

GUARDIAN HOME SERVICES LLC  
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**REPORT NUMBER: 2011/11/01/001**

**PROPERTY LOCATION:** 123 Main Street, Cresskill, New Jersey

**PRESENT OWNERS:** Unknown

**COMMISSIONED BY:** Mr. & Mrs. Smith, 321 Main Street, Cresskill, NJ 07626

**STYLE OF HOME:** Colonial **AGE OF HOME:** Built 2001

**INSPECTION DATE:** November 01, 2011 **INSPECTOR:** Sean Campbell/mw

**HOME INSPECTOR LIC. # 24GI00018700**



REPORT CAN BE USED BY ATTORNEY, BANK AND/OR MORTGAGE CO. AND WITH THE CONSENT OF THE PERSON WHO COMMISSIONED THIS INSPECTION; USE OF REPORT BY ANOTHER PARTY IS ILLEGAL AND RENDERS REPORT INVALID.

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## **EXPLANATION OF TERMS**

<b>GOOD</b>	Quality – above average; condition. Repairs improbable.
<b>SATISFACTORY</b>	Quality – average; condition – satisfactory. Ordinary maintenance required.
<b>ACCEPTABLE</b>	Useable in its present state.
<b>SERVICEABLE/FAIR</b>	Suitable for present usage. Anticipate repairs.
<b>POOR</b>	Quality – below average; Repairs are necessary.
<b>UNACCEPTABLE</b>	Repair or replace.
<b>INADEQUATE</b>	Not suitable for present usage.

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## GUTTERS/LEADERS:

Aluminum gutters are in overall satisfactory condition. Clean gutters prior to the severe winter weather. Clean out gutters periodically to keep lines open.

Downspouts are in overall satisfactory condition. **Reconnect front left downspout to the ground line. Leaders drain into ground lines; the condition of these lines cannot be visually determined.**

Clean inground lines periodically. Ascertain from present owners, if possible, termination point of inground lines.

## SIDING:

The front of the house is cultured stone and vinyl and is in overall satisfactory condition. The sides and rear are vinyl and are in overall satisfactory condition.

Siding should require minimum maintenance. Washing vinyl periodically is recommended. Keep all joints caulked to save energy and prevent water penetration.

There is no aluminum trim at the exterior basement windows. **Installing aluminum may help prevent water penetration.**

## EXTERIOR FOUNDATION:

Poured concrete foundation is in overall satisfactory condition.

## ROOF:

Roof was observed from the ground using binoculars. **Inspectors are advised not to walk on the roof. This can cause damage to property and is dangerous for the inspector.**

Fiberglass roofing shingles were found to be in satisfactory condition. The approximate age of the roof is five [5] years. Fiberglass roofing has an expected life span of twenty to twenty-five years. **Due to normal wear factors, future trouble free service cannot be predicted.**

*Note: Roofing life expectancies can vary depending on several factors. Any estimates of remaining life expectancies are approximate only. The assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build-up, etc.*

Please note wherever two materials are joined, the possibility of water penetration exists. These areas should be checked periodically and repaired as needed. Sealing the roof flashings periodically may reduce the chance of leaking.

### **FASCIAS/SOFFITS/EAVES:**

Fascias, soffits and eaves are aluminum and vinyl and are in overall satisfactory condition. **The fascias were not visible under the gutters.**

The house is equipped with soffit vents; this will increase air circulation in the attic area.

### **CHIMNEYS:**

The chimney is in satisfactory condition, as noted from ground level.

Periodic sealing of the chimney cap may help keep out rainwater. Seal all flashings periodically. Seal all vent pipes as needed.

### **DRAINAGE/GRADING:**

Overall property drainage is in satisfactory condition. Maintain 15-degree grade away from foundation. Be certain to keep all drain lines open to avoid water build-up.

### **WALLS/FENCES:**

**Block retaining wall at the driveway is in FAIR condition. The left wall is bowing in the area towards garage. Repairs are necessary.**

Weep holes are recommended in retaining walls to help avoid water build-up.

### **WALKS/DRIVEWAYS:**

The asphalt driveway was found to be in satisfactory condition with normal settlement cracks. Repairing and sealing may extend its life.

Paving stone walk is in satisfactory condition.

### **PORCHES/PATIOS/DECKS:**

The front steps are in overall satisfactory condition. Maintain or install handrails and guardrails on all steps for safety reasons.

Deck at the rear of the house is in satisfactory condition. Sealing wood members of the deck periodically may extend its life.

## **COMMENTS:**

Check all roof flashings annually for wear and water leaks. Check for clogged gutters and downspouts periodically. Trimming of trees, bushes and shrubs periodically is recommended. Conduct spring and fall inspection of house exterior.

## **SCREENS/STORMS/FRAMEWORK/DOORS/WINDOWS:**

Insulated glass windows with screens are in good condition.

Storm door, located on the driveway entrance, is in satisfactory condition. Insulated sliding door, at the deck entrance, is in satisfactory condition.

## **GARAGE:**

Attached two [2] car garage, where visible, is in satisfactory condition. Garage door is in satisfactory condition. The door is operating properly. Electric door openers are operating in satisfactory condition. Obtain remote transmitters from present owners. Automatic safety reverse feature on the garage door was operating properly at the time of the inspection.

## **FIREPLACES:**

HEAT N GLOW fireplace in the family room is in satisfactory condition. Obtain owner's manual and operating instructions for proper maintenance schedule and safe operation.

**Flue was not visible.**

## **HOME SECURITY:**

Post emergency numbers at all telephones. Review easy access areas to the house and improve safety. Maintaining the smoke detector system will improve safety. The house is equipped with dead bolt locks. Change lock tumblers when taking possession of your home. Bar locks are recommended on sliding doors.

## **KITCHEN:**

Walls and floors are in satisfactory condition. Kitchen cabinets and counters are in satisfactory condition. The kitchen cabinets are properly secured to the wall.

Kitchen plumbing is in satisfactory condition with no present leakage noted.

**Ground fault interrupter receptacles are recommended.**

## **KITCHEN APPLIANCES:**

THERMADOR four-burner range and oven is operating in satisfactory condition.

Electric microwave oven was found to be operating in satisfactory condition.

GENERAL ELECTRIC dishwasher water flow and drainage are operating in satisfactory condition.

Interior range fan with wire mesh grille is operating in satisfactory condition. Clean filters periodically.

Appliances are tested by being turned on for a short period of time. It is strongly recommended that a homeowner's warranty or service contract be obtained to cover the operation of appliances. It is further recommended that appliances be tested during the scheduled pre-purchase walk-through. Like any mechanical device appliances can malfunction at any time including the day after taking possession of the home. The effectiveness, efficiency and overall performance of appliances are outside the scope of this inspection.

## **LAUNDRY APPLIANCES:**

We do not inspect or operationally test laundry appliances during a home inspection due to the multiplicity of different cycles built in to these units and the large amount of time it takes to complete these cycles. We recommend that any laundry equipment that is to remain in the home be demonstrated to be in satisfactory operational condition before you close on this property. If an electric dryer is present, proper installation is very important to assure electrical safety, including installation of a grounding cable for the dryer case. The integrity of the exterior ground cable should be checked periodically. If a gas dryer is present, the flex gas connector should be replaced if more than 5 years old. Dryer exhaust vent ducts should be metal rather than plastic to reduce the possibility of fire.

## **BATHROOMS:**

Three [3] full bathrooms and one [1] half bathroom. Fixtures are in overall satisfactory condition with no present leaks noted.

The whirlpool tub was tested and found to be operating in satisfactory condition.

Keep tiles caulked to prevent water seepage.

Functional flow and drainage are considered satisfactory.

## **ATTIC:**

Enter attic through the doorway. Attic rafters and sheathing, where visible, are in satisfactory condition.

## **VENTILATION:**

Attic ventilation is satisfactory. Consider installing a ridge vent when replacing the roof.  
Ice dam shields (weather shields) are mandatory when re-roofing.

Note: Inadequate roof ventilation can lead to damage to the roof structure, reduced shingle life or mold conditions in the attic.

## **INSULATION:**

Approximately nine [9] inches of fiberglass insulation were noted between ceiling joists. Insulation is considered satisfactory.

Keep insulation away from soffit vents and keep vents open all year.

## **WALLS/CEILINGS:**

The walls and ceilings are in overall satisfactory condition. **Cosmetic repairs will be necessary in the attic, i.e., spackling, sanding and painting.**

## **FLOORS:**

Wall to wall carpeting and area rugs on some floors; **floor surfaces were unobservable.** Floors, where visible, are in satisfactory condition.

Ceramic flooring, in the kitchen, is in satisfactory condition.

## **WINDOWS/DOORS:**

Windows are in overall satisfactory operational order as indicated by a random check. Basement windows are in satisfactory condition.

Doors are in overall satisfactory operational order as indicated by a random check.

## **BASEMENT:**

Basement is mostly finished; **many areas were unobservable, i.e., sills, box beams, joists and exterior walls.**

Foundation walls, where visible, are in satisfactory condition. Basement steps are in satisfactory condition.

## **CRAWL SPACE:**

**There is no crawl space.**

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## **WATER PENETRATION:**

Basement is mostly finished; **exterior walls were not observable in all areas.** Basement was dry at the time of the inspection. Present owner states that they have had no water problems and do not have a sump pump. Sump hole was dry at time of inspection.

Regrading at the foundation, keeping all leaders clear and piping all leaders away from foundation may reduce chances of future water problems.

**Please be aware that the basement interior space is near or partially below grade level, and foundation walls and the floor slab floor cannot be perfectly water proofed, and therefore the possibility of water entry with consequent damage to stored materials or current and future finish materials exists, especially during extreme weather conditions. If basement waterproofing work has been done, this may hide evidence of prior water entry conditions, which may recur in the future. This home inspection cannot assure you that waterproofing work done by others will be completely effective.**

**From today's visual inspection we have reported on whether there is any current water penetration or past signs of water penetration. However, it cannot be determined whether or not there will be future flooding problems. To do so would require digging up at the foundation footings for examination.**

**Due to the constant state of physical change and weather conditions, it is not possible to ascertain the degree of any future water penetration over which we have no control nor do we assume any responsibility. Any buyer uncertainty should be resolved prior to purchase.**

## **PLUMBING:**

Water feed is copper. Copper water pipes, where visible, are in satisfactory condition. No leaks were noted.

Waste system, where visible, is PVC and was found to be in satisfactory condition. No present leaks were noted. **The interior of these lines cannot be visually seen.**

Main water shut-offs on the street side / house side of the meter were functioning.

Remember to turn off the outside water spigots in the winter. Exercise all individual water shut off valves yearly to prevent corrosion build up.

## COOLING:

Electric central air conditioning systems were tested and found to be functioning in a normal manner. The owner states that system operated properly last season.

**Fully covering the exterior unit in the off-season may cause condensation buildup and rusting. Change filters during cooling season.**

**Emergency overflow drain pan noted under the evaporator coil in the attic on the left side is not connected to the line. Emergency drain pan with separate drain is recommended.**

**Have condensate drain lines cleaned periodically.**

Note: Inspection of the cooling system is general and not technically exhaustive. Operation of the system is done using normal controls unless weather or the health and safety of the occupants, makes this impossible or inadvisable. The adequacy of cooling distribution is difficult to determine during a one-time visit to a home especially during colder seasons. In seasonably cold weather we may not be able to operate the cooling system for a long enough period of time to discover defects that may only become apparent when the system has been operating near full capacity for an extended period of time.

## ELECTRICAL:

SQUARE D 200 amp, 120/240 volt, three-wire load center. The load center is serviced with circuit breakers. Turn breakers off and on yearly to prevent corrosion build up. Panel is equipped with a main disconnect (200 amps). Romex wiring was noted.

Random check of receptacles indicates satisfactory condition. **Keep all circuits marked. Cover all open junction boxes.**

*Inspection of the electrical system was limited by, but not restricted to, the following conditions: Electrical components concealed behind finished surfaces could not be inspected. Only a representative sampling of outlets and light fixtures were tested. Furniture and/or storage restricted access to some electrical receptacles.*

## HOT WATER:

BRADFORD WHITE gas fired, fifty [50] gallon hot water heaters (2). Units are approximately five [5] years old and is operating in satisfactory condition. No leaks were noted. Units of this type and quality have a life expectancy of 8 to 10 years. **Due to normal wear factors, future trouble free operation cannot be predicted.**

**We do not test pressure relief valves on hot water tanks or boilers because of their high rate of failure (they do not shut off) once tested. It is recommended that the valves be tested by a qualified plumbing contractor during routine maintenance.**

## **HEATING:**

Gas fired hydronic boiler. The unit is clean and operating in satisfactory condition. Inspection of the heating system indicated the unit is functioning in a normal manner and is presently free of visible leaks.

**Due to the age and normal wear factors, future trouble free operation cannot be predicted.  
All areas of the interior of the boiler were not visible from the exterior of the boiler.**

All heating systems require regular maintenance to remain in satisfactory operating condition. Have service company clean and adjust boiler and burner conditions periodically.

Note: Inspection of the heating system is general and not technically exhaustive. This inspection consists of visual evaluation of the exterior casing, connection pipes and fittings, normal and automatic controls, as well as venting components. A detailed evaluation of the heating system heat exchanger is beyond the scope of the inspection. The adequacy of heat distribution is difficult to determine during a one time visit to a home especially during the summer months. Operation of the system is done using normal controls unless hot weather or the health and safety of the occupants, makes this impossible or inadvisable. In seasonably warm weather we may not be able to operate the heating system for a long enough period of time to discover defects that may only become apparent when the system has been operating near full capacity for an extended period of time.

Check with present owners or town, if possible, as to the existence of any outdoor inground oil tanks. Properly abandon if necessary.

**Remove any combustibles away from the chimney to manufacturer's specifications.**

## SUMMARY

This report reflects our professional opinion of the condition of the major structural, mechanical and electric elements of the property as of the date of this inspection.

House is considered to be in sound condition, built of standard materials, using construction methods of its time. With a thorough and on going maintenance program, this house should provide good service for many years to come. Regular preventative maintenance will prolong life.

Discuss with present owners, the names of reputable repair and service people. Have owners demonstrate use and peculiarities of household equipment and appliances.

Inspector performs this inspection under the ethics, standards and practices set forth by the New Jersey Home Inspection Advisory Committee and the American Society of Home Inspectors. This is not a code inspection, e.g., CABO one and two family dwelling code or BOCA national building code.

**Thank you for choosing Guardian Home Services LLC. Should there be any questions or concerns, regarding this report, they should be promptly resolved. Please feel free to contact our office.**

**General Disclaimer** The observations and findings presented in this report are based upon what was visible on the date of inspection. Many unseen problems can exist in a home without visible evidence present. Whenever a problem is suspected, it is recommended that a qualified technician in that field be contacted to do invasive testing. While every reasonable attempt has been made to disclose deficiencies in the home that is being considered for purchase, due diligence must be assumed by the buyer, as they alone will bear the financial burden to correct unforeseen or hidden problems that may occur after purchase. Costs of repairs or replacement cannot be accurately determined by this inspection and are not included in our report. To determine the true costs of repairs, you should obtain actual price quotations from qualified contractors prepared to do the work.

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## **INSPECTION EXCLUSIONS AND LIMITS OF LIABILITY**

THIS INSPECTION REPORT IS BASED ON VISUAL OBSERVATION OF THE PHYSICAL CONDITION OF THE BUILDING THAT EXISTED AT THE TIME OF THE INSPECTION ONLY. THIS REPORT COVERS ONLY THOSE ITEMS SPECIFICALLY MENTIONED, AND THOSE ONLY AT THE TIME OF THE INSPECTION.

THE INSPECTION AND REPORT EXCLUDES AND DOES NOT INTEND TO COVER ANY AND ALL COMPONENTS, ITEMS AND CONDITIONS, WHICH BY THE NATURE OF THEIR LOCATION ARE CONCEALED, NOT READILY VISIBLE OR OTHERWISE DIFFICULT TO INSPECT.

THE INSPECTOR IS NOT EXPECTED TO OPERATE ANY EQUIPMENT AND DOES NOT OPERATE ANY EQUIPMENT NOT NORMALLY OPERATED BY THE HOMEOWNER, TO DISMANTLE EQUIPMENT, TO REMOVE NAILED OR BOLTED COVERS, TO MAKE HOLES, TO MOVE FURNITURE, LIFT RUGS, OR TO PERFORM ANY TEST THAT REQUIRES DAMAGING OR DESTROYING THE ITEM BEING TESTED.

THE INSPECTION AND REPORT EXCLUDES AND DOES NOT INTEND TO COVER ANY SWIMMING POOL, TENNIS COURT, PLAYGROUND EQUIPMENT, OR OTHER RECREATIONAL OR LEISURE APPLIANCE.

THIS REPORT DOES NOT INCLUDE ENVIRONMENTAL HAZARDS ASSOCIATED WITH THE HOUSE UNLESS, I.E., UREA-FORMALDEHYDE IN THE WALLS, LEAD PAINT, MOLD, ASBESTOS INSULATION, ASBESTOS CEILINGS AND PANELS, TOXIC WASTE DUMPS AND/OR CHEMICALS AROUND THE HOUSE. WE DO NOT HAVE THE LABORATORY FACILITIES OR EXPERTISE IN THESE AREAS. WE RECOMMEND YOU CHECK YOUR LOCAL BOARD OF HEALTH OR ANY ENVIRONMENTAL SCIENTIST.

THE INSPECTION AND REPORT ARE FURNISHED ON AN "OPINION ONLY" BASIS. THE INSPECTOR'S RESULTS ARE BASED UPON HIS OWN VISUAL OBSERVATION AND EXPERIENCE, AND ARE OF NECESSITY, SUBJECTIVE.

THIS REPORT DOES NOT CONSTITUTE OR IMPLY A GUARANTEE OR WARRANTY OF ANY KIND REGARDING THE CONDITIONS OF THE PROPERTY, ITEMS AND SYSTEMS INSPECTED. IT SHOULD NOT BE RELIED UPON AS SUCH.

THIS COMPANY ASSUMES NO LIABILITY AND SHALL NOT BE LIABLE FOR ANY MISTAKES, OMISSIONS, OR ERRORS IN JUDGEMENT OF ANY EMPLOYEE BEYOND THE COST OF THIS REPORT. THIS LIMITATION OF LIABILITY SHALL INCLUDE AND APPLY TO ALL CONSEQUENTIAL DAMAGES, BODILY INJURY AND PROPERTY DAMAGE OF ANY NATURE. THIS COMPANY ASSUMES NO RESPONSIBILITY FOR THE COST OF REPAIRING OR REPLACING ANY UNREPORTED DEFECTS OR CONDITIONS. ANY CHANGES IN THE CONDITION OF THE PREMISES BETWEEN THE TIME OF THE INSPECTION AND CLOSING DATE AND/OR OCCUPANCY ARE NOT THE LIABILITY OF THE INSPECTOR.

THE INSPECTION AND REPORT IS NOT INTENDED TO REFLECT THE VALUE OF THE PREMISES, NOR TO MAKE ANY REPRESENTATION AS TO THE ADVISABILITY OR INADVISABILITY OF PURCHASE.

## **WOOD DESTROYING INSECT INFESTATION INSPECTION LIMITATIONS**

WOOD DESTROYING INSECT INFESTATION INSPECTION IS LIMITED TO VISUAL INSPECTION OF ACCESSIBLE AREAS AND STRUCTURAL MEMBERS. NO INSPECTION HAS BEEN MADE FOR INFESTATION IN AREAS CONCEALED BY DIRT FILL, SIDING, RUGS, INSULATION, ETC. OR THAT REQUIRES THE REMOVAL THEREOF. FROM THE NATURE OF THE INSPECTION SERVICES RENDERED, IT IS IMPRACTICAL AND EXTREMELY DIFFICULT TO FIX THE ACTUAL DAMAGES WHICH MIGHT RESULT FROM EXTENSIVE PROBING AND IN SOME CASES THE ACTUAL DISMANTLING OF PARTS OF THE STRUCTURE BEING INSPECTED. BECAUSE OF THE CHARACTERISTICS AND BEHAVIOR OF VARIOUS TERMITES, IT IS NOT ALWAYS POSSIBLE TO DETERMINE THE PRESENCE OF INFESTATION. PREVIOUS DAMAGE TO TRIM, WALL SURFACES, ETC., IS FREQUENTLY REPAIRED WITH PUTTY, SPACKLING, TAPE OR OTHER DECORATIVE DEVICES AND THIS CONCEALMENT OR REPAIR OF DAMAGE WOULD NOT BE DISCOVERED OR EXPOSED EXCEPT BY PROBING, ETC. THIS HAS NOT BEEN DONE.

THE INSPECTION SET FORTH HAS BEEN MADE ON THE BASIS STRICTLY OF VISUAL EVIDENCE ONLY AND IS ISSUED BASED ONLY UPON SUCH EVIDENCE WITHOUT ANY EXPRESSED OR IMPLIED WARRANTY OR GUARANTY. THE HOME INSPECTOR IS NOT AN INSURER AGAINST WOOD INFESTING TERMITES. IN THE EVENT SUBSEQUENTLY THERE MIGHT HAVE BEEN VISIBLE TERMITES AT THE TIME OF THE INSPECTION AND THERE IS A RESULTING LOSS OR DAMAGE TO THE PARTY FOR WHOM THIS INSPECTION IS MADE AND LIMITED TO, SETTLEMENT WILL NOT EXCEED THE SUM EQUAL TO THE AMOUNT OF THE INSPECTION FEE. SAID AMOUNT SHALL BE ONLY FOR DAMAGES THAT CAN BE CLAIMED OR OBTAINED BY PERSON TO WHOM THIS REPORT IS BEING MADE AND SHALL CONSTITUTE LIQUIDATED DAMAGES.

THE PARTIES HERETO COVENANT AND AGREE THAT THERE ARE NO REPRESENTATION, VERBAL UNDERSTANDINGS OR STATEMENTS CHANGING OR MODIFYING ANY OF THE TERMS OR PROVISIONS OF THIS INSPECTION REPORT AND THAT ALL TERMS, CONDITIONS AND PROVISIONS THEREOF ARE CONTAINED HEREIN IN WRITING.

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**NEW JERSEY STANDARDS OF PRACTICE - N.J.A.C. 13:40-15.16**

**(a) All home inspectors shall comply with the standards of practice contained in this section when conducting home inspections. The scope of home inspection services performed in compliance with the requirements set forth in this section shall provide the client with objective information regarding the condition of the systems and components of the home as determined at the time of the home inspection.**

**(b) Nothing in this section shall be construed to require a home inspector to:**

1. Enter any area or perform any procedure which is, in the opinion of the home inspector or associate home inspector, unsafe and likely to be dangerous to the inspector or other persons;
2. Enter any area or perform any procedure which will, in the opinion of the home inspector or associate home inspector, likely damage the property or its systems or components;
3. Enter any area which does not have at least 24 inches of unobstructed vertical clearance and at least 30 inches of unobstructed horizontal clearance;
4. Identify concealed conditions and latent defects;
5. Determine life expectancy of any system or component;
6. Determine the cause of any condition or deficiency;
7. Determine future conditions that may occur including the failure of systems and components including consequential damage;
8. Determine the operating costs of systems or components;
9. Determine the suitability of the property for any specialized use;
10. Determine compliance with codes, regulations and/or ordinances;
11. Determine market value of the property or its marketability;
12. Determine advisability of purchase of the property;
13. Determine the presence of any potentially hazardous plants, animals or diseases or the presence of any suspected hazardous substances or adverse conditions such as mold, fungus, toxins, carcinogens, noise, and contaminants in soil, water, and air;
14. Determine the effectiveness of any system installed or method utilized to control or remove suspected hazardous substances;
15. Operate any system or component which is shut down or otherwise inoperable;
16. Operate any system or component which does not respond to normal operating controls;
17. Operate shut-off valves;
18. Determine whether water supply and waste disposal systems are public or private;
19. Insert any tool, probe or testing device inside electrical panels;
20. Dismantle any electrical device or control other than to remove the covers of main and sub panels;
21. Walk on unfloored sections of attics; and
22. Light pilot flames or ignite or extinguish fires.

**(c) Home inspectors shall:**

1. Inspect the following systems and components in residential buildings and other related residential housing components:
  - i. Structural components as required by (e) below;
  - ii. Exterior components as required by (f) below;
  - iii. Roofing system components as required by (g) below;
  - iv. Plumbing system components as required by (h) below;
  - v. Electrical system components as required by (i) below;
  - vi. Heating system components as required by (j) below;
  - vii. Cooling system components as required by (k) below;
  - viii. Interior components as required by (l) below;
  - ix. Insulation components and ventilation system as required by (m) below; and
  - x. Fireplaces and solid fuel burning appliances as required by (n) below;
2. Prepare a home inspection report which shall:
  - i. Disclose those systems and components as set forth in (c)1 above which were present at the time of inspection;
  - ii. Disclose systems and components as set forth in (c)1 above which were present at the time of the home inspection but were not inspected, and the reason(s) they were not inspected;

- iii. Describe the systems and components specified in these standards of practice;
  - iv. State material defects found in systems or components;
  - v. State the significance of findings where any material defects in the systems and components of (c)1 above were found; and
  - vi. Provide recommendations where material defects were found to repair, replace or monitor a system or component or to obtain examination and analysis by a qualified professional, tradesman, or service technician without determining the methods, materials or cost of corrections; and
3. Retain copies of all home inspection reports prepared pursuant to (c)2 above, for a period of five years upon completion of the report;

**(d) Subsection (c) above is not intended to limit home inspectors from:**

1. Inspecting or reporting observations and conditions observed in systems and components in addition to those required in (c)1 above and inspecting systems and components other than those mandated for inspection in (c)1 above as long as the inspection and reporting is based on the licensee's professional opinion, prior work experience, education and training, unless these standards of practice prohibit the home inspector or associate home inspector from inspecting such system or component;
2. Contracting with the client to provide, for an additional fee additional inspection services provided the home inspector is educated, trained, certified, registered or licensed, pursuant to the provisions of N.J.A.C. 13:40-15.22 and other applicable statutes and rules; and
3. Excluding systems and components from the inspection if requested in writing by the client.

**(e) When conducting the inspection of the structural components, the home inspector shall:**

1. Inspect:
  - i. Foundation;
  - ii. Floors;
  - iii. Walls;
  - iv. Ceilings; and
  - v. Roof;
2. Describe:
  - i. Foundation construction type and material;
  - ii. Floor construction type and material;
  - iii. Wall construction type and material;
  - iv. Ceiling construction type and material; and
  - v. Roof construction type and material;
3. Probe structural components where deterioration is suspected unless such probing would damage any finished surface; and
4. Describe in the home inspection report the methods used to inspect under-floor crawl spaces and attics.

**(f) When conducting the inspection of the exterior components, a home inspector shall:**

1. Inspect:
  - i. Exterior surfaces, excluding shutters, and screening, awnings, and other similar seasonal accessories;
  - ii. Exterior doors excluding storm doors or safety glazing;
  - iii. Windows excluding storm windows and safety glazing;
  - iv. Attached or adjacent decks, balconies, stoops, steps, porches, and their railings;
  - v. Vegetation, grading, drainage, and retaining walls with respect to their immediate detrimental effect on the condition of the residential building, excluding fences, geological and/or soil conditions, sea walls, break-walls, bulkheads and docks, or erosion control and earth stabilization;
  - vi. Attached or adjacent walkways, patios, and driveways; and
  - vii. Garage doors including automatic door openers and entrapment protection mechanisms, excluding remote control devices; and
2. Describe exterior wall surface type and material.

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**(g) When inspecting the roof of a residential building, the home inspector shall:**

1. Inspect:
  - i. Roofing surface, excluding antennae and other installed accessories such as solar heating systems, lightning arresters, and satellite dishes;
  - ii. Roof drainage systems;
  - iii. Flashing;
  - iv. Skylights; and
  - v. Exterior of chimneys;
2. Describe:
  - i. Roof surface;
  - ii. Roof drainage systems;
  - iii. Flashing;
  - iv. Skylights; and
  - v. Chimneys;
3. Employ reasonable, practicable and safe methods to inspect the roof such as:
  - i. Walking on the roof;
  - ii. Observation from a ladder at roof level; or
  - iii. Visual examination with binoculars from ground level; and
4. Describe the methods used to inspect the roof.

**(h) When inspecting the plumbing system, a home inspector shall:**

1. Inspect:
  - i. Interior water supply and distribution systems including functional water flow and functional drainage, excluding wells, well pumps, well water sampling or water storage related equipment, determination of water supply quantity or quality and water conditioning systems and lawn irrigation systems;
  - ii. All interior fixtures and faucets, excluding shut off valves, wells, well pumps, well water sampling and water storage related equipment;
  - iii. Drain, waste and vent systems;
  - iv. Domestic water heating systems, without operating safety valves or automatic safety controls, and excluding solar water heating systems;
  - v. Combustion vent systems excluding interiors of flues and chimneys;
  - vi. Fuel distribution systems; and
  - vii. Drainage sumps, sump pumps and related piping; and
2. Describe:
  - i. Predominant interior water supply and distribution piping materials;
  - ii. Predominant drain, waste and vent piping materials; and
  - iii. Water heating equipment including energy sources.

**(i) When inspecting the electrical system, a home inspector shall:**

1. Inspect:
  - i. Service entrance system;
  - ii. Main disconnects, main panel and sub panels, including interior components of main panel and sub panels;
  - iii. Service grounding;
  - iv. Wiring, without measuring amperage, voltage or impedance, excluding any wiring not a part of the primary electrical power distribution system, such as central vacuum systems, remote control devices, telephone or cable system wiring, intercom systems, security systems and low voltage wiring systems;
  - v. Over-current protection devices and the compatibility of their ampacity with that of the connected wiring;
  - vi. At least one of each interior installed lighting fixture, switch, and receptacle per room and at least one exterior installed lighting fixture, switch, and receptacle per side of house; and
  - vii. Ground fault circuit interrupters; and
2. Describe:
  - i. Amperage and voltage rating of the service;
  - ii. Location of main disconnect, main panels, and sub-panels;
  - iii. Type of over-current protection devices;
  - iv. Predominant type of wiring;
  - v. Presence of knob and tube branch circuit wiring; and
  - vi. Presence of solid conductor aluminum branch circuit wiring.

**(j) When inspecting the heating system, a home inspector shall:**

1. Inspect:
  - i. Installed heating equipment and energy sources, without determining heat supply adequacy or distribution balance, and without operating automatic safety controls or operating heat pumps when weather conditions or other circumstances may cause damage to the pumps, and excluding humidifiers, electronic air filters and solar heating systems;
  - ii. Combustion vent systems and chimneys, excluding interiors of flues or chimneys;
  - iii. Fuel storage tanks, excluding propane and underground storage tanks; and
  - iv. Visible and accessible portions of the heat exchanger, removing the flame roll-out shield if applicable; and
2. Describe:
  - i. Heating equipment and distribution type; and
  - ii. Energy sources.

**(k) When inspecting the cooling system, a home inspector shall:**

1. Inspect:
  - i. Central cooling system, excluding electronic air filters and excluding determination of cooling supply adequacy or distribution balance and without operating central cooling equipment when weather conditions or other circumstances may cause damage to the cooling equipment;
  - ii. Permanently installed hard-wired, through-wall individual cooling systems; and
  - iii. Energy sources; and
2. Describe:
  - i. Cooling equipment and distribution type; and
  - ii. Energy sources.

**(l) When inspecting the interior of a residential building, a home inspector shall:**

1. Inspect:
  - i. Walls, ceilings, and floors excluding paint, wallpaper and other finish treatments, carpeting and other nonpermanent floor coverings;
  - ii. Steps, stairways, and railings;
  - iii. Installed kitchen wall cabinets to determine if secure;
  - iv. At least one interior passage door and operate one window per room excluding window treatments; and
  - v. Household appliances limited to:
    - (1) The kitchen range and oven to determine operation of burners or heating elements excluding microwave ovens and the operation of self-cleaning cycles and appliance timers and thermostats;
    - (2) Dishwasher to determine water supply and drainage; and
    - (3) Garbage disposer.

**(m) When inspecting the insulation components and ventilation system of a residential building, the home inspector shall:**

1. Inspect:
  - i. Insulation in unfinished spaces without disturbing insulation;
  - ii. Ventilation of attics and crawlspaces; and
  - iii. Mechanical ventilation systems; and
2. Describe:
  - i. Insulation in unfinished spaces adjacent to heated areas; and
  - ii. Evidence of inadequate attic and crawlspace ventilation.

**(n) When inspecting fireplaces and solid fuel burning appliances, a home inspector shall:**

1. Inspect:
  - i. Fireplaces and solid fuel burning appliances, without testing draft characteristics, excluding fire screens and doors, seals and gaskets, automatic fuel feed devices, mantles and non-structural fireplace surrounds, combustion make-up air devices, or gravity fed and fan assisted heat distribution systems; and
  - ii. Chimneys and combustion vents excluding interiors of flues and chimneys; and
2. Describe:
  - i. Type of fireplaces and/or solid fuel burning appliances;
  - ii. Energy source; and
  - iii. Visible evidence of draft characteristics.

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**REPORT CAN BE USED BY ATTORNEY, BANK AND/OR MORTGAGE CO. AND WITH THE CONSENT OF THE PERSON WHO COMMISSIONED THIS INSPECTION; USE OF REPORT BY ANOTHER PARTY IS ILLEGAL AND RENDERS REPORT INVALID.**

LOCATION: 123 MAIN STREET, CRESSKILL, NEW JERSEY

COMMISSIONED BY:..SMITH..REPORT NO..2011/11/01/001

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