

Inspection Report

John Doe

Property Address:

Main Street USA NJ



Main Street, USA

Homes Inspections LLC

Al Mendillo 24Gl00070900 429 Montclair Av Pompton Lakes, NJ,07442

Doe

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Date: 11/16/2016	Time: 12:00 AM	Report ID: homes-11.16.16_b35
Property: Main Street USA NJ	Customer: John Doe	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

<u>Inspected (IN)</u> = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice: In Attendance: Type of building: NJ State Customer and both agents Multi Family Approximate age of building: Temperature: Weather: Clear Approximately 94 years old 62 Degrees **Radon Test:** Ground/Soil surface condition: Rain in last 3 days: Dry Yes Yes **Water Test:** Nο

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1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		IN	NI	NP	RR	Styles & Materials
1.0	Roof Coverings	•				Roof Covering: 3-Tab fiberglass
1.1	Flashings	•				Viewed roof covering from:
1.2	Skylights, Chimneys and Roof Penetrations				•	Ground Binoculars
1.3	Roof Drainage Systems				•	Sky Light(s): None
IN=	Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace	IN	NI	NP	RR	Chimney (exterior): Brick

Comments:

- 1.2 Safety issue: Chimney not lined, some loose bricks noted, repairs needed.. Have one installed and all repairs completed by a qualified chimney contractor prior to use.
- **1.3** Suggest extending all downspouts away from foundation.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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2. Exterior



The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage door manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		IN	NI	NP	RR	Styles & Materials
2.0	Wall Cladding Flashing and Trim				•	Appurtenance: Patio
2.1	Doors (Exterior)	•				Siding Material: Aluminum Siding
2.2	Windows	•				Exterior Entry Doors: Steel
2.3	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•				Driveway: Asphalt
2.4	Eaves, Soffits and Fascias				•	
2.5	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

2.0 Termite damage noted to exterior wood trim, base of front door. Suggest having all water & termite damage repairs made by a qualified contractor, have him check for any hidden water and insect damage at time of repairs and make all repairs needed.

Have house treated for termites by a qualified exterminator.

2.4 Wood fascia under house by left rear basement window rotted, replacement needed, repairs needed.

Suggest having all water & termite damage repairs made by a qualified contractor, have him check for any hidden water and insect damage at time of repairs and make all repairs needed.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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3(A) . 1st Floor Apt

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		IN	NI	NP	RR	Styles & Materials
3.0.A	Ceilings	•				Ceiling Materials: Sheet Rock
3.1.A	Walls	•				Wall Material: Sheet Rock
3.2.A	Floors	•				Floor Covering(s): Laminated T&G
3.3.A	Steps, Stairways, Balconies and Railings	•				Tile Interior Doors:
3.4.A	Counters and Cabinets (representative number)	•				Hollow core Solid
3.5.A	Doors (representative number)	•				Window Types: Casement
3.6.A	Windows (representative number)				•	Window Manufacturer:
IN= Ins	spected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace	IN	NI	NP	RR	ANDERSEN
						Cabinetry: Wood
						Countertop: Laminate

Comments:

3.6.A Seal loose in bedroom window across from living room, repairs needed. Suggest further evaluation by a qualified contractor to make all repairs needed.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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3(B). 2nd Floor Apt

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		IN	NI	NP	RR	Styles & Materials
3.0.B	Ceilings	•				Ceiling Materials: Sheet Rock Ceiling Tile
3.1.B	Walls	•				Wall Material:
3.2.B	Floors	•				Sheet Rock Paneling
3.3.B	Steps, Stairways, Balconies and Railings	•				Floor Covering(s): Hardwood T&G
3.4.B	Counters and Cabinets (representative number)	•				Tile Carpet
3.5.B	Doors (representative number)	•				Linoleum Interior Doors:
3.6.B	Windows (representative number)				•	Hollow core Solid
IN= Ins	pected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace	IN	NI	NP	RR	Window Types: Double-hung Casement
						Window Manufacturer: UNKNOWN
						Cabinetry: Wood
						Countertop: Laminate

Comments:

3.6.B Suggest replacing all single pane to double pane, to increase energy efficiency. Window pane broken in bedroom by living room, repairs needed. Suggest further evaluation by a qualified contractor to make all repairs needed.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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3(C) . 3rd Floor Apt

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		IN	NI	NP	RR	Styles & Materials
3.0.C	Ceilings	•				Ceiling Materials: Sheet Rock
3.1.C	Walls	•				Wall Material: Sheet Rock
3.2.C	Floors	•				Floor Covering(s): Tile
3.3.C	Steps, Stairways, Balconies and Railings	•				Carpet Linoleum
3.4.C	Counters and Cabinets (representative number)	•				Interior Doors: Hollow core
3.5.C	Doors (representative number)	•				Solid Window Types:
3.6.C	Windows (representative number)				•	Double-hung Casement
IN= Ins	pected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace	IN	NI	NP	RR	Window Manufacturer: UNKNOWN
						Cabinetry: Wood
						Countertop: Laminate

Comments:

3.6.C Window in bedroom doesn't stay open, adjustments needed. Window pane broken by 3rd floor stairs, repairs needed. Suggest further evaluation by a qualified contractor to make all repairs needed.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		IN	NI	NP	RR	Styles & Materials
4.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)				•	Foundation: Masonry block Method used to observe
4.1	Walls (Structural)				•	Crawlspace: Crawled
4.2	Columns or Piers				•	Floor Structure: 2 X 8
4.3	Floors (Structural)	•				Wood joists Wall Structure:
4.4	Ceilings (Structural)		•			2 X 4 Wood
4.5	Roof Structure and Attic		•			Columns or Piers: Wood piers
IN=	Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace	IN	NI	NP	RR	Ceiling Structure: Not visible
						Roof Structure: Not visible
						Roof-Type: Shed Gambrel
						Method used to observe
						attic: Inaccessible

Comments:

- **4.0** Some cinder blocks for crawl space need re-pointing, void noted in foundation. Suggest further evaluation by a qualified masonry contractor to make all repairs needed.
- 4.1 Water stains noted on sheetrock in basement. Termite damage noted to base of interior wall.

Suggest further evaluation by a qualified water proofing contractor to make all repairs needed to mitigate water.

Suggest having all water & termite damage repairs made by a qualified contractor, have him check for any hidden water and insect damage at time of repairs and make all repairs needed.

Have house treated for termites by a qualified exterminator.

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4.2 Wood pier in crawl space leaning not on footing, possible sag issue Termite tubes noted on wood pier.Unable to view floor joist & sill plate in crawl space, sheet metal installed on floor joists. Sheet rock installed on basement ceiling, unable to view sill plates & floor joists.

Suggest having a qualified contractor remove all sheet metal on floor joists in crawl space prior to contingency. To assess any hidden termite damage in crawl space and give a quote to shore up house and repair all hidden termite damage prior to contingency.

Have a qualified exterminator treat house for termites.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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IN NI NP RR Styles & Materials

Manufacturer: A.O. SMITH RHFFM

Basement

Water Heater Location:

5. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

						-
5.0	Plumbing Drain, Waste and Vent Systems				•	Water Source: Public
5.1	Plumbing Water Supply, Distribution System and Fixtures				•	Water Filters: None
5.2	Hot Water Systems, Controls, Chimneys, Flues and Vents				•	Plumbing Water Supply
5.3	Main Water Shut-off Device (Describe location)				•	(into home): Copper
5.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•				Plumbing Water Distribution (inside home):
5.5	Main Fuel Shut-off (Describe Location)	•				Copper Washer Drain Size:
5.6	Sump Pump		•			2" Diameter Plumbing Waste:
IN=	Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace	IN	NI	NP	RR	PVC Cast iron
						Water Heater Power
						Source: Gas (quick recovery)
						Water Heater Capacity: 30 Gallon (small) 40 Gallon (1-2 people)

Comments:

5.0 Leak noted under 3rd floor kitchen sink. Corrosion noted on cast iron waste pipe, not leaking at time of inspection, repairs needed.

Suggest further evaluation by a licensed plumber to make all repairs needed.

5.1 Fixture in bathroom leaking , repairs needed. Suggest further evaluation by a licensed plumber to make all repairs needed.

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5.2 No bond noted on Rheem, approx 1 year old. AO Smith approx 10 years old, install bond. 30 gallon rheem brand new, install bond. Have a licensed plumber make all repairs needed.

Safety Issue: Gas leak detected on 30 gallon unit. Notified listing agent at time of inspection to inform owner, for PSE&G to make repairs ASAP.

- **5.3** Reattach main ground and install bonds on all 3 meters. Suggest further evaluation by a licensed electrician to make all repairs needed.
- **5.5** Main gas shut offs located in basement.
- **5.6** Sump pump not hooked up at time of inspection, not tested.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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6. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

		IN	NI	NP	RR	Styles & Materials
6.0	Service Entrance Conductors	•				Electrical Service Conductors:
6.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels				•	Overhead service Panel capacity:
6.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•				200 AMP Panel Type:
6.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				•	Circuit breakers Electric Panel Manufacturer:
6.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure				•	FEDERAL PACIFIC Wiring Methods: Romex
6.5	Operation of GFCI (Ground Fault Circuit Interrupters)			•		Nomex
6.6	Location of Main and Distribution Panels	•				
6.7	Smoke Detectors		•			
6.8	Carbon Monoxide Detectors		•			
IN=	Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace	IN	NI	NP	RR	

Comments:

- 6.1 3 Federal Pacific panels in basement need replacing. Suggest upgrading Federal pacific fuse panel to breaker panel. Fire Hazard: Federal Pacific breaker panels have a history of not always tripping due to over current, which can lead to a fire in the panel. Get a quote from a licensed electrician to replace all 3 panels and fuse panel, prior to contingency.
- 6.3 Safety Issue:Hot/Neu reversed exterior wall of dinning room on 3rd floor.Open ground noted on tv shelf in living room. Safety issue: Replace all missing light switch and junction box covers. Hot/neu reversed in top of stairs 2nd floor.

Suggest further evaluation by a licensed electrician to make all repairs needed.

6.4 Suggest upgrading all outlets within 6 feet of water to GFCI.Hot/Neu reversed in 2nd floor bathroom, repairs needed.

Suggest further evaluation by a licensed electrician to make all repairs needed.

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Doe

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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7. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

7.0	Heating Equipment	•			Heat Type: Radiant Floor
7.1	Normal Operating Controls	•			Energy Source: Gas
7.2	Automatic Safety Controls	•			Number of Heat Systems
7.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			(excluding wood): Three Heat System Brand:
7.4	Presence of Installed Heat Source in Each Room	•			AMERICAN STANDARD
7.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•			Ductwork: N/A
7.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)			•	Filter Type: N/A
7.7	Gas/LP Firelogs and Fireplaces			•	Filter Size: N/A
7.8	Cooling and Air Handler Equipment			•	Types of Fireplaces: None
INI-	Inspected NI- Not Inspected NI- Not Present PP- Penair or Penlace	INI	NI	ND I	

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Operable Fireplaces:
None

NONE

IN NI NP RR Styles & Materials

Number of Woodstoves:

None

Cooling Equipment Type:

Window AC

Cooling Equipment Energy

Source:

Electricity

Central Air Manufacturer:

NONE

Number of AC Only Units:

None

Comments:

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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8. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		IN	NI	NP	RR	Styles & Materials
8.0	Insulation in Attic		•			Attic Insulation: Unknown
8.1	Insulation Under Floor System		•			Ventilation: None found
8.2	Vapor Retarders (in Crawlspace or basement)	•				Exhaust Fans: Fan only
8.3	Ventilation of Attic and Foundation Areas		•			Dryer Power Source: Gas Connection
8.4	Venting Systems (Kitchens, Baths and Laundry)	•				Dryer Vent:
8.5	Ventilation Fans and Thermostatic Controls in Attic		•			Flexible Metal
IN=	Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace	IN	NI	NP	RR	

Comments:

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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9(A). 1st Floor Kitchen

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		IN	NI	NP	RR	Styles & Materials
9.0.A	Dishwasher	•				Dishwasher Brand: KENMORE
9.1.A	Ranges/Ovens/Cooktops	•				Disposer Brand: NONE
9.2.A	Range Hood (s)	•				Exhaust/Range hood: RE-CIRCULATE
9.3.A	Trash Compactor			•		NUTONE Range/Oven:
9.4.A	Food Waste Disposer			•		WHIRLPOOL
9.5.A	Microwave Cooking Equipment			•		Built in Microwave: NONE
IN= Ins	pected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace	IN	NI	NP	RR	Trash Compactors: NONE

Comments:

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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9(B) . 2nd Floor Kitchen

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		IN	NI	NP	RR	Styles & Materials
9.0.B	Dishwasher	•				Dishwasher Brand: FRIGIDAIRE
9.1.B	Ranges/Ovens/Cooktops	•				Disposer Brand: NONE
9.2.B	Range Hood (s)	•				Exhaust/Range hood: RE-CIRCULATE
9.3.B	Trash Compactor			•		BROAN
9.4.B	Food Waste Disposer			•		Range/Oven: CALORIC
9.5.B	Microwave Cooking Equipment			•		Built in Microwave: NONE
IN= Ins	pected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace	IN	NI	NP	RR	Trash Compactors: NONE

Comments:

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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9(C). 3rd Floor Kitchen

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		IN	NI	NP	RR	Styles & Materials
9.0.C	Dishwasher			•		Dishwasher Brand: NONE
9.1.C	Ranges/Ovens/Cooktops	•				Disposer Brand: NONE
9.2.C	Range Hood (s)			•		Exhaust/Range hood: NONE
9.3.C	Trash Compactor			•		Range/Oven: TAPPAN
9.4.C	Food Waste Disposer			•		Built in Microwave:
9.5.C	Microwave Cooking Equipment			•		NONE Trash Compactors:
IN- Increased NI- Not Increased NIP- Not Present PP- Panair or Papiers		INI	NII	ND	DD	NONE

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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General Summary

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.2 Skylights, Chimneys and Roof Penetrations

Repair or Replace

Safety issue:Chimney not lined, some loose bricks noted, repairs needed..Have one installed and all repairs completed by a qualified chimney contractor prior to use.



1.2 Item 1(Picture) Chimney Unlines

1.3 Roof Drainage Systems

Repair or Replace

Suggest extending all downspouts away from foundation.

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1. Roofing



1.3 Item 1(Picture) Extend Downspouts

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1. Roofing



1.3 Item 2(Picture) Extend Downspouts

2. Exterior



2.0 Wall Cladding Flashing and Trim

Repair or Replace

Termite damage noted to exterior wood trim, base of front door.Suggest having all water & termite damage repairs made by a qualified contractor, have him check for any hidden water and insect damage at time of repairs and make all repairs needed.

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2. Exterior



Have house treated for termites by a qualified exterminator.



2.0 Item 1(Picture) Termite damage

2.4 Eaves, Soffits and Fascias

Repair or Replace

Wood fascia under house by left rear basement window rotted, replacement needed, repairs needed.

Suggest having all water & termite damage repairs made by a qualified contractor, have him check for any hidden water and insect damage at time of repairs and make all repairs needed.

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2. Exterior





2.4 Item 1(Picture) Plywood Rotted

3(A). 1st Floor Apt

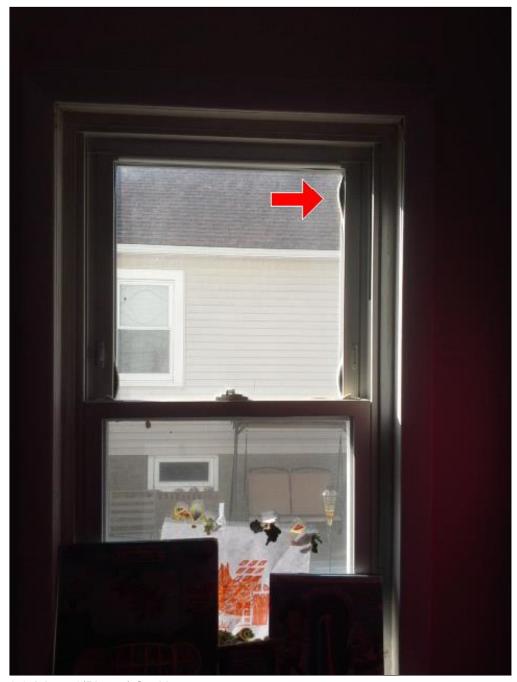
3.6.A Windows (representative number)

Repair or Replace

Seal loose in bedroom window across from living room, repairs needed. Suggest further evaluation by a qualified contractor to make all repairs needed.

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3(A). 1st Floor Apt



3.6.A Item 1(Picture) Seal Loose

3(B). 2nd Floor Apt

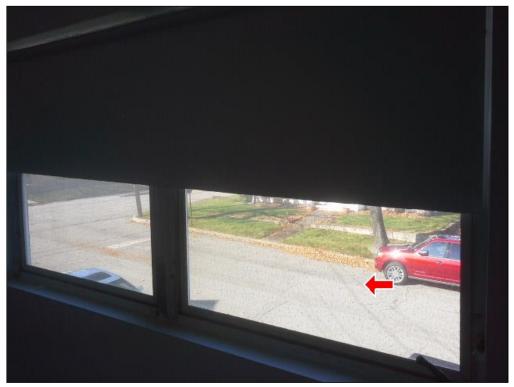
3.6.B Windows (representative number)

Repair or Replace

Suggest replacing all single pane to double pane, to increase energy efficiency. Window pane broken in bedroom by living room, repairs needed. Suggest further evaluation by a qualified contractor to make all repairs needed.

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3(B). 2nd Floor Apt



3.6.B Item 1(Picture) Single Pane Windows

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3(B). 2nd Floor Apt



3.6.B Item 2(Picture) Window pane broken

3(C). 3rd Floor Apt

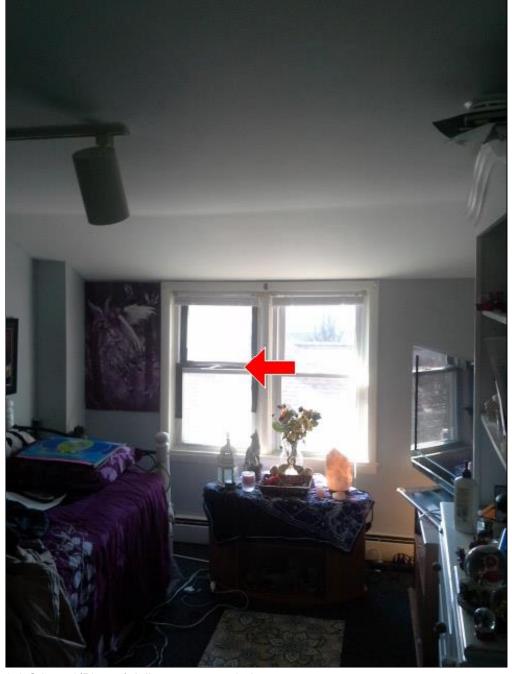
3.6.C Windows (representative number)

Repair or Replace

Window in bedroom doesn't stay open, adjustments needed. Window pane broken by 3rd floor stairs, repairs needed. Suggest further evaluation by a qualified contractor to make all repairs needed.

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3(C). 3rd Floor Apt



3.6.C Item 1(Picture) Adjustments needed

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3(C). 3rd Floor Apt



3.6.C Item 2(Picture) Pane Broken

4. Structural Components

4.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Repair or Replace

Some cinder blocks for crawl space need re-pointing, void noted in foundation. Suggest further evaluation by a qualified masonry contractor to make all repairs needed.

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4.0 Item 1(Picture) Re-Point Block

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4.0 Item 2(Picture) Void Noted

4.1 Walls (Structural)

Repair or Replace

Water stains noted on sheetrock in basement. Termite damage noted to base of interior wall.

Suggest further evaluation by a qualified water proofing contractor to make all repairs needed to mitigate water.

Suggest having all water & termite damage repairs made by a qualified contractor, have him check for any hidden water and insect damage at time of repairs and make all repairs needed.

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Have house treated for termites by a qualified exterminator.



4.1 Item 1(Picture) Termite & water damage

4.2 Columns or Piers

Repair or Replace

Wood pier in crawl space leaning not on footing, possible sag issue Termite tubes noted on wood pier. Unable to view floor joist & sill plate in crawl space, sheet metal installed on floor joists. Sheet rock installed on basement ceiling, unable to view sill plates & floor joists.

Suggest having a qualified contractor remove all sheet metal on floor joists in crawl space prior to contingency. To assess any hidden termite damage in crawl space and give a quote to shore up house and repair all hidden termite damage prior to contingency.

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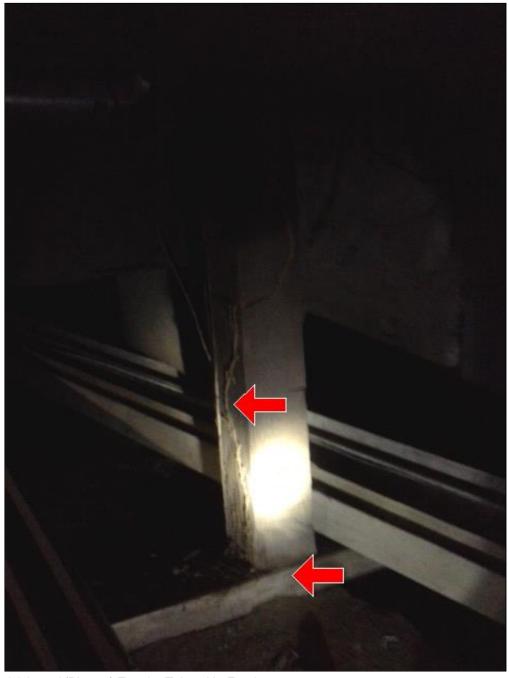
Have a qualified exterminator treat house for termites.

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4.2 Item 1(Picture) Post leaning-Termite Tubes Noted

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4.2 Item 2(Picture) Termite Tubes-No Footing

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4. Structural Components



4.2 Item 3(Picture) No Footing

5. Plumbing System

5.0 Plumbing Drain, Waste and Vent Systems

Repair or Replace

Leak noted under 3rd floor kitchen sink. Corrosion noted on cast iron waste pipe, not leaking at time of inspection, repairs needed.

Suggest further evaluation by a licensed plumber to make all repairs needed.

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5.0 Item 1(Picture) Pipe leaking

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5.1 Plumbing Water Supply, Distribution System and Fixtures

Repair or Replace

Fixture in bathroom leaking, repairs needed. Suggest further evaluation by a licensed plumber to make all repairs needed.

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5.1 Item 1(Picture) Fixture Leaking

5.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Repair or Replace

No bond noted on Rheem, approx 1 year old. AO Smith approx 10 years old, install bond. 30 gallon rheem brand new, install bond. Have a licensed plumber make all repairs needed.

Safety Issue: Gas leak detected on 30 gallon unit. Notified listing agent at time of inspection to inform owner, for PSE&G to make repairs ASAP.

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5.2 Item 1(Picture) Install Bond

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5.2 Item 2(Picture) Install Bond

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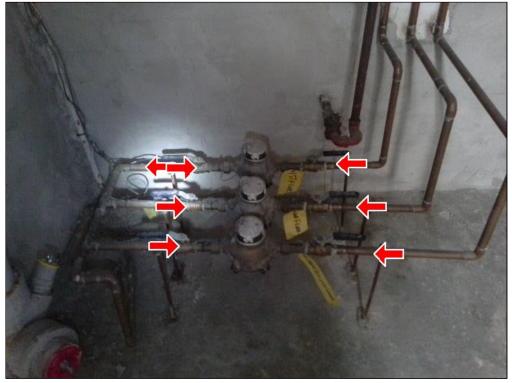
5.2 Item 3(Picture) Gas Leak-Install Bond

5.3 Main Water Shut-off Device (Describe location)

Repair or Replace

Reattach main ground and install bonds on all 3 meters. Suggest further evaluation by a licensed electrician to make all repairs needed.

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5.3 Item 1(Picture) Ground not attached-bonds missing

5.6 Sump Pump

Not Inspected

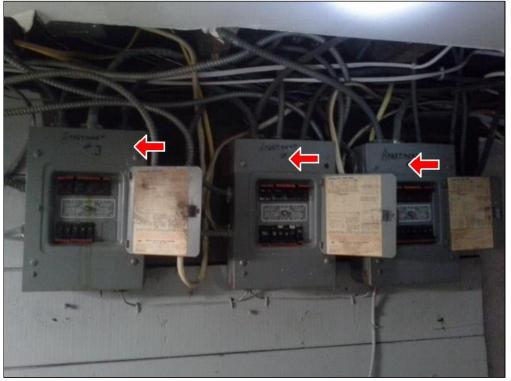
Sump pump not hooked up at time of inspection, not tested.

6. Electrical System

6.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels Repair or Replace

3 Federal Pacific panels in basement need replacing. Suggest upgrading Federal pacific fuse panel to breaker panel. Fire Hazard: Federal Pacific breaker panels have a history of not always tripping due to over current, which can lead to a fire in the panel. Get a quote from a licensed electrician to replace all 3 panels and fuse panel, prior to contingency.

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6.1 Item 1(Picture) Federal Pacific

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6.1 Item 2(Picture) Federal Pacific Fuse panel

6.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace

Safety Issue:Hot/Neu reversed exterior wall of dinning room on 3rd floor.Open ground noted on tv shelf in living room. Safety issue: Replace all missing light switch and junction box covers. Hot/neu reversed in top of stairs 2nd floor.

Suggest further evaluation by a licensed electrician to make all repairs needed.

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6.3 Item 1(Picture) Hot/Neu Revrsed

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6.3 Item 2(Picture) Open Ground

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6.3 Item 3(Picture) Replace Cover

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6.3 Item 4(Picture) Replace Cover

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6.3 Item 5(Picture) Replace Cover

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6.3 Item 6(Picture) Replace Cover

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6.3 Item 7(Picture) Hot/Neu Reversed

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6.3 Item 8(Picture) Replace Cover

6.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Repair or Replace

Suggest upgrading all outlets within 6 feet of water to GFCI.Hot/Neu reversed in 2nd floor bathroom, repairs needed.

Suggest further evaluation by a licensed electrician to make all repairs needed.

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6.4 Item 1(Picture) Kitchen



6.4 Item 2(Picture) Bathroom

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6.4 Item 3(Picture) Bathroom



6.4 Item 4(Picture) Bathrooom

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6.4 Item 5(Picture) Kitchen

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected

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adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE

Homes Inspections LLC 429 Montclair Av Pompton Lakes, NJ,07442 Inspected By: Al Mendillo

Inspection Date: 11/16/2016 Report ID: homes-11.16.16_b35

Customer Info:	Inspection Property:
John Doe	Main Street USA NJ
Customer's Real Estate Professional:	

Inspection Fee:

Service Price Amount Sub-Total

Tax \$0.00

Total Price \$450.00

Payment Method: Check

Payment Status: Paid At Time Of Inspection

Note:

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Homes Inspections LLC

Al Mendillo

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