



# Home Inspection Report

████████████████████ Hoboken NJ 07030



**Prepared for:** ████████████████████

**Inspection Date:** 6/9/2022

**Prepared By:** Zoey Tham, #24GI00217600



June 11, 2022

Dear [REDACTED]

RE: Home Inspection for [REDACTED] Hoboken NJ 07030

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 maintenance. 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 in 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

This report is the exclusive property of PE Home Inspection, LLC and the client whose name appears herewith. Use by any unauthorized persons is prohibited.



**Contents**

1. General Information..... 1

2. Disclaimer ..... 2

3. Executive Summary..... 3

4. Structural ..... 5

5. Plumbing..... 6

6. Electrical ..... 8

7. Heating and Cooling ..... 12

8. Interior ..... 14



## 1. General Information

### Client & Site Information

Client's Full Name: [REDACTED]

People Present: Buyer agent, and buyer were present at the time of inspection

Inspection Time: 5.30pm-7.00pm

Building Type: Condo

Occupancy: Occupied

### Climatic Conditions

Weather Condition: Sunny, about 70 Degree F

Ground Condition: Dry

Rain in last three days: Yes



## 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. 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 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, 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 which 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 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. Executive Summary

#### Summary of Key Observations

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.

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#### EXTERIOR & ROOFING

##### General:

Condition: The building exterior wall and roof were not inspected as they are maintained by the HOA.

#### STRUCUTRAL

##### Concrete Ceiling:

Condition: Two previous patch repairs were observed in the concrete ceiling. A crack was observed at the concrete patch near the window.

#### PLUMBING

##### Kitchen Water Pipe:

Condition: Minor patina stain was observed on the water line under the kitchen sink.

##### Bathroom Water Pipe:

Condition: The hole in the wall is too large for the drainage pipe under the bathroom sink. A gap was visible.

#### ELECTRICAL

##### Electrical Panel:

Condition: Due to inadequate clearance around the electrical panel, we were unable to remove the electrical panel cover and perform the inspection.

##### Electrical Outlet:

Condition: The GFCI outlets in the kitchen and the bathroom were not tripping when tested.



#### Smoke and Carbon Monoxide Alarms:

Condition: An alarm device was observed on the wall. We could not verify if the device can detect both smoke and carbon monoxide

### **HEATING**

#### HVAC Air Filter:

Condition: Dirty air filters in the PTAC unit.

### **INTERIOR**

#### Cabinets:

Condition: Multiple cabinet door hinges were loose or broken. Minor paint peeling was observed on the bathroom sink cabinet door.

#### Windows:

Condition: All of the single hung windows were difficult to open and close. Minor damage and small hole were observed in the window screens.

#### Interior Wall and Ceiling Finishes:

Condition: Minor cracks were observed in the ceiling and wall finishes.

#### Floor Finishes:

Condition: A gap was observed between the parquet floor tiles.

### **INSULATION & VENTILATION**

#### Dryer Exhaust Duct:

Condition: The dryer exhaust duct was made of flexible foil. The exhaust duct is dented and damaged.

## 4. Structural

### Descriptions & Inspected Items

Structural floor/ceiling construction: Concrete

Structural column construction: Concrete

Ceiling construction: Inspected

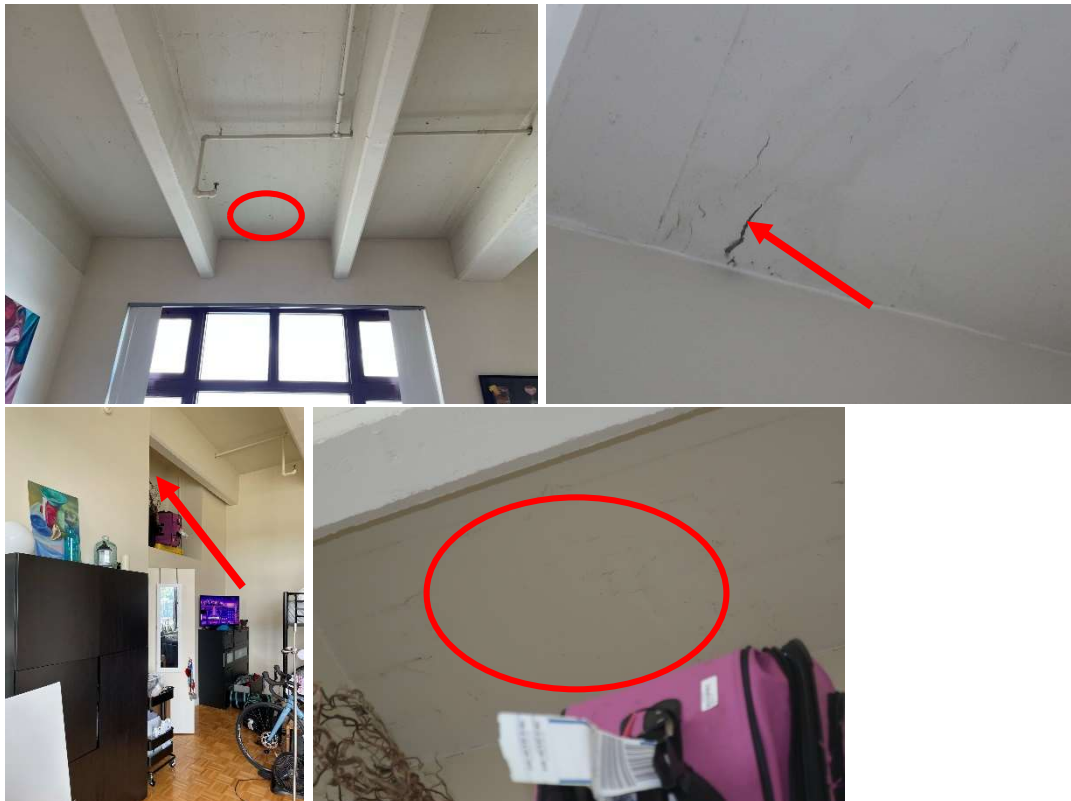
Wall construction: Not visible due to wall finishes

### Observations & Comments

Observation #4.1: Two previous patch repairs were observed in the concrete ceiling. A crack was observed at the concrete patch near the window.

Implication: Concrete ceiling had previously cracked or damaged. Possible water leakage if crack in the patch near the window was caused by water infiltration.

Comments: Recommends consulting the seller agent regarding the history of the patches and if water leakage was previous reported. Hire a contractor to further evaluate and repair the cracked concrete.







## 5. Plumbing

### Descriptions

Interior (visible) water supply pipe material: Copper and steel

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

Water heating system and power source: Not inspected

Location of main water shut-off valve: Building maintenance controls

Location of gas shut-off valve: Building maintenance controls

### 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: Not inspected

Vent systems, flues, and chimneys: Inspected

Fuel storage and fuel distribution systems: Not applicable

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

### Observations & Comments

Observation #5.1: Minor patina stain was observed on the water pipe under the kitchen sink.

Implication: Patina stain indicates excessive moisture

Comment: Recommends cleaning patina corrosion and keeping the copper pipe dry



Observation #5.2: The hole in the wall is too large for the drainage pipe under the bathroom sink. A gap was visible.

Comment: Recommends sealing the holes around plumbing pipe.





## 6. Electrical

### Descriptions

Location of main disconnect: Kitchen

Location of subpanel: Not applicable

Service amperage: Not inspected due to limited access

Service entrance wire material: Not inspected due to limited access

Service equipment and main disconnects: Not inspected due to limited access

Predominant branch circuit wiring method: Not inspected due to limited access

### Inspection items

Service drop: Not applicable

Service entrance conductors, cables, and raceways: Not applicable

Service equipment and main disconnects: Not inspected due to limited access

Service grounding: Not applicable

Interior components of service panel: Not inspected due to limited access

Interior components of subpanel: Not applicable

Conductors: Not inspected due to limited access

Overcurrent protection devices: Not inspected due to limited access

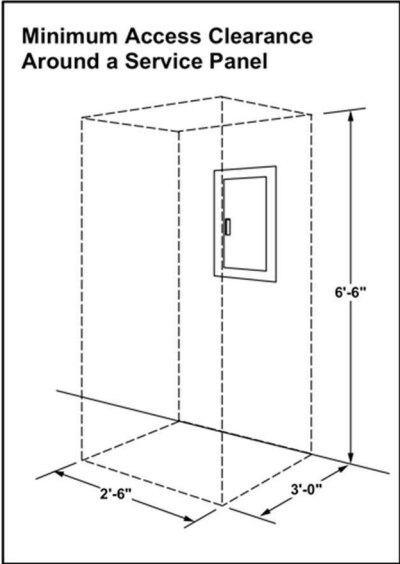
Installed lighting fixtures, switches, and receptacles (representative number): Inspected

Ground fault circuit interrupters: Inspected

**Observations & Comments**

Observation #6.1: Due to inadequate clearance around the electrical panel, we were unable to remove the electrical panel cover and perform the inspection.

Comment: Recommends provide adequate clearance around electrical panel for future examination, servicing, adjustment or maintenance.



Observation #6.2: The GFCI in the kitchen was not tripping when tested.

Implication: Possible safety hazard

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



Observation #6.3: The GFCI in the bathroom was not tripping when tested.

Implication: Possible safety hazard

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



Observation #6.4: An alarm device was observed on the wall. We could not verify if the device can detect both smoke and carbon monoxide

Comment: Recommends consulting the seller for more information. Install addition alarm device if existing device does not detect both smoke and carbon monoxide.



## 7. Heating and Cooling

### Descriptions



Heating and cooling energy source(s): Electricity

Primary Heating system: Packaged Terminal Air Conditioner (PTAC)

Cooling equipment type: In-wall air conditioning unit

### Inspection items

Installed heating equipment: Inspected

Installed cooling equipment: Inspected

Vent systems, flues, and chimneys: Not applicable

Distribution systems: Not applicable

## Observations & Comments

Observation #7.1: Dirty air filters in the PTAC unit.

Implication: Dirty filters slow down airflow through PTAC unit, restrict air flow and place additional strain on PTAC unit

Comment: Recommends regular cleaning and maintenance for PTAC unit





## 8. Interior

### Inspection items

Wall and floor finishes: Inspected

Countertops and cabinets (representative number): Inspected

Doors and windows (representative number): Inspected

Installed range, surface cooking appliance, microwave oven and dishwashing machine:  
Overall functional

In-unit washing and drying machine: Overall functional

### Observations & Comments

Observation #8.1: Multiple cabinet door hinges were loose or broken.

Comment: Recommends properly securing the loose hinges and replacing the broken hinges.





Observation #8.2: All of the single hung windows were difficult to open and close. Minor damage and small hole were observed in the window screens.

Implication: Possible accumulation of dirt or other debris on window frames. Possible damaged windows.

Comments: Recommends hiring a window professional to further evaluate and repair as required.



Observation #8.3: Minor cracks were observed in the ceiling and wall finishes.

Comments: Recommends hiring a handyman to repair and repaint the finishes.



Observation #8.4: A gap was observed between the parquet floor tiles.

Comment: Recommends infilling the gaps.



Observation #8.5: Minor paint peeling was observed on the bathroom sink cabinet door.

Comments: Recommends repainting the door.



## 9. Insulation and Ventilation

### Descriptions

Limitation: All or part of the interior conditioned area is finished. Insulation was not visible.

### Inspection items

Kitchen, bathroom, laundry exhaust system: Inspected

### Observations & Comments

Observation #9.1: The dryer exhaust duct was made of flexible foil. The exhaust duct is dented and damaged.

Implication: Possible trap lint, build-up and debris inside duct. A clogged duct can cause ineffective drying, higher energy bills and reducing lifespan of the appliance.

Comment: Recommends hiring a handyman for duct repair or replacement.

