - NOTICED: /No Electricity during inspection.



8. ☐ ☒ ☐ ☐ ☐ Fuses: None

9. ☐ ☐ ☒ ☐ ☐ GFCI: Not present - NOTICED: /No Electricity during inspection.

Sub-panels on each floor Electric Panel _____

10. ☐ ☐ ☐ ☒ ☐ Manufacturer: Seimens - ACTION: /1. Replace hardware /2. Install missing mounting screws



Electrical (Continued)

Manufacturer: (continued)



11. Maximum Capacity: Appears to be 60 amps

12. ☒ ☐ ☐ ☐ ☐ Breakers: Copper

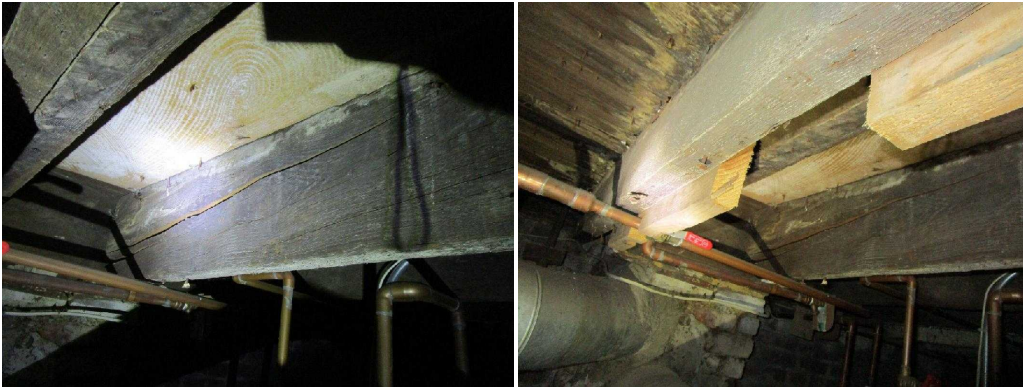


Structure

Finished areas may conceal underlying conditions.

A NP NI M D

1. ☒ ☐ ☐ ☐ ☐ Structure Type: Masonry
2. ☒ ☐ ☐ ☐ ☐ Foundation: Block
3. ☐ ☒ ☐ ☐ ☐ Differential Movement: No movement or displacement noted
4. ☒ ☐ ☐ ☐ ☐ Beams: Solid wood
5. ☒ ☐ ☐ ☐ ☐ Bearing Walls: Brick
6. ☐ ☐ ☐ ☐ ☒ Joists/Trusses: Solid wood - NOTICED: /About six joists were sistered. Joists not properly supported.
ACTION: /A structural engineer must to evaluate and estimate repairs PRIOR to limitations set forth by the contract.



7. ☐ ☐ ☐ ☐ ☒ Piers/Posts: Lally Columns - NOTICED: /1. Lally columns rusted at the bottom. /2. Wood post without footing.
ACTION: /A structural engineer MUST evaluate and estimate repairs PRIOR to limitations set forth by the contract.





Structure (Continued)

Piers/Posts: (continued)



8. ☒ ☐ ☐ ☐ ☐ Floor/Slab: Poured slab
9. ☒ ☐ ☐ ☐ ☐ Stairs/Handrails: Wood Stairs

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 NPNI M D

Basement Heating System

1. ☐ ☐ ☐ ☐ ☒ Heating System Operation: Inoperative - NOTICED: /1. Boilers to be replaced. /2. Excessive rust noticed.
ACTION: /1. replacement required PRIOR to limitation set forth by the contract /2. Since there is no chimney in place, direct appliances can be installed
2. Manufacturer: Utica



3. Type: Hot water Boiler system Capacity: refer to label
4. Area Served: Whole building Approximate Age: unknown / old
5. Fuel Type: Natural gas



Heating System (Continued)

6. ☐☐☐☒ Heat Exchanger: 2 Burner - NOTICED: /1. Evidence of burning. /2. Excessive rust.
ACTION: /boiler replacement REQUIRED



7. ☐☐☒☐ Distribution: Baseboard - NOTICED: /Leaks might be present after running the system for about 1 hour or longer.
ACTION: /Buyer to test boiler PRIOR to closing.
8. ☐☐☒☐ Circulator: Pump
9. ☐☐☐☒ Flue Pipe: Single wall - NOTICED: /Seal vent penetration into wall/chimney.
ACTION: /recommended to install direct vent appliances



10. ☐☒☐☐ Humidifier: None
11. ☐☐☒☐ Thermostats: Individual
12. ☐☐☐☒ Fuel Tank: Unknown - NOTICED: /Oil tanks are NOT part of the home Inspection
13. Tank Location: Unknown
14. ☐☐☒☐ Suspected Asbestos: Not part of the scope of the inspection - ACTION: CONSULT A a qualified asbestos contractor PRIOR TO CLOSING. Asbestos is Not part of the inspection's scope



Plumbing

Water quality or hazardous materials (lead) testing are not part of the inspection. All underground piping relating to water supply, waste, or sprinkler use is excluded from this inspection. Underground piping condition cannot be detected by a visual inspection. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location.

A NP NI M D

1. ☐☐☒☐☐ Service Line: Concealed
2. ☐☐☐☐☒ Main Water Shutoff: Basement - NOTICED: /1. Excessive rust noticed. /2. Main water service disconnected.

ACTION: /A licensed plumber must evaluate and estimate repairs PRIOR to limitation set forth by the contract,



3. ☐☐☐☐☒ Water Lines: Copper - NOTICED: /1. Rusted valves. /2. Missing valve handles /3. Oxidation
ACTION: /A licensed plumber must repair PRIOR to limitation set forth by the contract. / Replace any rusted valves and any rusted section of piping along water supply lines prior to occupancy.

4. ☐☐☐☐☒ Drain Pipes: Cast iron - NOTICED: /1. Major plumbing issues on sewer stack . /2. Cast iron to be replaced for PVC.

ACTION: /1. Main sewer stack to be replaced for PVC /2. Inspect with a camera the entire sewer system PRIOR to closing. /3.Also, contact town's building department to determine if this home has a public sewer or a septic system to handle waste water



5. ☐☐☐☐☒ Service Caps: Difficult access - Clean out cap missing.

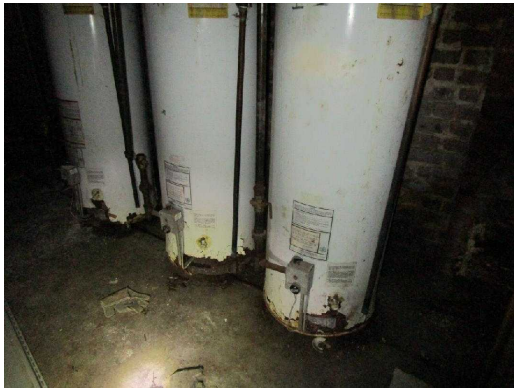


Plumbing (Continued)

6. ☒ ☐ ☐ ☐ ☐ Vent Pipes: Fair
7. ☐ ☐ ☒ ☐ ☐ Gas Service Lines: Repair prior to occupancy

Basement Water Heater

8. ☐ ☐ ☐ ☐ ☒ Water Heater Operation: Not Functional - NOTICED: /1. Three water heaters to be replaced. Excessive rust on the bottom. /2. No water service during inspection.
ACTION: /Consult a licensed plumber PRIOR to limitation set forth by the contract.
NOTES: strongly recommended to install direct vent appliances
9. Manufacturer: A.O. Smith



10. Type: Natural gas Capacity: 40 Gal.
11. Approximate Age: Refer to label Area Served: Whole building
12. ☐ ☐ ☐ ☐ ☒ Flue Pipe: Metal



13. ☐ ☐ ☐ ☐ ☒ TPRV and Drain Tube: Replace

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Living Space

Inspector cannot inspect concealed areas. Inspection is based on current conditions. This inspection does not cover any damage concealed by carpeting, rugs or furniture. Most small cracks on interior walls and ceilings are minor and should be considered to be cosmetic flaws

A NP NI M D

1st Floor Living room Living Space

1. ☐☐☐☐☒ Ceiling: Finished - NOTICED: /1. Major interior water damaged in walls and ceiling. /2. Appears to be mold

ACTION: /A registered general contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract.



2. ☐☐☐☐☒ Walls: Paint - NOTICED: /1. Major interior water damaged in walls and ceiling. /2. Appears to be mold

ACTION: /A registered general contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract.

3. ☒☐☐☐☐ Floor: Carpet

4. ☒☐☐☐☐ Doors: Hollow wood

5. ☐☐☐☒☐ Windows: Vinyl - NOTICED: /Difficult operation.

ACTION: /A registered general contractor must evaluate and estimate repairs PRIOR to limitations set forth by the contract.

6. ☐☐☒☐☐ Electrical: 110 VAC - NOTICED: /No electricity during inspection.

7. ☐☐☒☐☐ HVAC Source: Re-inspect prior to closing



Living Space (Continued)

2nd Floor Living room Living Space

8. ☒ ☐ ☐ ☐ ☐ Ceiling: Finished



9. ☒ ☐ ☐ ☐ ☐ Walls: Finished walls

10. ☐ ☐ ☐ ☒ ☐ Floor: Hardwood

11. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood

12. ☐ ☐ ☐ ☐ ☒ Windows: Vinyl - NOTICED: /Window has fogging between the layers of glass.

ACTION: /A registered general contractor must evaluate and estimate repairs PRIOR to limitations set forth by the contract.



13. ☐ ☐ ☒ ☐ ☐ Electrical: 110 VAC - NOTICED: /No electricity during inspection.

14. ☐ ☐ ☒ ☐ ☐ HVAC Source: Re-inspect prior to closing

3rd Floor Living room Living Space

15. ☒ ☐ ☐ ☐ ☐ Ceiling: Finished





Living Space (Continued)

16. ☒ ☐ ☐ ☐ ☐ Walls: Finished walls
17. ☐ ☐ ☐ ☒ ☐ Floor: Hardwood
18. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
19. ☐ ☐ ☐ ☒ ☐ Windows: Vinyl - NOTICED: /Difficult operation.
ACTION: /A registered general contractor must evaluate and estimate repairs PRIOR to limitations set forth by the contract.
20. ☐ ☐ ☒ ☐ ☐ Electrical: 110 VAC - NOTICED: /No electricity during inspection.
21. ☐ ☐ ☒ ☐ ☐ HVAC Source: Re-inspect prior to closing

Kitchen

The inspector may TEST YOUR APPLIANCES AS A COURTESY. Inspection of appliances are NOT part of the scope of the Home Inspection. Appliances are not moved or tested. 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. Most small cracks on interior walls and ceilings are minor and should be considered to be cosmetic flaws.

A NPNI M D

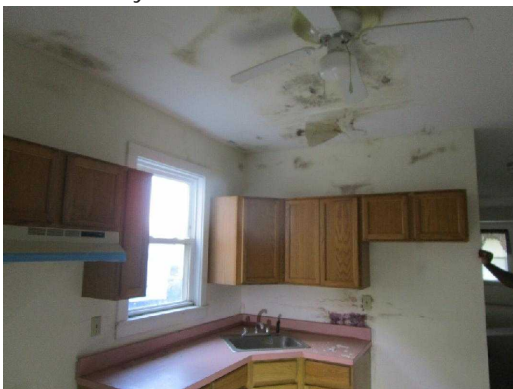
1st Floor Kitchen

1. ☒ ☒ ☐ ☐ ☐ Cooking Appliances: NO gas range - NOTICED: /1. No gas service available at time of inspection. /2. Inspection of appliances are NOT part of the scope of the Home Inspection.
ACTION: /A registered general contractor must evaluate and estimate repairs PRIOR to limitations set forth by the contract.
2. ☐ ☒ ☐ ☐ ☐ Ventilator: None
3. ☐ ☒ ☐ ☐ ☐ Disposal: N/A
4. ☐ ☒ ☐ ☐ ☐ Dishwasher: None
5. ☐ ☒ ☐ ☐ ☐ Trash Compactor: N/A
6. ☐ ☒ ☐ ☐ ☐ Refrigerator: None
7. ☐ ☒ ☐ ☐ ☐ Microwave: none
8. ☒ ☐ ☐ ☐ ☐ Sink: Stainless Steel
9. ☐ ☐ ☒ ☐ ☐ Electrical: 110 VAC - NOTICED: /No electricity during inspection.
10. ☐ ☐ ☒ ☐ ☐ Plumbing/Fixtures: Sink fixtures - NOTICED: /Unable to test due to water being shut off to house.
Recommend having water service turned on and have qualified plumbing contractor certify function
11. ☒ ☐ ☐ ☐ ☐ Counter Tops: Fair
12. ☒ ☐ ☐ ☐ ☐ Cabinets: Wood
13. ☐ ☒ ☐ ☐ ☐ Pantry: None

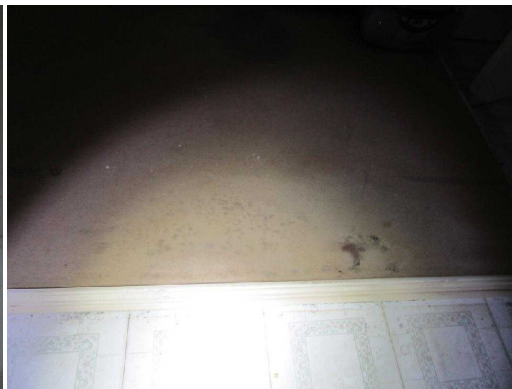


Kitchen (Continued)

14. ☐☐☐☐☒ Ceiling: Fixed ceiling - NOTICED: /1. Major interior water damaged in walls and ceiling. /2. Appears to be mold
ACTION: /A registered general contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract.



15. ☒☐☐☐☐ Walls: Finished walls - NOTICED: /1. Major interior water damaged in walls and ceiling. /2. Appears to be mold
ACTION: /A registered general contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract.



16. ☒☐☐☐☐ Floor: Fair
17. ☐☒☐☐☐ Doors: N/A
18. ☒☐☐☐☐ Windows: Fair
19. ☐☐☒☐☐ HVAC Source: No Heat
20. Air Gap Present? ☐ Yes ☒ No

2nd Floor Kitchen

21. ☐☒☐☐☐ Cooking Appliances: NO gas range - NOTICED: /1. No gas service available at time of inspection. /2. Inspection of appliances are NOT part of the scope of the Home Inspection.
ACTION: /A registered general contractor must evaluate and estimate repairs PRIOR to limitations set forth by the contract.
22. ☐☒☐☐☐ Ventilator: None
23. ☐☒☐☐☐ Disposal: N/A
24. ☐☒☐☐☐ Dishwasher: None
25. ☐☒☐☐☐ Trash Compactor: N/A



Kitchen (Continued)

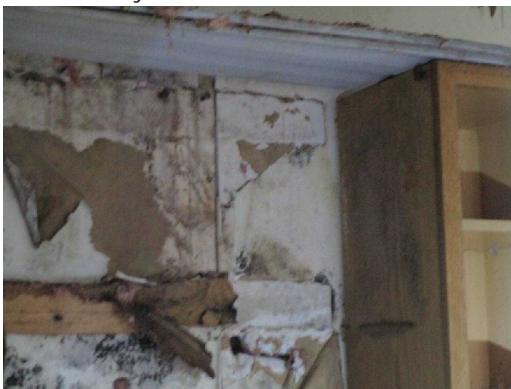
26. ☐ ☒ ☐ ☐ ☐ Refrigerator: None
27. ☐ ☐ ☐ ☐ ☒ Sink: Stainless Steel
28. ☐ ☐ ☒ ☐ ☐ Electrical: 110 VAC - NOTICED: /No electricity during inspection.
29. ☐ ☐ ☒ ☐ ☐ Plumbing/Fixtures: Sink fixtures - NOTICED: /Unable to test due to water being shut off to house.
Recommend having water service turned on and have qualified plumbing contractor certify function
30. ☐ ☐ ☐ ☐ ☒ Counter Tops: Fair
31. ☐ ☐ ☐ ☐ ☒ Cabinets: Wood - NOTICED: /Damaged.
ACTION: /A registered general contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract.
32. ☐ ☒ ☐ ☐ ☐ Pantry: None
33. ☐ ☐ ☐ ☐ ☒ Ceiling: Exposed framing - NOTICED: /1. Major interior water damaged in walls and ceiling. /2. Appears to be mold. /3. Kitchen must be totally done.
ACTION: /A registered general contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract.





Kitchen (Continued)

34. ☐☐☐☐☒ Walls: Finished walls - NOTICED: /1. Major interior water damaged in walls and ceiling. /2. Appears to be mold
ACTION: /A registered general contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract.



35. ☐☐☐☐☒ Floor: Further investigation required
36. ☐☒☐☐☐ Doors: N/A
37. ☐☐☐☐☒ Windows: Repair prior to closing
38. ☐☐☒☐☐ HVAC Source: Re-inspect prior to closing
39. Air Gap Present? ☐ Yes ☒ No

3rd Floor Kitchen

40. ☐☒☐☐☐ Cooking Appliances: NO gas range - NOTICED: /1. No gas service available at time of inspection. /2. Inspection of appliances are NOT part of the scope of the Home Inspection.
ACTION: /A registered general contractor must evaluate and estimate repairs PRIOR to limitations set forth by the contract.

41. ☐☐☒☐☐ Ventilator: Broan



42. ☐☒☐☐☐ Disposal: N/A
43. ☐☒☐☐☐ Dishwasher: None
44. ☐☒☐☐☐ Trash Compactor: N/A
45. ☐☒☐☐☐ Refrigerator: None
46. ☐☒☐☐☐ Microwave: None
47. ☒☐☐☐☐ Sink: Stainless Steel
48. ☐☐☒☐☐ Electrical: 110 VAC - NOTICED: /No electricity during inspection.

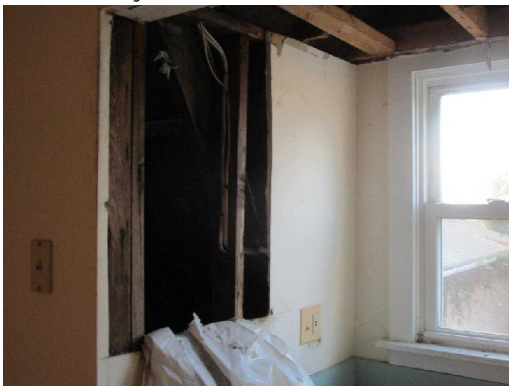


Kitchen (Continued)

49. ☐☐☒☐☐ Plumbing/Fixtures: Sink fixtures - NOTICED: /Unable to test due to water being shut off to house.
Recommend having water service turned on and have qualified plumbing contractor certify function
50. ☒☐☐☐☐ Counter Tops: Fair
51. ☒☐☐☐☐ Cabinets: Wood
52. ☐☒☐☐☐ Pantry: None
53. ☐☐☐☐☒ Ceiling: Finished - NOTICED: /1. Major interior water damaged in walls and ceiling. /2. Appears to be mold
ACTION: /A registered general contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract.



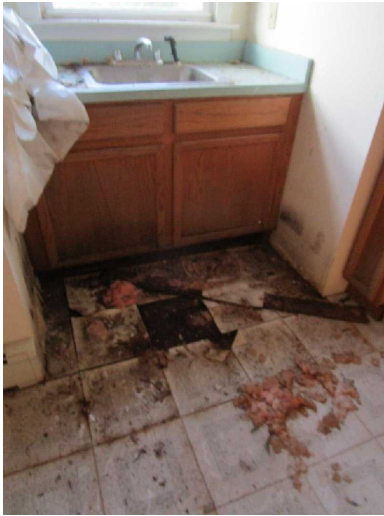
54. ☐☐☐☐☒ Walls: Finished walls - NOTICED: /1. Major interior water damaged in walls and ceiling. /2. Appears to be mold
ACTION: /A registered general contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract.





Kitchen (Continued)

55. ☐☐☐☐☒ Floor: Ceramic tile - NOTICED: /1. Missing tiles noticed. /2. Cracked tiles. /3. Stains noticed.
ACTION: /A registered general. contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract.



56. ☐☒☐☐☐ Doors: N/A
57. ☒☐☐☐☐ Windows: Fair
58. ☐☐☒☐☐ HVAC Source: Repair prior to closing
59. Air Gap Present? ☐ Yes ☒ No

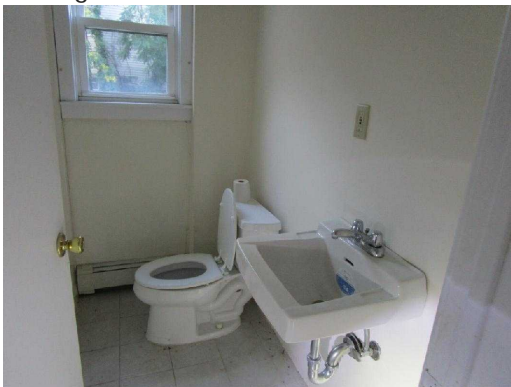
Bathroom

Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. Maintain all grouting and caulking in the bath areas. To keep your faucets from leaking, preventive maintenance is the name of the game.

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1st Floor - Bathroom Bathroom

1. ☒☐☐☐☐ Ceiling: Finished





Bathroom (Continued)

2. ☐☐☐☐☒ Walls: Finished walls - NOTICED: /Crack noticed near window.
ACTION: /A registered general contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract.



3. ☒☐☐☐☐ Floor: Fair
4. ☒☐☐☐☐ Doors: Hollow wood
5. ☒☐☐☐☐ Windows: Fair
6. ☐☐☒☐☐ Electrical: 110 VAC - NOTICED: /No electricity during inspection.
7. ☐☒☐☐☐ Counter/Cabinet: None
8. ☒☐☐☐☐ Sink/Basin: Molded single bowl
9. ☐☐☒☐☐ Faucets/Traps: Repair prior to occupancy - NOTICED: /Unable to test due to water being shut off to house. Recommend having water service turned on and have qualified plumbing contractor certify function
10. ☐☐☒☐☐ Toilets: American Standard - NOTICED: /Toilet was not in service. Unknown condition. Water shut of valve under the tank was too tight.
11. ☐☐☒☐☐ HVAC Source: Re-inspect prior to closing
12. ☒☐☐☐☐ Ventilation: Fair
2nd floor main Bathroom
13. ☒☐☐☐☐ Ceiling: Finished



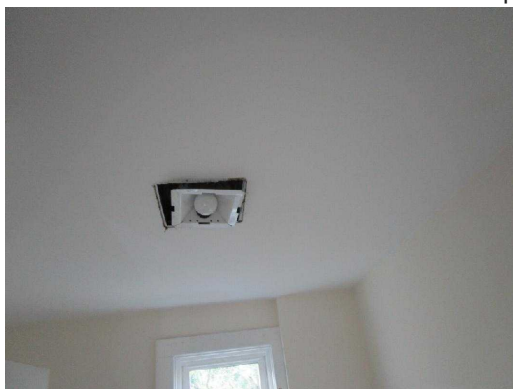
14. ☒☐☐☐☐ Walls: Finished walls



Bathroom (Continued)

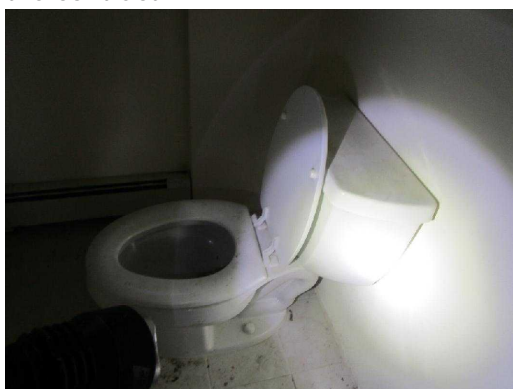
15. ☒ ☐ ☐ ☐ ☐ Floor: Fair
16. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood
17. ☒ ☐ ☐ ☐ ☐ Windows: Fair
18. ☐ ☐ ☐ ☐ ☒ Electrical: 110 VAC - NOTICED: /1. Ceiling light not properly installed. /2. No electricity during inspection.

ACTION: /A licensed electrician must repair PRIOR to limitation set forth by the contract.



19. ☐ ☒ ☐ ☐ ☐ Counter/Cabinet: None
20. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Molded single bowl
21. ☐ ☐ ☒ ☐ ☐ Faucets/Traps: Repair prior to occupancy - NOTICED: /Unable to test due to water being shut off to house. Recommend having water service turned on and have qualified plumbing contractor certify function

22. ☐ ☐ ☐ ☐ ☒ Toilets: American Standard - NOTICED: /Toilet was not functional.
ACTION: /A licensed plumber MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract.



23. ☐ ☐ ☒ ☐ ☐ HVAC Source: Fair
24. ☒ ☐ ☐ ☐ ☐ Ventilation: Fair

3rd floor main Bathroom



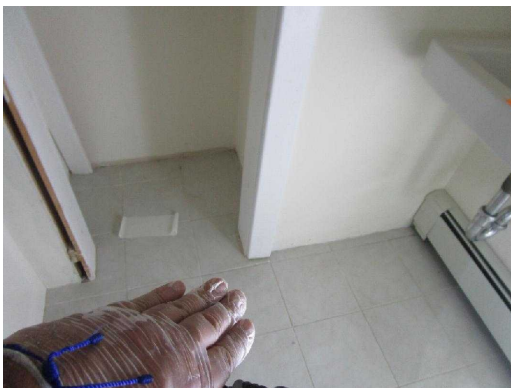
Bathroom (Continued)

25. ☒ ☐ ☐ ☐ ☐ Ceiling: Finished



26. ☒ ☐ ☐ ☐ ☐ Walls: Paint

27. ☐ ☐ ☐ ☒ ☐ Floor: Ceramic tile - NOTICED: /SLANTED FLOORS NOTICED through out the entire property. It appears to be normal due to the age of the house



28. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood

29. ☒ ☐ ☐ ☐ ☐ Windows: Fair

30. ☐ ☐ ☒ ☐ ☐ Electrical: 110 VAC - NOTICED: /No electricity during inspection.

31. ☐ ☒ ☐ ☐ ☐ Counter/Cabinet: None

32. ☒ ☐ ☐ ☐ ☐ Sink/Basin: Molded single bowl

33. ☐ ☐ ☒ ☐ ☐ Faucets/Traps: Repair prior to occupancy - NOTICED: /Unable to test due to water being shut off to house. Recommend having water service turned on and have qualified plumbing contractor certify function

34. ☒ ☐ ☐ ☐ ☐ Tub/Surround: Fair

35. ☒ ☐ ☐ ☐ ☐ Shower/Surround: Fair

36. ☐ ☐ ☒ ☐ ☐ Toilets: American Standard - NOTICED: /Toilet was not in service. Unknown condition. Water shut of valve under the tank was too tight.

37. ☐ ☐ ☒ ☐ ☐ HVAC Source: Re-inspect prior to closing

38. ☒ ☐ ☐ ☐ ☐ Ventilation: Fair

Checkmark Plus, Inc



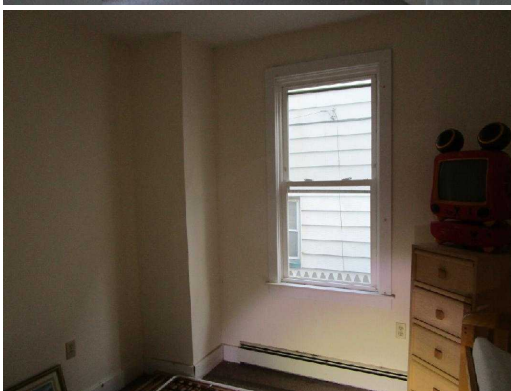
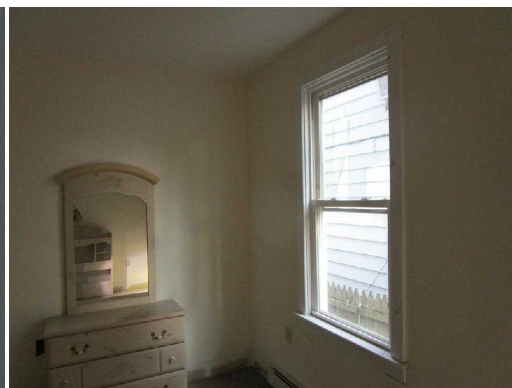
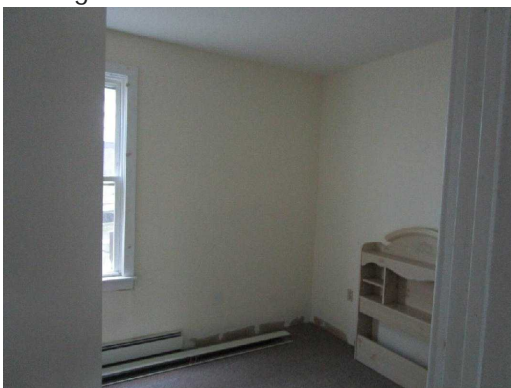
Bedroom

Conditions at the time of inspection may differ from conditions at time of closing. This inspection does not cover any damage concealed by carpeting, rugs or furniture. Most small cracks on interior walls and ceilings are minor and should be considered to be cosmetic flaws

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All bedrooms First Floor Bedroom

1. ☐☐☐☒☐ Closet: Single - NOTICED: /Missing clothes rod on closets
ACTION: /A registered general contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract.
2. ☒☐☐☐☐ Ceiling: Finished



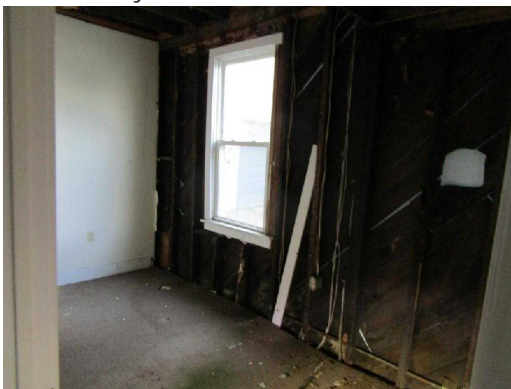
3. ☐☐☐☐☒ Walls: Finished walls - NOTICED: /Crack noticed near window.
ACTION: /A registered general contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract.





Bedroom (Continued)

4. ☐☐☐☐☒ Floor: Repair prior to occupancy - NOTICED: /1. damaged carpet /2. Floor damages at some bedrooms.
ACTION: /A registered general contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract.



5. ☒☐☐☐☐ Doors: Hollow wood
6. ☐☐☐☐☒ Windows: Repair prior to closing - NOTICED: /1. Torn window screen. /2. Difficult operation.
ACTION: /A registered general contractor must evaluate and estimate repairs PRIOR to limitations set forth by the contract.



7. ☐☐☒☐☐ Electrical: 110 VAC - NOTICED: /No electricity during inspection.
8. ☐☐☒☐☐ HVAC Source: Re-inspect prior to closing



Bedroom (Continued)

All bedrooms Second Floor Bedroom

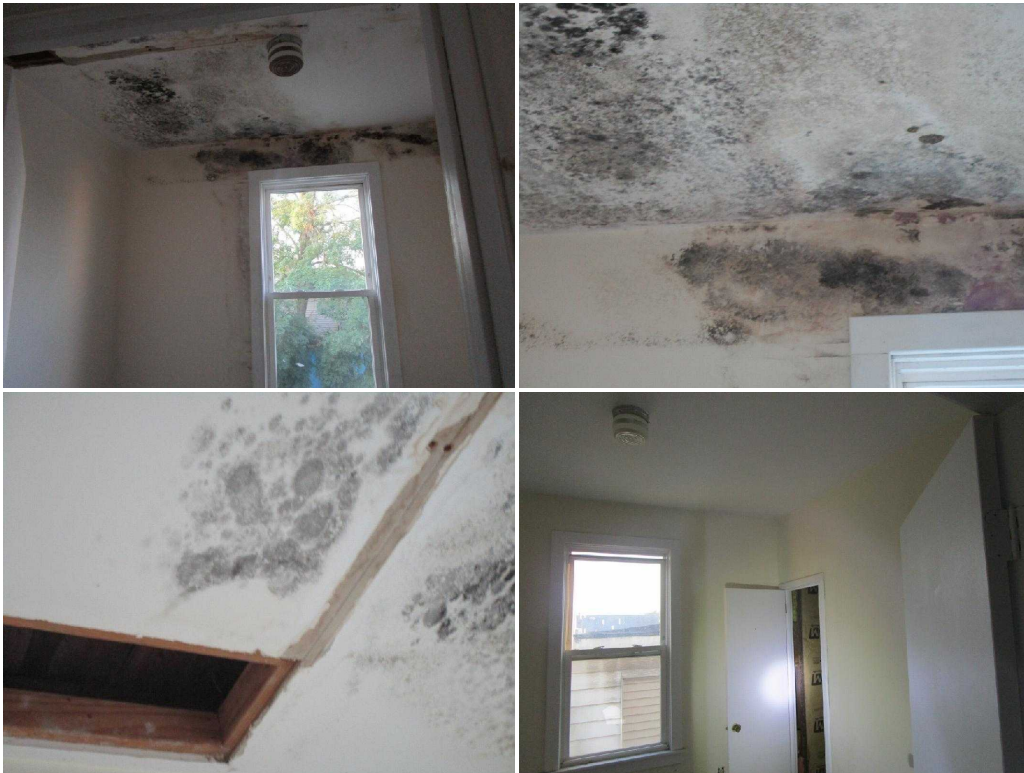
9. ☐☐☐☒☐ Closet: Single - NOTICED: /Missing clothes rod on closets

ACTION: /A registered general contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract.



10. ☐☐☐☒☐ Ceiling: Finished - NOTICED: /1. Major interior water damaged in walls and ceiling. /2. Appears to be mold

ACTION: /A registered general contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract.





Bedroom (Continued)

11. ☒ ☐ ☐ ☐ ☐ Walls: Paint



12. ☐ ☐ ☐ ☐ ☒ Floor: Carpet - NOTICED: /1. Major carpet. /2. Floor damages at some bedrooms.
ACTION: /A registered general contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract.



13. ☒ ☐ ☐ ☐ ☐ Doors: Hollow wood

14. ☐ ☐ ☐ ☐ ☒ Windows: Vinyl - NOTICED: /Difficult operation.

ACTION: /A registered general contractor must evaluate and estimate repairs PRIOR to limitations set forth by the contract.

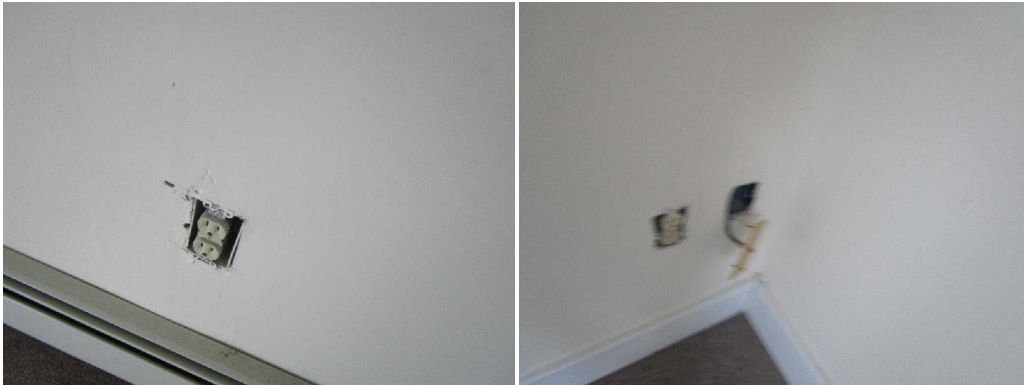




Bedroom (Continued)

15. ☐☐☒☐☐ Electrical: 110 VAC - NOTICED: /1. Loose outlet. /2. Missing outlet cover. /3. No electricity during inspection.

ACTION: /A licensed electrician must repair PRIOR to limitation set forth by the contract.



16. ☐☐☒☐☐ HVAC Source: Re-inspect prior to closing

All bedrooms third Floor Bedroom

17. ☐☐☐☒☐ Closet: Single - NOTICED: /Missing clothes rod on closets

ACTION: /A registered general contractor MUST evaluate and estimate repairs PRIOR to limitation set forth by the contract.

18. ☒☐☐☐☐ Ceiling: Finished



19. ☒☐☐☐☐ Walls: Finished walls

20. ☒☐☐☐☐ Floor: Fair

21. ☒☐☐☐☐ Doors: Hollow wood

22. ☒☐☐☐☐ Windows: Fair

23. ☐☐☒☐☐ Electrical: 110 VAC - NOTICED: /No electricity during inspection.

24. ☐☐☒☐☐ HVAC Source: Re-inspect prior to closing



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.

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No access Attic _____

1. Method of Inspection: No access
2. ☐☐☒☐☐ Roof Framing: Unknown
3. ☐☐☒☐☐ Sheathing: Not Inspected
4. ☐☐☒☐☐ Ventilation: Not Inspected
5. ☐☐☒☐☐ Insulation: Not Inspected
6. ☐☒☐☐☐ Attic Fan: None
7. ☐☒☐☐☐ House Fan: None
8. ☐☐☒☐☐ Wiring/Lighting: Not Inspected
9. ☐☒☐☐☐ Attic Stairs/Railings None
10. ☐☐☒☐☐ Moisture Penetration: not noticed
11. ☐☐☒☐☐ Bathroom Fan Venting: Not Inspected

Wood Destroying Inspection Report

TERMITE INSPECTION REPORT will be at the end of this report provided the customer requested for this additional inspection and paid for the report at the time of the inspection.

Radon Gas Inspection

Final Comments

This report contains a professional opinion of the property you are buying. It does not provide warranty or insurance. For Townhouses and Condominiums the " By-laws agreements" might be available to buyer prior to closing. Issues considered marginal or defective are subject to review by all parties.

The inspector has spent a reasonable amount of time inspecting the property. He has addressed all areas of importance.

Environmental inspection, with the exception of radon gas, is not part of the inspection. Radon gas tests are administered only if requested in advance. Radon gas inspection requires an additional fee.

Additional Notes:

1. BUYER TO REVIEW the inspection report PRIOR TO CLOSING AND CONTACT THE INSPECTOR if there are any questions.
2. BUILDING CODES, TOWN REGULATIONS, MOLD, ASBESTOS, LEAD PAINT, UNDERGROUND OR ABOVE GROUND TANKS, SEPTIC TANKS, UNDERGROUND PIPING, POOLS, FENCES, TREES ARE NOT PART OF THE HOME INSPECTION.



Final Comments (Continued)

3. REPORT based on CURRENT building conditions AT THE TIME OF THE INSPECTION. BUYER TO RE-INSPECT THE PROPERTY

AT THE WALK TROUGH PRIOR TO CLOSING.

4. This home Inspection report as mentioned in the pre-inspection agreement, belongs only to the client named in the report. THE

REPORT CANNOT BE SOLD. The report CANNOT BE TRANSFERRED to any other party, person or entity under no circumstances.

If the client or anyone sells the report will automatically indemnify Checkmark Plus Inc., 100% for all damages.



New Jersey Home Inspector License # 24GI00069800
New York Licensed Inspector UID #16000031429
National Association of Certified Home Inspectors NACHI #04100882

Report Number: _____

CHECKMARK PLUS, Inc.
49 Market Street, Saddle Brook NJ 07663
Office Phone Number: 201-374-2444
FAX: 201-287-0610 Cell: 201-658-8207
Email: herman@CheckmarkPlus.com

CHECKMARK PLUS, Inc.

PRE-INSPECTION AGREEMENT

Property To Be Inspected: # Street, City, State and Zip Code

Inspection Date: 08/14/2020 Time: 6:00 ☒ AM ☐ PM

Client(s) Name: CLIENT'S FIRST AND LAST NAME

Client(s) Phone Number: PHONE NUMBER TO CONTACT

Client(s) Present Address: CLIENT'S CURRENT FULL ADDRESS

Client(s) Email Address: E-MAIL ADDRESS TO FORWARD REPORT

PROPERTY IS:

<input type="radio"/>	1 FAMILY
<input checked="" type="radio"/>	2 FAMILY
<input type="radio"/>	MULTI-FAMILY
<input type="radio"/>	CONDO
<input type="radio"/>	OTHER

PLEASE READ THIS DOCUMENT AND ATTACHED ADDENDUM(S) CAREFULLY. IT CONTAINS PROVISIONS THAT LIMIT YOUR RIGHTS, INCLUDING YOUR RIGHT TO MAINTAIN A COURT ACTION. IF YOU HAVE ANY QUESTIONS REGARDING THE TERMS OF THIS PRE-INSPECTION AGREEMENT YOU SHOULD DISCUSS THEM WITH THE INSPECTOR PRIOR TO SIGNING THIS AGREEMENT.

The Client authorizes **Checkmark Plus** hereinafter referred to as "the Company", to provide the following inspection services at the above identified Subject Property, and agrees to pay the price stated to the Company for the performance of the inspection(s) and issuance of the inspection report(s).

ONLY THOSE SERVICES CHECKED OFF WITH A WRITTEN PRICE WILL BE PROVIDED

A. ☐ Home Inspection \$ _____

B. ☐ Termite Inspection \$ _____

C. ☐ Radon Gas \$ _____

D. ☐ Home Inspection & Termite inspection \$ _____

E. ☒ Home Inspection & Termite Inspection & Radon gas Inspections or Package fee \$ VARIES

CHANGES MADE / NOTES:

The total fee for our service(s) is \$ VARIES Payment is expected before or at the time of inspection. All expenses incurred in collecting any overdue payments or returned checks are the responsibility of the Client. The company will NOT process the report until payment has been received. Please note that if at any given time the customer changes the package you will ONLY be credited \$25 per ITEM.

Payment is made by: ☐ Check / Money Order No.

☐ Cash

☒ Credit Card

Visit www.Checkmarkplus.com

ATTORNEY INFORMATION

Name: FULL NAME OF ATTORNEY

Phone Number: CONTACT NUMBER

Email: E-MAIL ADDRESS TO FORWARD REPORT

Other Email: _____

REPORT DISTRIBUTION: The home inspection report will be sent to the authorized parties via email within 3 business days after the home inspection takes place, and payments have been received. The report will be a PDF file type. Some color pictures might be included. The report belongs ONLY to the client named in the report. Report cannot be sold. Report cannot be transferred. The Client controls the distribution of all inspection reports and authorizes the Company to release copies of the report or summary to the following:

☒ Client:

☐ RE Agent:

☒ Attorney:

☐ Other: _____

NOTE: IMPORTANT LIMITATIONS AND EXCLUSIONS OF THIS PRE-INSPECTION AGREEMENT ARE CONTAINED IN THE ATTACHED ADDENDUM ENTITLED **LIMITATIONS AND EXCLUSIONS OF THE HOME INSPECTION AND REPORT**. PLEASE THE READ THE ADDENDUM CAREFULLY. PLEASE FEEL FREE TO ASK ANY QUESTIONS. For all other services provided by the Company, if any, the terms and conditions of such services are contained in the additional attached Agreements and/or Addendums.

Customer's Initial: CP

LIMITATIONS AND EXCLUSIONS OF THE HOME INSPECTION AND REPORT

CLIENT AND COMPANY (Company is also defined to include any and all inspectors who perform the contracted-for inspections as an employee or independent contractor of the Company) agree to the following terms and conditions:

1. **Client Attendance and Permission to Access Subject Property:** The Client acknowledges that Client and/or any authorized representative has been encouraged to attend and participate in the inspection and recognizes that failure to do so may result in less than a complete understanding of the findings. The Client further acknowledges that such participation is at the Client's own risk. The Client warrants that permission has been secured for the Company to enter and inspect the Subject Property.

2. **Standards of Practice:** The Company agrees to perform a limited visual inspection of the systems and components included in the inspection as they exist at the time of the inspection and for which a fee has been agreed upon. Home Inspectors, including the Company, are governed by the rules in the New Jersey Administrative Code contained at N.J.A.C. §13:40-15 and the Company and its inspector(s) shall comply with these rules. Failure to comply with these rules may subject the Company and its inspector(s) to discipline. The inspection is limited by the exceptions and exclusions as contained in the Standards of Practice, N.J.A.C. §13:40-15.16, and this Pre-Inspection Agreement.

3. **Definitions and Purpose of the Inspection:** Home inspection means a limited visual, functional, non-invasive inspection, conducted for a fee or any other consideration, and performed without moving personal property, furniture, equipment, plants, soil, snow, ice or debris, using the mandatory equipment and including the preparation of a home inspection report of the accessible elements of the following systems and components of a residential building: structural; exterior; roofing; plumbing; electrical; heating; cooling; interior; insulation; and ventilation, fireplaces and solid fuel burning appliances, as described more fully in N.J.A.C. §13:40-15.16(c), but excluding recreational facilities and outbuildings other than garages or carports. The purpose of the home inspection is to identify and report on material defects found in those systems and components. A **material defect** is a condition, or functional aspect, of a structural component or system that is readily ascertainable during a home inspection that substantially affects the value, habitability or safety of the dwelling, but does not include decorative, stylistic, cosmetic, or aesthetic aspects of the system, structure or component. **Accessible** means available for visual inspection without requiring the moving of personal property, dismantling, destructive measures, or any action which will likely involve risk to persons or property.

4. **Inspection Report:** The company will **NOT** process the report until payment has been received. The Client and the Company agree that the Company, and its inspector(s), will prepare a written home inspection report which shall:

(A) disclose those systems and components which are/were designated for inspection pursuant to N.J.A.C. §13:40-15.16 and are/were present in the Subject Property at the time of the inspection, as well as those systems and components which are/were present at the time of the inspection but are/were not inspected and the reason(s) they were not inspected; (B) describe the systems and components as defined in N.J.A.C. §13:40-15.16; (C) state and identify what material defects were found in the previously described systems and components; (D) state the significance of the findings; and (E) provide recommendations regarding the need to repair, replace and/or monitor a system and/or component, or obtain examination and analysis by a qualified professional, tradesperson and/or service technician; (F) the home inspection report belongs only to the client named in the report. The report CANNOT be sold. The report cannot be transferred to any other party, person, or entity under no circumstances. If the client or anyone sells the report will automatically indemnifies Checkmark Plus, Inc. 100% for all damages.

5. **Inspection Exclusions:** The Company **IS NOT REQUIRED TO:** (1) enter any area or perform any procedure which is, in the opinion of the inspector, unsafe and likely to be dangerous to the inspector or other persons; (2) enter any area or perform any procedure which will, in the opinion of the inspector, likely damage the Subject Property or its systems or components; (3) enter any area which does not have at least 24 inches of unobstructed vertical clearance and at least 30 inches of unobstructed horizontal clearance; (4) identify concealed conditions and latent defects; (5) determine life expectancy of any system or component, condition and/or operation of any appliance where connecting piping, wiring and/or components are not readily accessible and visible; (6) determine the cause of any condition or deficiency; (7) determine future conditions that may occur including the failure of systems and components including consequential damage; (8) determine the operating costs of systems or components; (9) determine the suitability of the Subject Property for any specialized use; (10) determine compliance with codes, regulations and/or ordinances; (11) determine market value of the Subject Property or its marketability; (12) determine advisability of purchase of the Subject Property; (13) determine the presence of any actual or potential environmental concerns or hazards in the air, water, soil or building materials. Such environmental concerns and hazards include, but are not limited to: asbestos; radon; lead; urea formaldehyde; mold; mildew; fungus; odors; noise; toxic or flammable chemicals; water or air quality; PCBs or other toxins; electromagnetic fields; underground storage tanks; proximity to toxic waste sites or sites being monitored by any state or federal agency; carbon monoxide; the presence of or any hazards associated with the use or placement of Chinese drywall at the Subject Property; or any other environmental or health hazards; (14) determine the effectiveness of any system installed or method utilized to control or remove suspected hazardous substances; (15) operate any system or component which is shut down or otherwise inoperable; (16) operate any system or component which does not respond to normal operating controls; (17) operate shut-off valves; (18) determine whether water supply and waste disposal systems are public or private; (19) insert any tool, probe or testing device inside electrical panels; (20) dismantle any electrical device or control other than to remove the covers of main and sub panels; (21) walk on unfloored sections of attics; or light pilot flames or ignite or extinguish fires (22) Checkmark Plus Inc does not assume responsibility for property damages incurred during the home inspection by the customer, real estate agent(s), seller, or any other person present during the home inspection. In addition, the inspector is not liable for personal injury suffered by any party participating in the home inspection. The inspector cannot use ladders different from his own. The inspector also is not required to walk on the roof. Client should hire a roof company if the inspector did not inspect the roof due to difficult roof access. The Company **IS NOT REQUIRED TO DETERMINE** whether any system or component of the Subject Property has been affected by the illegal manufacture, distribution, storage, possession or sale of any illicit drugs, products or by-products, including, but not limited to, methamphetamines, and including any and all chemicals, tools, household fixtures or appliances used to facilitate such illegal activities.

6. **BINDING ARBITRATION PROVISION. PLEASE READ CAREFULLY:** Any dispute, controversy, interpretation, or claim, including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation, and/or any violation of any law, statute, ordinance, regulation or code, or any other theory of liability arising out of, from or related to this Pre-Inspection Agreement or arising out of, from or related to the inspection or report shall be submitted to final and binding arbitration as conducted by and according to the Rules and Procedures of Construction Dispute Resolution Services, LLC. The decision of the arbitrator appointed by Construction Dispute Resolution Services, LLC shall be final and binding and judgment on the decision may be entered in any court of competent jurisdiction. **NOTICE: YOU AND WE WOULD HAVE A RIGHT OR OPPORTUNITY TO LITIGATE DISPUTES THROUGH A COURT AND HAVE A JUDGE OR JURY DECIDE THE DISPUTES BUT HAVE AGREED INSTEAD TO RESOLVE DISPUTES THROUGH BINDING ARBITRATION.**

Customer's Initial: **CP**

Report Number: _____

7. **Disclaimer of Warranty:** The Client understands that the inspection and report do not, in any way, constitute a guarantee, warranty of merchantability or fitness for a particular purpose, express or implied warranty, or an insurance policy. Additionally, neither the inspection nor inspection report is a substitute for any real estate transfer disclosures that may be required by law.

8. **Notice of Claims:** The Client agrees that any claim for failure of the Company to fulfill its obligations under this Agreement shall be made in writing to the Company upon discovery. The Client also agrees to allow the Company ten (10) days to come to the Subject Property to inspect and evaluate any condition complained of by the Client to the Company and not to make, or allow others to make, any alteration to the claimed condition until the Company has had the opportunity to inspect and evaluate the claimed condition, except in case of emergency.

9. **Choice of Law:** This Pre-Inspection Agreement shall be governed by New Jersey law. If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in force between the parties.

10. **LIMITATION ON TIME TO BRING LEGAL ACTION. PLEASE READ CAREFULLY:** Any legal action, including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation, and/or any violation of any law, statute, ordinance, regulation or code, or any other theory of liability arising out of, from or related to this Pre-Inspection Agreement or arising out of, from or related to the inspection or report must be brought within one (1) year from the date of the inspection, regardless of when the Client first discovers the facts supporting such possible claims as identified herein. Failure to bring said action within one (1) year of the date of services shall be a complete bar to any such action and a full and complete waiver of any rights, actions or causes of action that may have arisen from the inspection and/or inspection report. This time period may be shorter than otherwise provided by New Jersey law.

11. **Systems & Components Not Inspected By Agreement:** The Client and the Company agree that the following systems and/or components of the Subject Property are specifically excluded from the inspection at the request of the Client:

12. **Responsibility for Return Inspections:** The Client understands that if any systems and/or components of the Subject Property cannot be inspected due to unforeseen circumstances during the inspection it is the Client's duty to contact the Company should the Client desire the Company to return to the Subject Property at a later date or time to inspect those systems and/or components. Any systems and/or components not inspected due to unforeseen circumstances will be identified in the report. If Client desires the Company to return at a later date or time the Client hereby agrees that the Company will charge the Client an additional fee in the amount of \$300.00 to conduct the return inspection. The inspector will NOT be able to provide walk throughs.

13. **Entire Agreement:** This Pre-Inspection Agreement and any subsequent report issued to the Client by the Company represent the entire agreement between the parties. No oral agreements, understandings, or representations shall change, modify or amend any part of this Agreement. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties and supported by valid consideration. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns, and representatives of any kind whatsoever. The inspection is being performed for the exclusive use and benefit of the Client. The inspection, including the written report, is not to be transferred to, utilized or relied upon by any other person or entity without prior written permission of the Company.

14. **Client's Agreement & Understanding of Terms:** By signing this Agreement, the undersigned Client agrees that he/she/they have read, understand, and agree to all of the terms and conditions on all pages of this Agreement, including the provisions for arbitration, and limitations and exclusions, and agree to pay the fee shown according to the terms above. The Client understands that the Client has a right to have an attorney of the Client's choice review this Agreement before signing it. The Client understands that if the Client does not agree with any of the terms, conditions, limitations and/or exclusions set forth in this Agreement, the Client is free to not sign it. The Client understands that the Client may retain another provider to perform the services contemplated by this Agreement. The Client further understands that, should the Client not agree to the terms and conditions set forth in this Agreement, the Client may negotiate with the Company for different terms and conditions.

15. **The inspector, Herman Andrade, holds other licenses besides to the NY and NJ home inspection licenses.** He holds a NJ realtor license with Century 21 Teaneck. Had a NJ appraiser permit. He has a NJ Hvacr license. He holds a NJ Radon gas license and NJ termite license. He is a mechanical engineer from NJIT in Newark. He has different business under New Jersey Hvac Corp. and Bergen HVAC, llc. To avoid any conflict of interest, the inspector will be acting in this transaction ONLY as a home inspector. In the event that the Radon Gas fails due to any circumstances beyond the inspectors control, to perform a second Radon Gas test will cost an additional \$250.00.

I have read and agree to each of the terms, conditions, limitations, report distribution and exclusions of this Pre-Inspection Agreement and the attached addendum(s) total of 3 pages.

Phone #: PHONE NUMBER

Client's Email Address: E-MAIL ADDRESS

Phone #: _____

Client's Name (Please Print): CLIENTS NAME

Client's Signature: Client's Signature Digitally signed by Client's Signature
DN: cn=Client's Signature, o=ou, email=admin@checkmarkplus.com, c=US
Date: 2020.08.14 12:10:46 -04'00' Date: DATE SIGNED

Inspector's Signature: _____ Date: _____ Inspector's Name: Herman Andrade

RE Agent's name: COMPLETE IF APPLICABLE

RE Agent's Cell Phone #: _____

Real Estate agent's Email: _____

Customer's Initial: CP