



JB Home Inspections, Inc.

549 Pompton Avenue Suite 110

Cedar Grove, NJ 07009

973-571-1414

NJ State Home Inspector Lic. # 24GI00017000 ~ #24GI00073300 ~ #24GI00090300

Mr & Mrs Smith

RE: 1234 Main Street
Anytown, USA

Dear Mr. and Mrs. Smith:

At your request, and in your presence, a visual inspection of the above referenced property was conducted on January 1, 2010. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection.

REPORT SUMMARY

The following items were noted and should be addressed:

1. The stucco wall under the side door entrance area is in need of repair. There is loose stucco, rot and deterioration. The wall has started to lean out. There was no access behind this area or under the stairs to determine the full extent of the damage, further evaluation and repair is needed.
2. Termite mud tunneling was noted on the sill plate above the gas meter, recommend having the home treated for termites and maintaining the service contract with the treatment company.
3. Mold and water stains were noted on the ceiling material in the attic. Structural fire damage was noted on the roof rafters. We were not able to determine the extent of the fire damage due to the ceiling material restricting our view. Recommend removal of all ceiling material and a complete inspection and evaluation of the roof structure by a qualified contractor.

4. The ceiling mounted heater in the garage and the wall mounted heater in the basement were not operational at time of inspection.

5. It was noted that the sub panel in the garage had the ground and neutral wires improperly connected to the same buss bar. There are two circuit breakers with multiple wires improperly connected to them, further evaluation and repair is recommended. Knob and Tube electrical wiring may exist in areas of the home that were not visible during the inspection. This type of wiring is outdated and replacement will be needed, further evaluation and repairs by a licensed electrician are recommended.

Each of these items will likely require further evaluation and repair by licensed trades people. Obtain competitive estimates for these items. Other items are also noted in the following report and should receive attention, but the majority are the result of normal wear and tear.

Enclosed you will find a copy of your Termite Inspection Report for your use. The results of your radon will follow shortly under separate cover.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

JB Home Inspections

enclosure

JB HOME INSPECTIONS, INC.

“BUY WITH PEACE OF MIND”



CLIENT

Mr & Mrs Smith

INSPECTION LOCATION

1234 Main Street
Anytown, USA

File# XXXXXX

January 1, 2010

549 Pompton Avenue Suite 110~ Cedar Grove, NJ 07009 ~ (973)571-1414

ENVIRONMENTAL:

The following environmental inspection items are based on a visual inspection only.

Underground oil storage tank: Recommend inquiring with the seller and the township as to the possibility of an oil tank on the property.

Further inspection for the presence of oil tanks and soil testing is recommended.

Tank located at: _____ Vent pipe location: _____
No tank present Tank in use Not in use Unknown

Additional notes: _____

Aboveground tank:

Tank located at _____ Vent pipe location: _____

Condition: Appears ok No shut off valve Leaks Noted

Additional notes: _____

Asbestos: Any indication of possible asbestos has to be confirmed by a certified laboratory.
Location of possible asbestos: N/A

Lead Paint: The Environmental Protection Agency's Lead Paint Disclosure Law requires that the seller in a real estate transaction provide a written disclosure to the buyer of the property. Homes built after 1978 are considered to be lead paint free. In homes built prior to 1978 it is suspected that lead base paints have been used. Positive identification can only be done through testing by a state certified inspector or laboratory.

Lead based paint suspected: yes no peeling

Radon Canister Number : 815709

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INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

FILE #: Sample Report
DATE OF INSPECTION: January 1, 2010
TIME OF INSPECTION: 09:00 AM
CLIENT NAME: Mr & Mrs Smith
CLIENT FAX #:
INSPECTION SITE: 1234 Main Street
INSPECTION SITE CITY/STATE/ZIP: Anytown, USA

CLIMATIC CONDITIONS:

WEATHER: Partly Cloudy
SOIL CONDITIONS: Frozen
APPROXIMATE OUTSIDE TEMPERATURE in F: 30

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: West
ESTIMATED AGE OF HOUSE: 100
BUILDING TYPE: 1 family
STORIES: 3
SPACE BELOW GRADE: Basement

UTILITY SERVICES:

WATER SOURCE: Public
SEWAGE DISPOSAL: Public
UTILITIES STATUS: All utilities on

OTHER INFORMATION:

HOUSE OCCUPIED? Yes
CLIENT PRESENT: Yes

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general

estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

WALLS:

MATERIAL: Stucco

CONDITION:



Area damaged under side stairs

Cracks noted are typical

The stucco wall under the side door entrance area is in need of repair. There is loose stucco, rot and deterioration. The wall has started to lean out. There was no access behind this area or under the stairs to determine the full extent of the damage, further evaluation and repair is needed.

TRIM:

MATERIAL: Wood

CONDITION:



Repair soffit

Rot was noted under the side kitchen window, on the rear kitchen windows and some various areas around the exterior.

There was mold and mildew on the first and second floor trim in the rear.

There is a section of the soffit that is missing on the rear of the garage at the main beam for the deck. Repairs are recommended.



Sample of various exterior trim rot

CHIMNEY:

MATERIAL:

Brick

CONDITION:

Noted poor quality work on both chimneys above the roof line. The poor quality of the work will reduce the life expectancy associated with the repair.

BASEMENT/CRAWL SPACE:

ACCESSIBILITY:

Basement is fully accessible
 Viewing was restricted by finished ceiling, finished walls
 Basement is finished
 Stairs and handrail serviceable
 Basement door appears serviceable

BASEMENT WALLS - TYPE:

Poured concrete, Brick

CONDITION:

Appears serviceable, This area was not visible

BEAMS:

Beams are not fully visible

FLOOR JOISTS:

This item is not fully visible

COLUMNS/SUPPORTS:

Area is not fully visible

BASEMENT FLOOR AND DRAINAGE:

Appears serviceable

OTHER OBSERVATIONS:



Termite mud tunneling

Termite mud tunneling was noted on the sill plate above the gas meter, recommend having the home treated for termites and maintaining the service contract with the treatment company.

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ATTIC AND INSULATION:

ACCESSIBILITY AND
CONDITION:



Fire damaged roof rafter

Attic is full size
Conventional framing
Accessible, Viewing was limited

Mold and water stains were noted on the ceiling material in the attic. Structural fire damage was noted on the roof rafters. We were not able to determine the extent of the fire damage due to the ceiling material restricting our view. Recommend removal of all ceiling material and a complete inspection and evaluation of the roof structure by a qualified contractor.



Fire damage, mold and water stains



Fire damage, mold & water stains

*INSULATION TYPE AND
CONDITION:*



Fiberglass batts
insulation has been disturbed in some areas

ROOF:

STYLE:

Gable, Flat roof

TYPE:

Composition shingles, Rolled composition, Rubber

AGE

10

ROOF ACCESS:

Viewed from window, Viewed from ground with binoculars

ROOF COVERING STATUS:

Appears serviceable/within useful life

EXPOSED FLASHINGS:

TYPE AND CONDITION:

Metal

Noted the flashing on the rear chimney and along the second floor deck off the master bedroom has been improperly sealed with tar

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:

Full, Built-in

Appears serviceable

The end cap is missing on the front cover

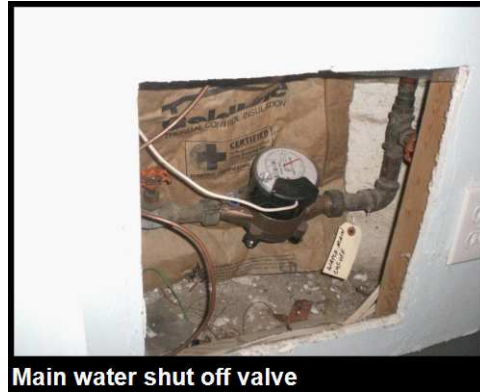
PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

MAIN LINE:

MATERIAL: Copper

CONDITION:



Water meter is located Basement
Appears serviceable

SUPPLY LINES:

MATERIAL: Copper

CONDITION:



Appears serviceable, Minor corrosion is noted
Noted two pipes in the front of the home that we were not able to determine the need for. One pipe exits the front of the home next to the master bathroom window and one exits the front of the home near the ground level to the right side of the front stairs, further evaluation is recommended.



Unknown pipe

WASTE LINES:

MATERIAL:

Cast Iron, Galvanized, Plastic

CONDITION:

Appears serviceable, Lines not fully visible

HOSE FAUCETS:

OPERATION:

Shut off for the winter

WATER HEATER:

TYPE:

A.O. Smith
40,000BTU
Gas

SIZE:

50 Gallons

AGE

3

LOCATION:

Basement

CONDITION:

Appears serviceable
Pressure relief valve noted, not tested
Flue vent intact
A water shutoff valve is installed

FUEL SYSTEM:

METER/TANK

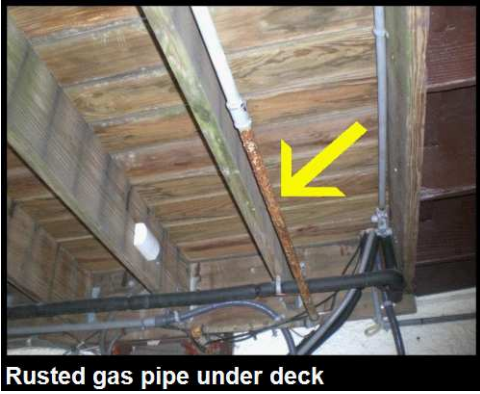
LOCATION-CONDITION:



Main gas shut off valve

Meter located at basement

Rust and deterioration was noted on the gas pipe under the deck replacement is needed.



Rusted gas pipe under deck

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

TYPE Asphalt
CONDITION Appears serviceable

SIDEWALKS:

TYPE: Concrete
CONDITION: Tripping hazards noted
Recommend re-pointing the front and side walkways

LANDSCAPING:

CONDITION: Maintained
An underground sprinkler system was noted on this property, this is not a part of the home inspection, recommend contacting a qualified contractor for further evaluation.

GRADING:

SITE: Gentle slope
Grade at foundation appears serviceable

DECKS:

TYPE: Wood
CONDITION: Appears serviceable
Noted some over spacing on the handrail balusters

EXTERIOR STAIRS/STOOPS:

CONDITION: Front: Appears serviceable. Some minor deterioration was noted on the side stairs,
Handrails serviceable
Side: Appears serviceable, Handrails serviceable

HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector. NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

HEATING SYSTEM DESCRIPTION:

LOCATION OF PRIMARY UNIT: Basement
SYSTEM TYPE: (2) Carrier, Forced hot water boiler
FUEL TYPE AND NOTES: Natural Gas
CAPACITY OF UNIT: 245,000 BTU
APPROXIMATE AGE IN YEARS: 2

HEATING SYSTEM CONDITION:

PRIMARY UNIT: Appears operational
We recommend a service contract be placed on the unit.
BURNERS/HEAT EXCHANGERS: Burner Flame(s) appear typical
PUMP/BLOWER FAN: Appears Serviceable
COMBUSTION AIR: Vents blocked at the exterior, it needs to be cleaned
VENTING: Appears serviceable
NORMAL CONTROLS: Appear serviceable
SECONDARY HEATING UNIT: The ceiling mounted heater in the garage and the wall mounted heater in the basement were not operational at time of inspection.

AIR CONDITIONING:

TYPE: Central
Outside air temperature was below 65 degrees. Unable to test system at this time
POWER SOURCE: 220 Volt Electrical disconnect present
COMPRESSOR AGE IN YEARS: (3) units all installed in 2010

DUCTWORK:

TYPE: Insulated sheet metal, Flexible Round
DUCTS/AIR SUPPLY: Appears serviceable

ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

SERVICE:

TYPE AND CONDITION: 200amp
Murray
Underground, 110/220 Volt, Circuit breakers, Appears serviceable

ELECTRICAL PANELS:

MAIN PANEL LOCATION AND NOTES: Basement
Appears serviceable

Inspector Notes: Grounding system is present

SUBPANEL #1 LOCATION: Garage

SUBPANEL #2 LOCATION: Basement
Appears serviceable

SUB PANEL NOTES: It was noted that the sub panel in the garage had the ground and neutral wires improperly connected to the same bus bar. There are two circuit breakers with multiple wires improperly connected to them, further evaluation and repair is recommended.

CONDUCTORS:

ENTRANCE CABLES: Aluminum- OK

BRANCH WIRING: Copper, Appears serviceable
Knob and Tube electrical wiring may exist in areas of the home that were not visible during the inspection. This type of wiring is outdated and replacement will be needed, further evaluation and repairs by a licensed electrician are recommended.

SWITCHES & OUTLETS:

CONDITION: A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition.
Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior
GFCI not operational in bath #4

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

DOORS:

MAIN ENTRY DOOR: Appears serviceable
INTERIOR DOORS: Appears serviceable

WINDOWS:

TYPE & CONDITION: Wood, Insulated glass, Casement, Double hung
A representative sampling was taken. Windows as a grouping are generally operational.
Seal broken on some windows causing condensation build-up between the glass panes.

INTERIOR WALLS:

MATERIAL & CONDITION: Drywall, Plaster
General condition appears serviceable

CEILINGS:

TYPE & CONDITION: Drywall, Plaster, Tile
General condition appears serviceable

FLOORS:

TYPE & CONDITION: Carpet, Wood, Tile
General condition appears serviceable

STAIRS & HANDRAILS:

CONDITION: Interior stairs serviceable
Handrail is loose

FIREPLACE/WOOD BURNING DEVICES:

LOCATION - TYPE - CONDITION: Front entrance area: it was noted that there was no flue damper installed
Living Room: gas was shut off to the gas burning unit and it was not inspected. No flue damper is installed.
Master bedroom: the fireplace can not function as a wood burning fireplace due to the coating of mortar installed over the fire brick, unit is decorative only.

SMOKE / FIRE / CARBON MONOXIDE DETECTOR:

COMMENTS: Noted, but not tested
Carbon monoxide detector is recommended.

GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE:

LOCATION: Attached

ROOF:

CONDITION: Same as house

FLOOR:

CONDITION: Appears serviceable

GARAGE DOOR(S):

CONDITION: Appears serviceable
Automatic door opener(s)- operational
Automatic reverse feature needs adjustment however, to insure safe conditions

KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

TYPE AND CONDITION: Porcelain, Appears serviceable
Faucet is serviceable

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION: Electric, Appears serviceable

VENTILATION:

TYPE AND CONDITION: Internal

DISHWASHER:

CONDITION: Appears serviceable

GARBAGE DISPOSAL:

CONDITION: Noted an improper outlet for the disposal, repair is recommended.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

LAUNDRY:

LOCATION: Basement

CONDITION: Plumbing appears serviceable
Dryer venting is provided
Recommend replacing the washing machine hoses and cleaning and replacing the dryer vent hose

BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

BATHROOM AREA:

BATH LOCATION:

Bath #1: basement 3/4
Bath #2: first floor 1/2
Bath #3: master
Bath #4: second floor hall full
Bath #5 third floor full

CONDITION OF SINK:

Appears serviceable
It was noted that there was an improper s-trap installed on the sink in bath #1, repair is recommended.

CONDITION OF TOILET:

Appears serviceable

TUB/SHOWER PLUMBING

Appears serviceable

FIXTURES:

The steam unit was not operational in bath #4

TUB/SHOWER AND WALLS:

Tub and shower areas appear serviceable

BATH VENTILATION:

Appears serviceable
Exhaust fan makes unusual noises in bath #4