

Home Inspection Report



Prepared for: [REDACTED]

Inspection Date: [REDACTED]

Prepared By: Zoey Tham

NJ #24GI00217600



[REDACTED]

Dear [REDACTED]

RE: Home Inspection for [REDACTED]

Thank you very much for choosing us to perform your home inspection. Our inspection and the attached report comply with the requirements of the Standards of Practice of our national association. This report is the exclusive property of PE Home Inspection LLC and our client whose name appears herewith its use by any unauthorized parties is strictly prohibited.

A home inspection is intended to assist in the evaluation of the overall condition of the property. The report is not intended to be a “checklist” of items that needed to be repaired and maintained. It is designed to identify material defects or deficiencies that would have an adverse impact on the value of the property, or that involve a safety risk to the people on the property.

This report documents the conditions of property on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report as an additional service.

Again, thank you for choosing us to perform your home inspection.

Sincerely,

Zoey Tham, P.E.
PE Home Inspection, LLC
NJ License Number:
Phone: 609-203-0265
Email: pehomeinspection@gmail.com



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1. General Information

Client & Site Information

Client's Full Name: [REDACTED]

People Present: The buyer agent was present at the time of inspection

Inspection Time: 6.00pm-7.45pm

Building Type: Single Family

Occupancy: Vacant

Climatic Conditions

Weather Condition: Sunny, about 80 Degree F

Ground Condition: Dry

Rain in the last three days: No



2. Disclaimer

This document is a home inspection report designed to assist a buyer, seller, or homeowner to evaluate the condition of a home, as well as its immediate surrounding areas, at a specific date and time. The scope is based on industry standards of practice and state requirements of home inspectors, which may be different from the scope and definitions allowed by model real estate contracts for purchases and addendums.

The inspector conducts an evaluation of the home and permanently installed, readily accessible systems and components. All components that are not inspected should be fully evaluated and tested as needed by a qualified specialist prior to closing.

The inspection is limited in scope.

The inspection is not intended to be an exhaustive evaluation of a home, systems, or components. The inspector does not disassemble equipment, dismantle items, move furnishings or stored items, lift floor coverings, open walls, or disturb items that belong to the occupant(s). The inspector may not specifically address every component in the home, e.g., numerous items such as windows, electrical outlets, and light fixtures may be randomly selected and evaluated. The inspector does not evaluate items that are inaccessible, concealed, or underground. Therefore, the home or property may have issues that cannot be discovered by the inspector.

The inspection addresses visible and apparent conditions which exist at the date and time of the inspection.

The inspector endeavors to identify and accurately report on visible issues which affect the construction, general maintenance, and overall safety of the home and its immediate surrounding areas. Conditions may change, perhaps dramatically, between the date and time of the inspection and the date and time of settlement and/or move-in.

The inspection report reflects the observations and opinions of the inspector.

Subsequent inspections or evaluations performed by other parties may yield different, and in some cases, contradictory findings. There can be several reasons for discrepancies in findings, including the interval between inspections, differences in the objectives or scope of each inspection, and background, training, and subjective opinions and experiences of the individuals performing an inspection.

The inspection does not eliminate all risks involved in a real estate transaction.

The inspection does not anticipate subsequent events or changes in the performance of the home due to changes in use or occupancy. We recommend that you obtain information, which is available about the home and property, including seller's disclosures, previous inspection reports, engineering reports, building permits, remodeling permits, and reports delivered for or by municipal inspection departments, lenders, and relocation companies, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have occurred.

The inspection is not a code inspection.

The inspection may address issues that refer to a particular code, but the inspector does not conduct a code compliance inspection or code safety inspection and does not verify compliance with the manufacturer's installation instructions for any system or component. We are not authorized to regulate or enforce code compliance and must instead operate under the reasonable presumption that the home is compliant with all code requirements. Please contact the relevant government authority or original equipment manufacturer for information related to construction, addition or remodeling permits, energy efficiency ratings, or other issues relating to code compliance.



3. Key Observation Summary

This summary is not the entire report. The complete report includes additional information of the observed conditions or concerns to the client. It is recommended that the client reads the complete report. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

STRUCTURAL

Foundation Wall:

Condition 1: Existing concrete masonry unit (CMU) foundation wall appeared to have deteriorated. Loose mortar joints and damaged/deteriorated CMU blocks were observed in many locations inside the crawlspace. Multiple vertical, horizontal, and step cracks were observed on the exterior side of the foundation wall.

Condition 2: The soil in some areas of the crawlspace appeared to have previously been excavated or removed to create more headroom space in the crawlspace for mechanical equipment and other use. The removal of the soil exposed section of the foundation wall and footing for the CMU wall.

Structural Members in Crawl Space:

Condition 1: Many of the vertical structural supports in the crawl space were observed to be defected or improperly installed. Most of the vertical wood posts were bearing on soil without proper foundation. Some of the vertical wood posts were out of plumb. Some of the posts appeared to be damaged by wood destroying insects and some of the posts appeared to be damaged by fire. Improper stacked masonry block support was observed at one location. A few steel shoring posts were improperly installed.

Condition 2: Many horizontal beams/joists in the crawlspace were damaged. Some of the beams appeared to be damaged by wood destroying insects and some of the beams appeared to be damaged by fire. Some of the beams have significant cracking. Multiple connections between the beams and the vertical supports were improper.

Condition 3: A section of the masonry wall, which appeared to support the structural beams, was significantly deteriorated.



EXTERIOR

Grading:

Condition: The lawn at the front of the house appears to be improperly graded and sloped toward the house.

Downspouts:

Condition: The discharge end of the downspouts was too close to the foundation of the building.

Stair and Railing:

Condition 1: The stair railing at the front of the house was loose. The top step of the stair at the front of the house appeared to be loose.

Condition 2: A crack was observed between that rear side stair and the building wall. The stair appears to be unlevel.

ROOFING

Roofing:

Condition 1: Improper asphalt shingle roofing installation. Multiple layers of asphalt shingles were installed over the old ones.

Condition 2: Debris and tree brunch were observed on the roof. Algae was growing on top of the flat roof.

Gutter:

Condition: Obstructed/clogged gutter. The gutters around the building appear to be clogged by leaves and debris.

Chimney:

Condition: Missing chimney cap at the top of the chimney. The chimney crown appears to be constructed with brick and mortar instead of concrete, metal, or stone. Some of the masonry blocks on the chimney were deteriorated/spalled.

PLUMBING

Water Heater:

Condition: The water heater temperature and pressure relief valve (TPR) pipe was corroded with excessive patina stain.

Washing Machine:

Condition: The washing machine appears to be inoperable at the time of the home inspection.



Shower:

Condition: The bathroom shower faucet appeared to be inoperable.

ELECTRICAL

Electrical Panel:

Condition 1: Multiple conductors inserted in one lug.

Condition 2: Improper double tapped electrical wires were observed in one of the breakers.

Condition 3: Aluminum wiring was observed in the electrical panel. The aluminum wires were also connected to an improper circuit breaker.

Electrical Outlet:

Condition 1: Multiple electrical outlets were not grounded.

Condition 2: A few electrical outlets in the attic were missing cover plates.

HEATING

Boiler:

Condition: The boiler components appeared to be severely rusted. The boiler is near the end of its service life. The thermostat was not operable.

INTERIOR

Windows:

Condition: Two hung windows on the 1st floor were broken. The window panes were not able to stay open. Multiple windows in the attic space were not operable.

Floor Planks:

Condition: Water damage was observed at the underside first floor planks.

Interior Finishes:

Condition: Water stains and damaged interior finishes were observed in many locations in the attic space.

Stair Guardrail:

Condition: The guardrail around the stair to the attic space was loose.

Ceiling:

Condition: A crack was observed in the old ceiling finish above the existing drop ceiling.



INSULATION & VENTILATION

Roof Insulation:

Condition: Attic and roof insulation appeared to be missing and incomplete in some areas of the attic.



4. Structural

Descriptions

Lowest level configuration: Crawlspace

Foundation material: Masonry blocks

Method used to inspect under-floor crawlspace: The crawlspace was walkable

Method used to inspect attic: Stair. The attic space was finished.

Visible floor structure: Wood joists

Visible wall construction: Wood framed

Ceiling framing: Unknown (Covered by finish material)

Roof framing: Unknown (Covered by finish material)

Inspection items

Foundation: Inspected

Visible floor/ceiling framing: Inspected

Wall construction: Not inspected

Roof framing: Not inspected

Limitation: All the interior structural components above basement including floor joists, ceiling joists, and wall studs were concealed by finish materials at the time of our visit. The condition of the concealed component could not be observed and evaluated due to the finish material.

Observations & Comments

Observation #4.1: Existing concrete masonry unit (CMU) foundation wall appeared to have deteriorated. Loose mortar joints and damaged/deteriorated CMU blocks were observed in many locations inside the crawlspace. Multiple vertical, horizontal, and step cracks were observed on the exterior side of the foundation wall.

Implication: Weakened foundation and building structure.

Comments: Recommends hiring a contractor to perform the repair of the loose mortar joints and damaged CMU blocks.





Observation #4.2: The soil in some areas of the crawlspace appeared to have previously been excavated or removed to create more headroom space in the crawlspace for mechanical equipment and other use. The removal of the soil exposed section of the foundation wall and footing for the CMU wall.

Implication: Removal of the soil in the crawl space will create an additional unbalance of soil lateral pressure on the foundation wall (soil at the exterior side will try to push the wall toward the interior side of the building). The foundation wall could also experience frost heaving when the top of soil elevation is lowered. Frost heaving of the foundation wall would damage the foundation and create building movement.

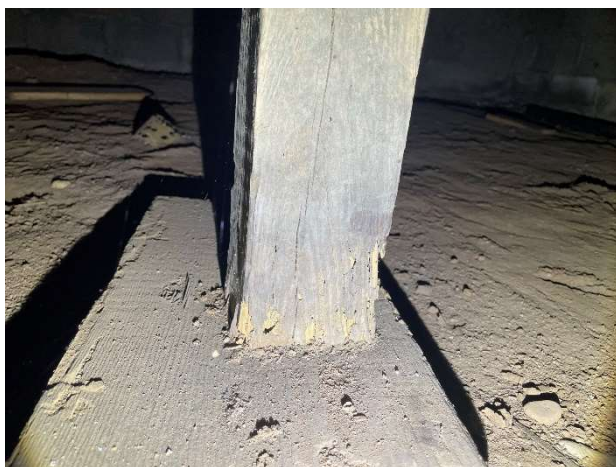
Comments: Recommends hiring a structural engineer to further evaluate the condition of the existing foundation wall and design for the required reinforcement and repair. Hire a contractor to perform all required structural repair work.



Observation #4.3: Many of the vertical structural supports in the crawl space were observed to be defected or improperly installed. Most of the vertical wood posts were bearing on soil without proper foundation. Some of the vertical wood posts were out of plumb. Some of the posts appeared to be damaged by wood destroying insects and some of the posts appeared to be damaged by fire. Improper stacked masonry block support was observed at one location. A few steel shoring posts were improperly installed.

Implication: Weakened foundation and building structure. The installed vertical steel shoring posts imply possible previous structural stability issues which would require shoring.

Comments: Recommends hiring a structural engineer to further evaluate and design for the required reinforcement and repair. Hire a contractor to perform all required structural repair work.



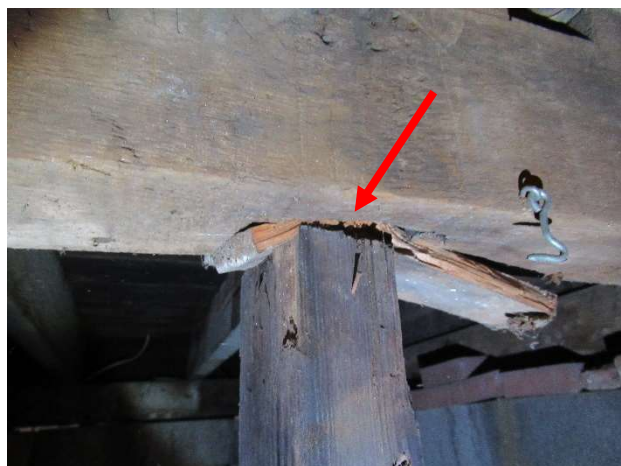
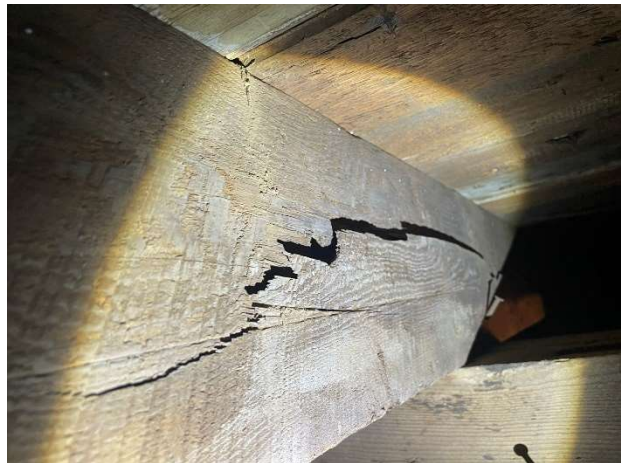
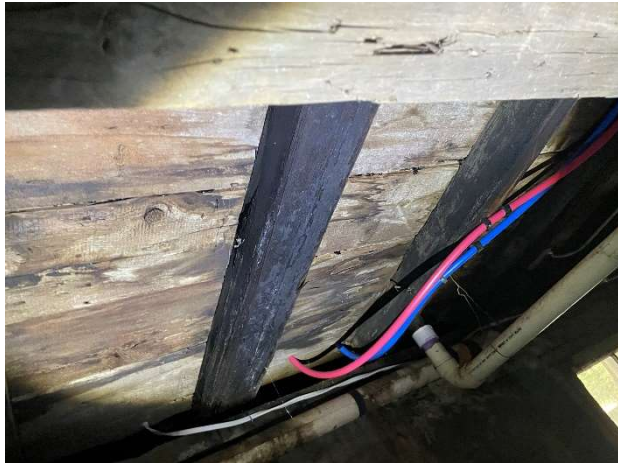


Observation #4.4: Many horizontal beams/joists in the crawlspace were damaged. Some of the beams appeared to be damaged by wood destroying insects and some of the beams appeared to be damaged by fire. Some of the beams have significant cracking. Multiple connections between the beams and the vertical supports were improper.

Implication: Weakened building structure.

Comments: Recommends hiring a structural engineer to further evaluate and design for the required reinforcement and repair. Hire a contractor to perform all required structural repair work.





Observation #4.5: A section of the masonry wall, which appeared to support the structural beams, was significantly deteriorated.

Implication: Weakened building structure.

Comments: Recommends hiring a structural engineer to further evaluate and design for the required reinforcement and repair. Hire a contractor to perform all required structural repair work.





5. Exterior

Descriptions

Wall Coverings: Vinyl Siding

Inspection items

Wall coverings, flashings, and trim: Inspected

Exterior door: Inspected

Attached steps, porches, and their associated railings: Inspected

Eaves, Soffits, and fascias where accessible from the ground level: Inspected

Vegetation, grading, surface drainage: Inspected

Retaining walls: Not applicable

Adjacent and entryway walkways, patios, and driveways: Inspected

Observations & Comments

Observation #5.1: The lawn at the front of the house appears to be improperly graded and sloped toward the house.

Implication: Water flow to the house. Possible damage to the foundation wall.

Comment: Recommends hiring a contractor to properly regrade the soil away from the house.



Observation #5.2: The discharge end of the downspouts was too close to the foundation of the building.

Implication: Possible damage to the foundation.

Comment: Recommends extending the discharge end of the downspout further away from the building.



Observation #5.3: Plants are too close and are touching the foundation wall and siding.

Implication: Possible damage to the foundation wall and siding.

Comment: Recommends regular plant trimming and removal of plants growing on the wall.



Observation #5.4: The stair railing at the front of the house was loose. The top step of the stair at the front of the house appeared to be loose.

Implication: Possible falling hazard.

Comment: Recommends hiring a contractor to secure or replace the loose handrail and stair step.



Observation #5.5: A crack was observed between that rear side stair and the building wall. The stair appears to be unlevel.

Implication: Possible previous building movement or settlement.

Comment: Recommends hiring a contractor to repair the crack and further evaluate the support of the stair. Install additional support as required.



6. Roofing

Descriptions

Method used to inspect the roofing: Visual observation standing on the ground and drone application

Roofing Material: Asphalt Shingles

Inspection items

Roofing materials: Inspected

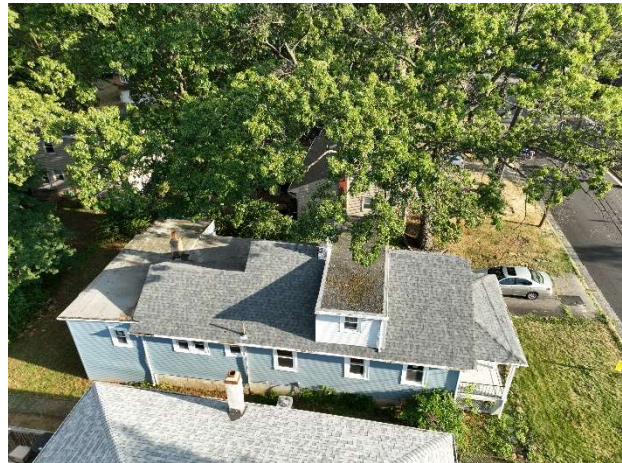
Roof drainage systems: Inspected

Flashing: Inspected

Skylights: Inspected

Chimneys: Inspected

Roof penetrations: Inspected



Observations & Comments

Observation #6.1: Improper asphalt shingle roofing installation. Multiple layers of asphalt shingles were installed over the old ones.

Implication: Possible water infiltration due to too many nail penetration in the shingle layers and added weight to the roofing framing.

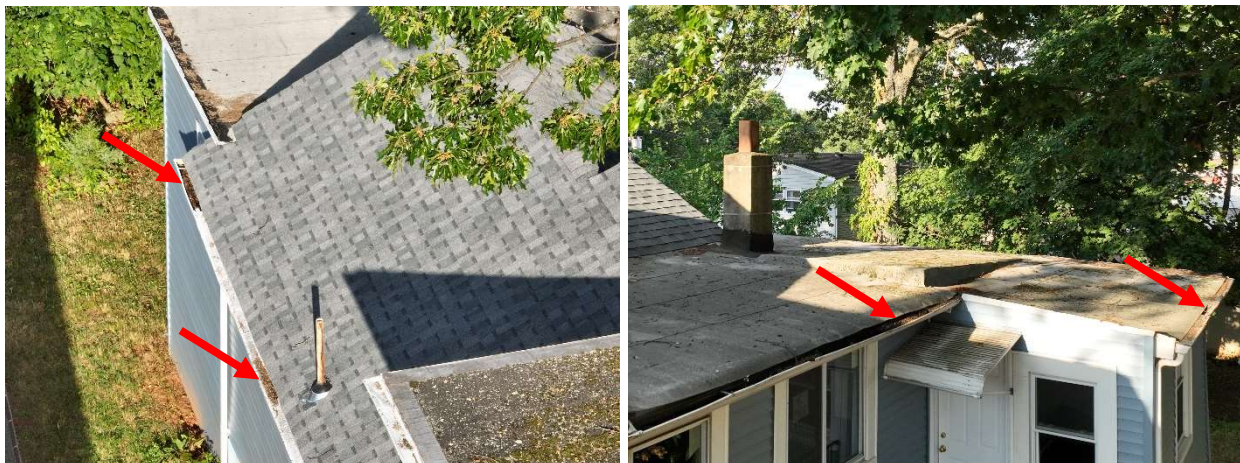
Comments: Recommends hiring a roofing professional to further evaluate and replace the roofing as required.



Observation #6.2: Obstructed/clogged gutter. The gutters around the building appear to be clogged by leaves and debris.

Implication: Possible rainwater back up, gutter sagging due to holding access water. Rainwater may overflow and drain down near the siding and foundation wall.

Comments: Recommends hiring a handyman to clean gutters and downspouts and provide regular inspection and maintenance.



Observation #6.3: Debris and tree brunch were observed on the roof. Algae was growing on top of the flat roof.

Implication: Possible roofing damage from falling of tree brunch. The saturated leaves on the roof would become compost. The compost from the leave in addition to the excessive moisture from the poor roof drainage would allow algae to grow.

Comments: Recommends cleaning the top of the roof and hiring a licensed roofer to further evaluate the roof condition.



Observation #6.4: Missing chimney cap at the top of the chimney. The chimney crown appears to be constructed with brick and mortar instead of concrete, metal, or stone. Some of the masonry blocks on the chimney were deteriorated/spalled.

Implication: Possible for rainwater to enter the chimney flue. Brick and mortar chimney crown tends to deteriorate much quicker than other elements. Deteriorated masonry blocks would weaken the structural stability of the chimney.

Comments: Recommends hiring a chimney professional to install a chimney cap and perform the repair of the chimney as required.



7. Plumbing

Descriptions

Interior (visible) water supply pipe material: Copper

Interior (visible) drain, waste, vent piping material: Poly Vinyl Chloride (PVC) and Cast Iron

Water heating system: Water storage tank

Water heating system power source: Gas

Location of main water shut-off valve: Basement

Location of gas shut-off valve: Basement



Inspection items

Interior water supply and distribution systems including fixtures and faucets: Inspected

Interior drain, waste, and vent systems including fixtures: Inspected

Water heating equipment and hot water supply systems: Inspected

Vent systems, flues, and chimneys: Inspected

Fuel storage and fuel distribution systems: Not applicable

Sewage ejectors, sump pumps, and related piping: Not applicable

Limitation: Not all the drain, waste, and vent pipes were readily visible, many of the pipes are located inside the walls.

Observations & Comments

Observation #7.1: The water heater temperature and pressure relief valve (TPR) pipe was corroded with excessive patina stain.

Implication: Possible water leakage

Comment: Recommends hiring a plumber to further evaluate and install a new TPR pipe.



Observation #7.2: The washing machine appears to be inoperable at the time of the home inspection.

Comment: Recommends hiring an appliance professional for further evaluation and repair or replacement.



Observation #7.3: Improper S-trap installed under the bathroom sink.

Implication: Possible risk of sewer gases admission into the home.

Comment: Recommends hiring a qualified plumbing contractor to correct the drain line.



Observation #7.4: The bathroom shower faucet was appeared to be inoperable.

Implication: The water supply system may be faulty.

Comment: Recommends hiring a plumber for further evaluation and repair.



8. Electrical

Descriptions



Location of the main disconnect: Basement

Location of subpanel: Not applicable

Service amperage: 100 Amps

Service entrance wire material: Aluminum

Service equipment and main disconnects: Breakers

Predominant branch circuit wiring method: Non-metallic sheathed cable- copper and aluminum

Presence of smoke alarms: Yes

Presence of carbon monoxide alarms: Yes

Inspection items

Service drop: Inspected

Service entrance conductors, cables, and raceways: Inspected

Service equipment and main disconnects: Inspected

Service grounding: Inspected

Interior components of service panel: Inspected

Interior components of subpanel: Not applicable

Conductors: Inspected

Overcurrent protection devices: Inspected

Installed lighting fixtures, switches, and receptacles (representative number): Inspected

Ground fault circuit interrupters: Inspected

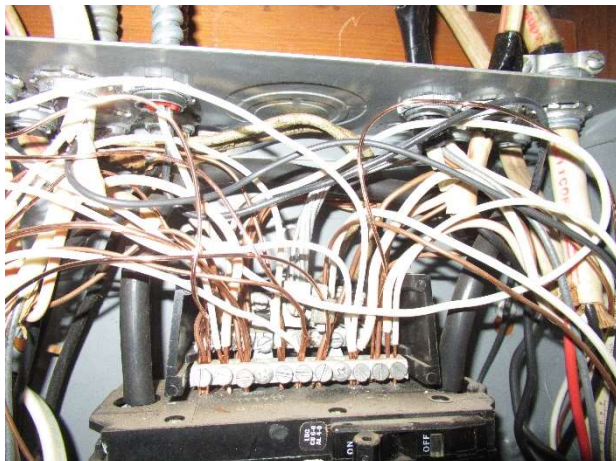
Arc fault circuit interrupters: Not applicable

Observations & Comments

Observation #8.1: Multiple conductors inserted in one lug.

Implication: Possible safety hazard.

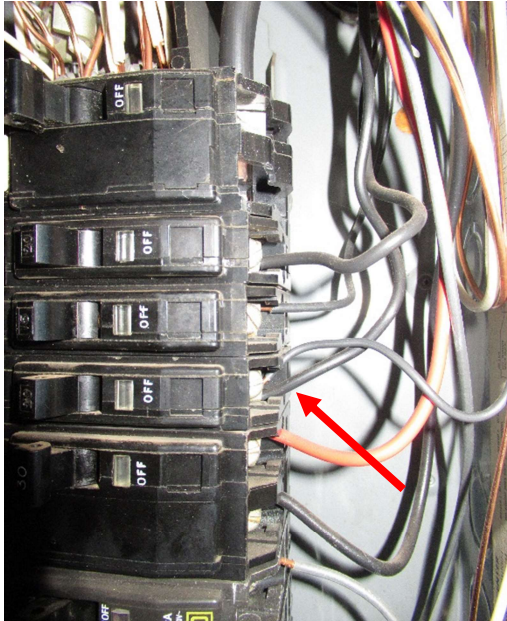
Comment: Recommends hiring an electrician for further evaluation, repair, and replacement.



Observation #8.2: Improper double tapped electrical wires were observed in one of the breakers.

Implication: Multiple conductors in one lug may not be protected by the overcurrent protection device (OPD) or maybe over fused. Possible safety hazard.

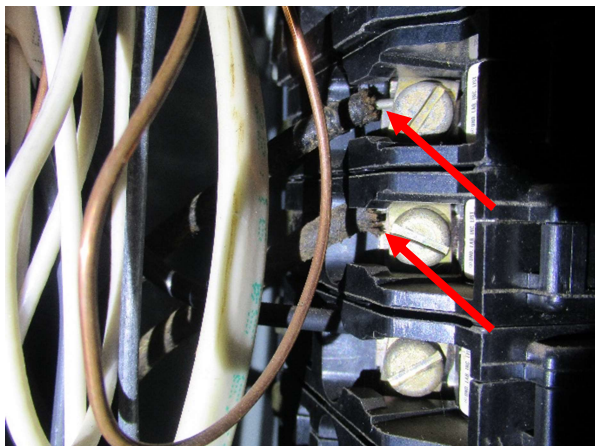
Comment: Recommends hiring an electrician for further evaluation, repair, and replacement.



Observation #8.3: Aluminum wiring was observed in the electrical panel. The aluminum wires were also connected to an improper circuit breaker.

Implication: Possible safety hazard.

Comment: Recommends hiring an electrician for further evaluation, repair, and replacement.



Observation #8.4: The electrical receptacle near the bathroom sink was not equipped with GFCI.

Implication: Possible safety hazard.

Comment: Recommends hiring an electrician for further evaluation, repair, and replacement.



Observation #8.5: Multiple electrical outlets were tested to have open ground.

Implication: The three-prong receptacle is not connected to an equipment grounding conductor. Possible safety hazard.

Comment: Recommends hiring an electrician for further evaluation, repair, and replacement.





Observation #8.6: Many of the electrical outlets in the attic were not grounded.

Implication: Possible safety hazard.

Comment: Recommends hiring an electrician for further evaluation, repair, and replacement.



Observation #8.7: A few electrical outlets in the attic were missing cover plates.

Implication: Possible safety hazard.

Comment: Recommends hiring an electrician for further evaluation, repair, and replacement.



9. Heating

Descriptions



Heating energy source(s): Natural gas

Primary Heating system: Boiler

Distribution system: Hydronic baseboard

Inspection items

Installed heating equipment: Inspected

Vent systems, flues, and chimneys: Inspected

Distribution systems: Inspected

Observations & Comments

Observation #9.1: The boiler components appeared to be severely rusted. The boiler is near the end of its service life. The thermostat was not operable.

Comment: Recommends installing a new boiler.



10. Air Conditioning

Descriptions



Cooling energy source(s): Electricity

Cooling equipment type: Central Air

Inspection items

Central and permanently installed cooling equipment: Inspected

Distribution systems: Central

Observations & Comments

Comments: Overall functional. The air filter is located near the bottom of the fan coil in the basement. Recommends replacing air filter regularly.

11. Interior

Inspection items

Walls, ceilings, and floors: Inspected

Steps, stairways, and railings: Inspected

Countertops and cabinets (representative number): Inspected

Doors and windows (representative number): Inspected

Garage vehicle doors and garage vehicle door operators: Not Applicable

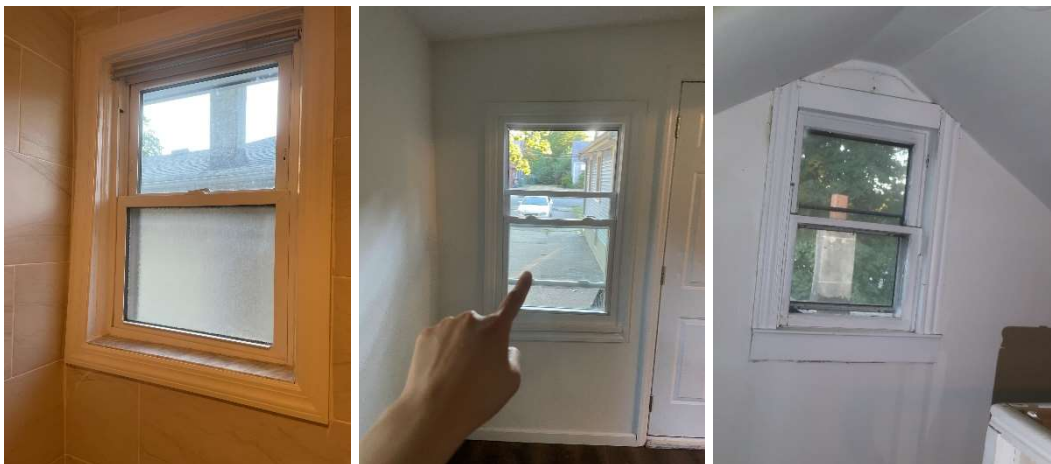
Installed ovens, ranges, surface cooking appliances, microwave ovens, and dishwashing machines: Overall functional

Observations & Comments

Observation #11.1: Two hung windows on the 1st floor were broken. The window panes were not able to stay open. Multiple windows in attic space were not operable.

Implication: Possible safety hazard from falling window. Air quality and health issue if windows are not operable.

Comment: Recommends hiring a window professional to repair or replace the broken and inoperable windows.



Observation #11.2: Water damaged was observed at the underside first floor planks.

Implication: Possible weakened floor.

Comment: Hiring a contractor to remove and replace the damaged floor planks.



Observation #11.3: Water stains and damaged interior finishes were observed in many locations in the attic space.

Implication: Possible damaged roofing and water infiltration. Possible weakened roof and wall structural components from water damage.

Comment: Recommends hiring an electrician for further evaluation, repair, and replacement.

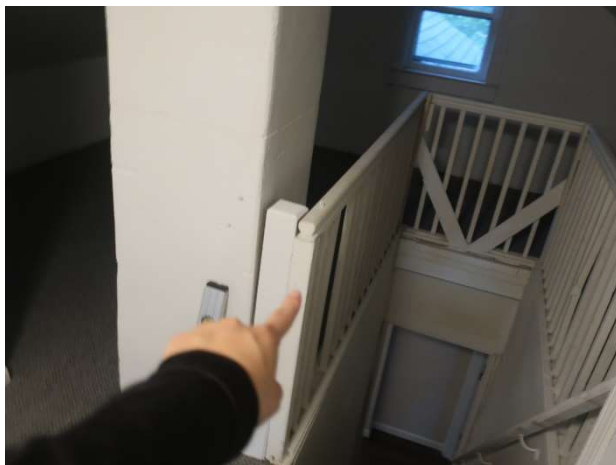




Observation #11.4: The guardrail around the stair to the attic space was loose.

Implication: Possible falling hazard.

Comment: Recommends hiring a contractor to secure or replace loose guardrail.



Observation #11.5: A crack was observed in the old ceiling finish above the existing drop ceiling.

Comment: Recommends hiring a contractor to remove other drop ceiling panels to further evaluate.



12. Insulation and Ventilation

Descriptions

Insulation and vapor retarders in unfinished spaces: Missing insulation at attic unfinished space

Absence of insulation in unfinished spaces at conditioned surfaces: N/A

Limitation: All or part of the interior conditioned area is finished.

Inspection items

Insulation and vapor retarders in unfinished spaces: Not applicable

Ventilation of attics: Not applicable

Ventilation of foundation areas: Not applicable

Kitchen, bathroom, laundry exhaust system: Inspected

Clothes dryer exhaust systems: Inspected

Observations & Comments

Observation #12.1: Attic and roof insulation appeared to be missing and incomplete in some areas of the attic.

Implication: Possible decrease in comfort and increase in energy consumption.

Comments: Recommends hiring a contractor to confirm if insulation is installed. If not, recommends installing the missing insulation.

