



Inspection Report

Sumeet Singh

Property Address:
3 Proprietor Lane
Whitehouse Station NJ 08889



3 Proprietor Lane

New Jersey Property Inspections

Howard Altman

24GI00105100

**27 Neshanic Dr.
Ringoes NJ 08551
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Date: 11/21/2015	Time: 02:30 PM	Report ID:
Property: 3 Proprietor Lane Whitehouse Station NJ 08889	Customer: Sumeet Singh	Real Estate Professional: Joanne Rankin Weidel

Comment Key or Definitions

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

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

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

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

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

Standards of Practice:

ASHI American Society of Home Inspectors

In Attendance:

Customer and their agent

Type of building:

Single Family (2 story)

Approximate age of building:

Over 10 Years

Temperature:

Below 60 (F) = 15.5 (C)

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Radon Test:

Yes

Termite Inspection:

Yes

1. Roofing

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

Styles & Materials

Roof Covering:

3-Tab fiberglass

Viewed roof covering from:

Binoculars

Sky Light(s):

One

Chimney (exterior):

Brick

Items

1.0 Roof Coverings

Inspected

1.1 Flashings

Inspected

1.2 Skylights, Chimneys and Roof Penetrations

Inspected

1.3 Roof Drainage Systems

Inspected

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

2. Exterior

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



Styles & Materials

Siding Style:

Lap
Brick

Siding Material:

Vinyl
Brick veneer

Exterior Entry Doors:

Steel

Appurtenance:

Deck

Driveway:

Asphalt

Items

2.0 Wall Cladding Flashing and Trim

Inspected, Repair or Replace

(1) The wood trim at the rear of home deteriorated with rot. Further deterioration can occur that can lead to costly water intrusions if not corrected. A qualified contractor should inspect and repair as needed.



2.0 Item 1(Picture) Wood Rot



2.0 Item 2(Picture) Wood Rot



2.0 Item 3(Picture) Wood Rot

(2) The weep holes for the brick veneer siding at the front of home are either missing or buried below the grading. Weep holes are need for air venting the walls behind the brick keeping them dry. Improper or no ventilation can cause moisture leading to wood rot and mold. It is recommended that a G.C. or mason further evaluate and repair or replace as needed.



2.0 Item 4(Picture) Missing or buried weep holes



2.0 Item 5(Picture) Missing or buried weep holes

(3) The Vinyl siding at the right side (facing front) is damaged. Further deterioration can occur that can lead to water and insect intrusion if not corrected. A qualified contractor should inspect and repair as needed.



2.0 Item 6(Picture) Damaged siding

2.1 Doors (Exterior)

Inspected

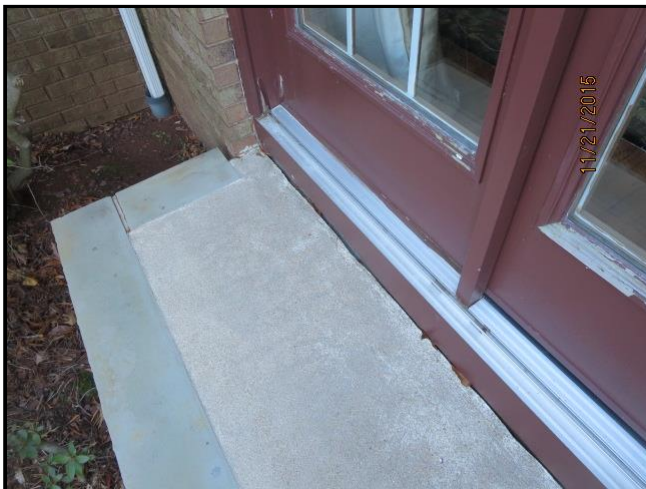
2.2 Windows

Inspected

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Inspected, Repair or Replace

The front step at entrance to dining room is damaged and pulling away from home. Further deterioration can occur if not repaired. Recommend a GC further evaluate and repair



2.3 Item 1(Picture) Front step



2.3 Item 2(Picture) Gap

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Inspected

2.5 Eaves, Soffits and Fascias

Inspected

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

3. Electrical System

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

Styles & Materials

Electrical Service Conductors:

Below ground

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

CROUSE-HINDS

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Items

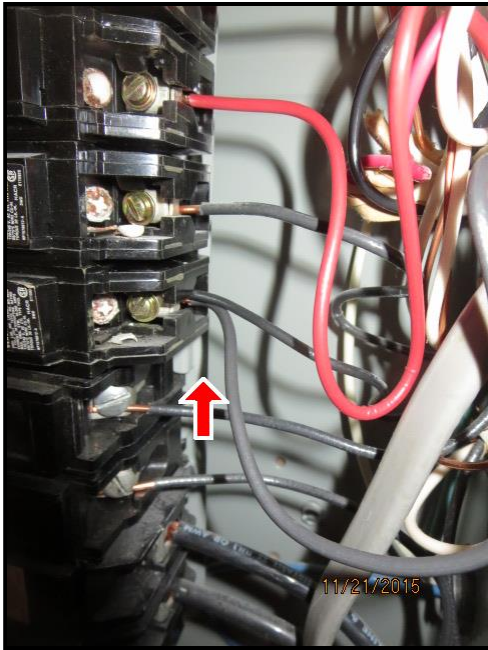
3.0 Service Entrance Conductors

Inspected

3.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Inspected, Repair or Replace

The problem(s) discovered in the panel such as doubled wiring at breaker, and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed.



3.1 Item 1(Picture) Double wire

3.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Inspected

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

Inspected, Repair or Replace

(1) The "three-prong" outlets may not be at the proper height in the basement. If so, this is a safety issue that needs to be corrected. A qualified licensed electrical contractor should perform repairs that involve wiring. It is also recommended that all wiring in the basement be evaluated and check for permits.

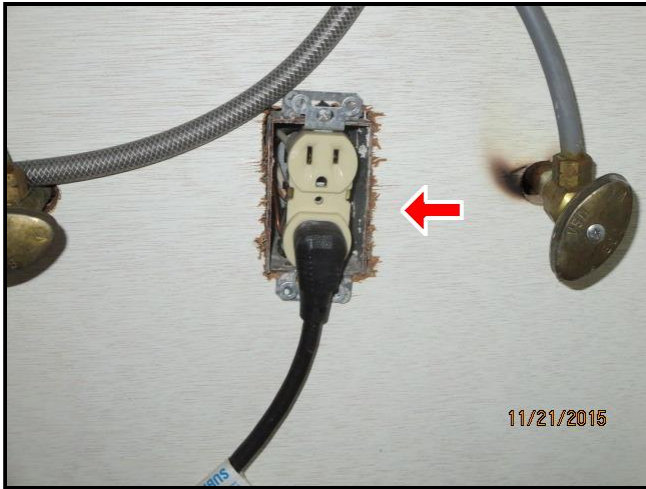


3.3 Item 1(Picture) Low outlet



3.3 Item 2(Picture) Low outlet

(2) The "three-prong" outlet is missing cover-plate under basement sink. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should perform repairs that involve wiring.



3.3 Item 3(Picture) Missing cover plate

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

Inspected, Repair or Replace

The "three-prong" outlet is not a three-prong GFCI (Ground Fault Circuit Interrupter) at the basement sink . This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should perform repairs that involve wiring.



3.4 Item 1(Picture) Non GFCI outlet

3.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Inspected

3.6 Location of Main and Distribution Panels

Inspected

The main panel box is located at the basement.



3.6 Item 1(Picture) Main Panel Box

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

4. Heating / Central Air Conditioning

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

Styles & Materials

Heat Type:

Forced Air

Energy Source:

Gas

Number of Heat Systems (excluding wood):

Two

Heat System Brand:

YORK

Ductwork:

Non-insulated

Filter Type:

Disposable

Filter Size:

16x20

Types of Fireplaces:

Conventional

Operable Fireplaces:

One

Number of Woodstoves:

None

Cooling Equipment Type:

Air conditioner unit

Cooling Equipment Energy Source:

Electricity

Central Air Manufacturer:

YORK

Number of AC Only Units:

Two

Items

4.0 Heating Equipment

Inspected

Heating System was working at time of inspection. Both furnaces are from 2013, life expectancy is 15-25 years



4.0 Item 1(Picture) Furnaces

4.1 Normal Operating Controls

Inspected

4.2 Automatic Safety Controls

Inspected

4.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Inspected

4.4 Presence of Installed Heat Source in Each Room

Inspected

4.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Inspected, Repair or Replace

(1) Metal rain cap on chimney crown is missing. This helps to prevent water intrusion



4.5 Item 1(Picture) Missing Rain Cap

(2) The liner was not inspected by our company. I recommend a qualified chimney sweep inspect for safety.

4.6 Solid Fuel Heating Devices (Fireplaces, Woodstove)

Inspected

4.7 Gas/LP Firelogs and Fireplaces

Not Present

4.8 Cooling and Air Handler Equipment

Not Inspected

The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit(s). Condenser are from 2008 and 2005 life expectancy is 8-12 years



4.8 Item 1(Picture) 2005 condenser



4.8 Item 2(Picture) 2008 Condenser

4.9 Normal Operating Controls

Not Inspected

4.10 Presence of Installed Cooling Source in Each Room

Not Inspected

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

5. Plumbing System

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

Styles & Materials

Water Source:

Well

Water Filters:

None

Plumbing Water Supply (into home):

PVC

Plumbing Water Distribution (inside home):

Copper

Washer Drain Size:

2" Diameter

Plumbing Waste:

PVC

Water Heater Power Source:

Gas (quick recovery)

Water Heater
Capacity:

50 Gallon (2-3 people)

Manufacturer:

A.O. SMITH

Water Heater Location:

Basement

Items

5.0 Plumbing Drain, Waste and Vent Systems

Inspected

5.1 Plumbing Water Supply, Distribution System and Fixtures

Inspected, Repair or Replace

(1) The pump up system for the basement bathroom is leaking. Water intrusion can lead to costly repairs with wood rot and mold. It is recommended that a licensed plumber further evaluate and repair or replace.



5.1 Item 1(Picture) Pump up system leak

(2) It was observed that heavy shelving support is in contact with the pump up system. This will prevent any emergency services to be obtained. Recommend that the restriction be eliminated.



5.1 Item 2(Picture) Shelf Support

(3) The toilet is loose and needs to be secured at the half bath. Repairs are needed to prevent odor from entering home. A qualified licensed plumber should repair or correct as needed.



5.1 Item 3(Picture) Loose toilet

(4) The water supply valve is leaking at the master bath Jacuzzi . This is not considered up to today's standard Repairs are needed. A qualified licensed plumber should repair or correct as needed.



5.1 Item 4(Picture) Valve leak

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

Inspected, Repair or Replace

(1) The water heater is missing a bond wire. The bond wire is needed to complete the electrical throughout the home.

It is recommended that a licensed electrician further evaluate and install. Check for installation permits.



5.2 Item 1(Picture) Missing bond wire

(2) Water heater was working at time of inspection, Water heater is from 2002, life expectancy is 8-12 years.



5.2 Item 2(Picture) Water heater

5.3 Main Water Shut-off Device (Describe location)

Inspected

The main shut off is the lever located in the basement. This is for your information.



5.3 Item 1(Picture) Main Water shut off

5.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

Inspected

5.5 Main Fuel Shut-off (Describe Location)

Inspected

The main fuel shut off is at gas meter outside



5.5 Item 1(Picture) Gas meter

5.6 Sump Pump

Inspected

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

6. Structural Components

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

Styles & Materials

Foundation:

Masonry block

Method used to observe Crawlspace:

No crawlspace

Floor Structure:

2 X 8

Wall Structure:

Wood

Columns or Piers:

Steel lally columns

Ceiling Structure:

2X8

Roof Structure:

2 X 8 Rafters

Roof-Type:

Hip

Method used to observe attic:

Walked

Attic info:

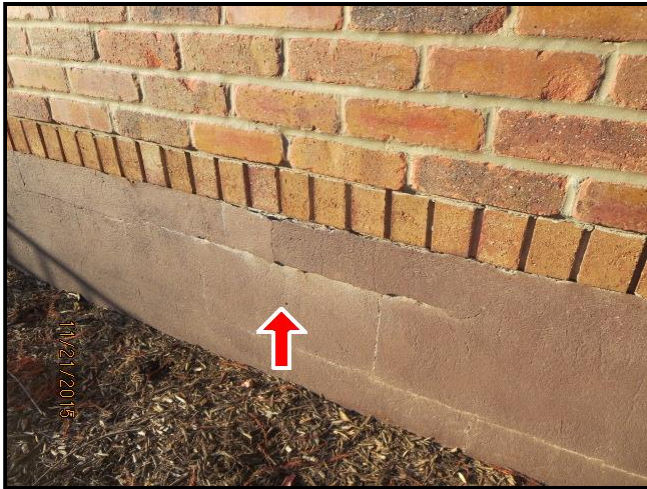
Pull Down stairs

Items

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

Inspected, Repair or Replace

(1) There are structural crack(s) in the foundation wall at the rear of home. The wall(s) may need reinforcement. A qualified structural engineer should inspect and repair or replace as needed.



6.0 Item 1(Picture) Wall Cracks



6.0 Item 2(Picture) Wall cracks



6.0 Item 3(Picture) Wall cracks



6.0 Item 4(Picture) Wall cracks

(2) White efflorescence (powder substance) on block wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the block if necessary. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.



6.0 Item 5(Picture) Efflorescence



6.0 Item 6(Picture) Efflorescence

6.1 Walls (Structural)

Inspected

6.2 Columns or Piers

Inspected

6.3 Floors (Structural)

Inspected

6.4 Ceilings (Structural)

Inspected

6.5 Roof Structure and Attic

Inspected

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

7. Insulation and Ventilation

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

Styles & Materials

Attic Insulation:

Fiberglass

Ventilation:

Ridge vents
Soffit Vents
Passive
Thermostatically controlled fan

Exhaust Fans:

Fan with light

Dryer Power Source:

Gas Connection

Dryer Vent:

Flexible Metal

Floor System Insulation:

NONE

Items

7.0 Insulation in Attic

Inspected

7.1 Insulation Under Floor System

Not Present

7.2 Vapor Retarders (in Crawlspace or basement)

Not Present

7.3 Ventilation of Attic and Foundation Areas

Inspected

7.4 Venting Systems (Kitchens, Baths and Laundry)

Inspected

7.5 Ventilation Fans and Thermostatic Controls in Attic

Inspected

Thermostatic fan was not working at time of inspection. Due to temperatures in the attic being below 60 degree's



7.5 Item 1(Picture) Thermo Fan

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

8. Interiors

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

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Carpet
Wood

Interior Doors:

Wood

Window Types:

Thermal/Insulated

Window Manufacturer:

UNKNOWN

Cabinetry:

Wood

Countertop:

Granite

Items

8.0 Ceilings

Inspected

8.1 Walls

Inspected

8.2 Floors

Inspected

8.3 Steps, Stairways, Balconies and Railings

Inspected

8.4 Counters and Cabinets (representative number)

Inspected

8.5 Doors (representative number)

Inspected

8.6 Windows (representative number)

Inspected, Repair or Replace

One window difficult to operate at the Bedroom. Further deterioration may occur if not repaired. A qualified contractor should inspect and repair as needed.



8.6 Item 1(Picture) Bed window

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

9. Garage

Styles & Materials

Garage Door Type:

One manual
Two automatic

Garage Door Material:

Metal

Auto-opener Manufacturer:

OVERHEAD DOOR

Items

9.0 Garage Ceilings

Inspected

9.1 Garage Walls (including Firewall Separation)

Inspected

9.2 Garage Floor

Inspected

9.3 Garage Door (s)

Inspected

9.4 Occupant Door (from garage to inside of home)

Inspected

9.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Inspected

10. Built-In Kitchen Appliances

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

Styles & Materials

Dishwasher Brand:

Fisher Paykel

Disposer Brand:

NONE

Exhaust/Range hood:

THERMADOR

Range/Oven:

THERMADOR

Built in Microwave:

GENERAL ELECTRIC

Trash Compactors:

NONE

Items

10.0 Dishwasher

Inspected

10.1 Ranges/Ovens/Cooktops

Inspected

10.2 Range Hood (s)

Inspected

10.3 Trash Compactor

Not Present

10.4 Food Waste Disposer

Not Present

10.5 Microwave Cooking Equipment

Inspected

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

11. Swimming Pools, Equipment and Safety

Pools are fun, but children and adults can lose their life quickly. Over 4000 lives annually are lost with one-third under the age of 14. **A child can drown in the time it takes to answer a phone.** A swimming pool is 14 times more likely than a motor vehicle to be involved in the death of a child age 4 and under. An estimated 5,000 children ages 14 and under are hospitalized due to near-drownings each year; 15 percent die in the hospital and as many as 20 percent suffer severe, permanent brain damage. Of all preschoolers who drown, 70 percent are in the care of one or both parents at the time of the drowning and 75 percent are missing from sight for five minutes or less. Drowning surpasses all other causes of death to children age 14 and under in Arizona, California, Florida, Hawaii, Montana, Nevada, Oregon, Utah and Washington.

A pool alarm with a loud speaker system to sound outside as well as inside the home could save a life. Even if you do not have children you should be concerned. 35% of children that drowned did so in someone else's pool. For more info, do an Internet search on pool safety or visit this website: http://www.ihf.org/foryourhealth/article_children.html

Styles & Materials

Style:

In ground

Shape:

Rectangle

Wall Material:

Plastic Liner

Items

11.0 Operational Condition of Pool

Not Inspected

Pool was closed at time of inspection. Pump and filter could not be inspected. Dating on the pump indicates the pump and filter maybe from 1998 this should be verified by the seller. Due to the age of the pump, it is recommend that the pool be opened and a full inspection be completed before closing.



11.0 Item 1(Picture) Pump & Filter

11.1 Pool Liner Condition

Not Inspected

Pool was closed at time of inspection. Pool liner could not be inspected. It is recommended that the pool be opened an liner be inspected before closing,



11.1 Item 1(Picture) Pool closed

11.2 Surface Walls and Floor of Pool

Not Inspected

11.3 Permanent Accessories Condition

Not Inspected

11.4 Pumps for Circulation of Water

Not Inspected

11.5 Pumps for Vacuum or Cleaning

Not Inspected

11.6 Pool Heaters

Not Present

11.7 Verify the Electrical outlet (s) and any Lighting for Pools is on a Ground Fault Circuit (GFCI)

Not Inspected

11.8 Overflow Skimmers and Drains

Not Inspected

11.9 Chemicals for Pool (Capable of being stored with a lock)

Not Present

11.10 Does Pool have any rescue equipment?

Not Present

11.11 Do Steps and ladders exist on both sides of the pool?

Not Inspected

11.12 Is the Pool depth marked on outside area of Pool?

Not Inspected

11.13 Is there a depth of at least eight feet to allow for safe diving?

Not Inspected

11.14 Are there any obstructions (walls, shrubs, etc.) that would prevent full view of pool from home?

Inspected, No

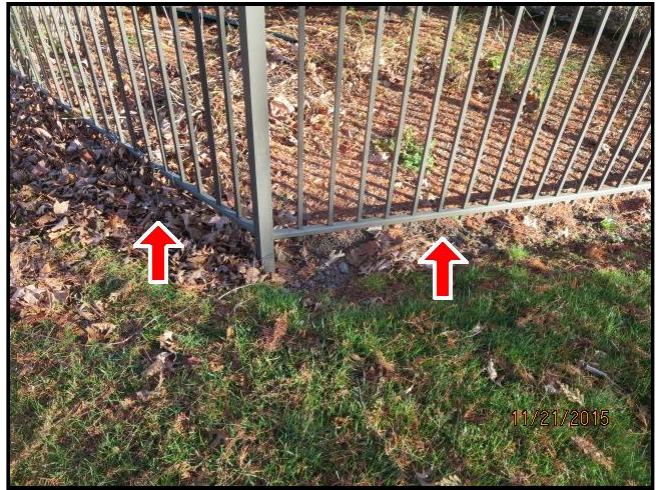
11.15 Is the pool fenced?

Inspected, Yes, Repair or Replace

The fencing around the pool has safety issues that need to be addressed. The fence gate opens the wrong way, (gate should open outward) there are gaps at the bottom that are more than 3 inches and a damaged section of the fence. It is recommended that a fence company further evaluate and repair.



11.15 Item 1(Picture) Gate



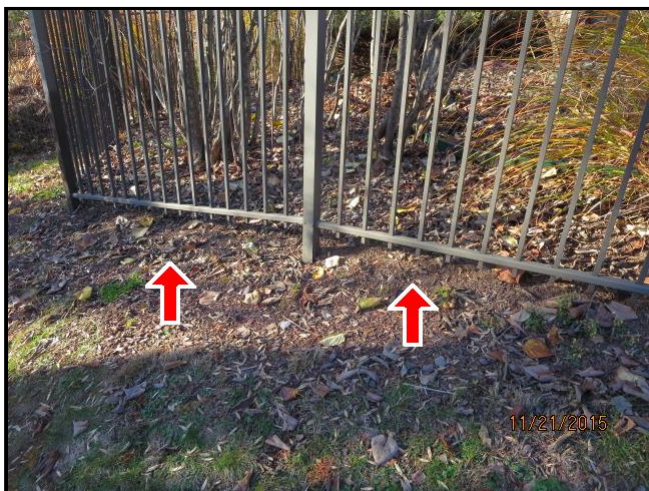
11.15 Item 2(Picture) Gaps



11.15 Item 3(Picture) Gaps



11.15 Item 4(Picture) Damaged section



11.15 Item 5(Picture) Gaps



11.15 Item 6(Picture) Gaps

11.16 Does the fence have a self closing latch and a lock on door?

Inspected, Yes

11.17 Can someone climb the fence by the use of personal items or structures against fence?

Inspected, No

11.18 Does the door latch height and location attempt to make difficult for young children to reach?

Inspected, No

11.19 Are Electric Lights Secure?

Inspected, Yes

11.20 Water Level should be within inches from Rim to allow an easier climb out.

Not Inspected

11.21 Pool Design at waters edge should not include protrusions that could injure swimmer

Not Inspected

11.22 Does the surface around pool encourage drainage away from pool?

Not Inspected

Unless so mentioned in this report, I did not test water for bacteria or quality. The pool was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



New Jersey Property Inspections

**27 Neshanic Dr.
Ringoes NJ 08551
908-642-2112**

Customer
Sumeet Singh

Address
3 Proprietor Lane
Whitehouse Station NJ 08889

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

2. Exterior

2.0 Wall Cladding Flashing and Trim

Inspected, Repair or Replace

(1) The wood trim at the rear of home deteriorated with rot. Further deterioration can occur that can lead to costly water intrusions if not corrected. A qualified contractor should inspect and repair as needed.

2. Exterior



2.0 Item 1(Picture) Wood Rot



2.0 Item 2(Picture) Wood Rot



2.0 Item 3(Picture) Wood Rot

(2) The weep holes for the brick veneer siding at the front of home are either missing or buried below the grading. Weep holes are need for air venting the walls behind the brick keeping them dry. Improper or no ventilation can cause moisture leading to wood rot and mold. It is recommended that a G.C. or mason further evaluate and repair or replace as needed.



2.0 Item 4(Picture) Missing or buried weep holes



2.0 Item 5(Picture) Missing or buried weep holes

2. Exterior

(3) The Vinyl siding at the right side (facing front) is damaged. Further deterioration can occur that can lead to water and insect intrusion if not corrected. A qualified contractor should inspect and repair as needed.



2.0 Item 6(Picture) Damaged siding

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings Inspected, Repair or Replace

The front step at entrance to dining room is damaged and pulling away from home. Further deterioration can occur if not repaired. Recommend a GC further evaluate and repair



2.3 Item 1(Picture) Front step



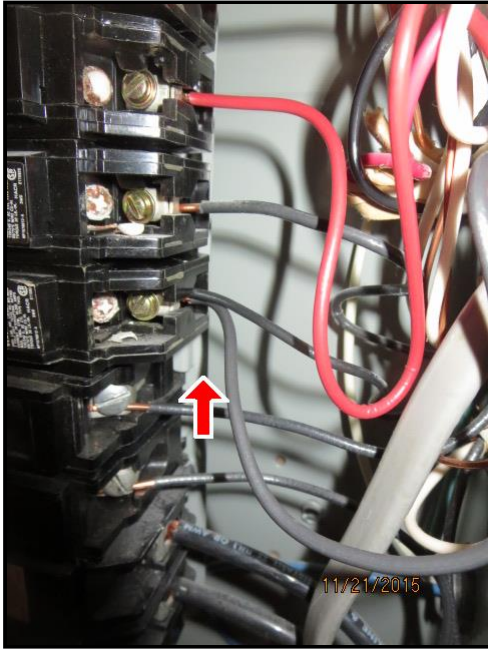
2.3 Item 2(Picture) Gap

3. Electrical System

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

The problem(s) discovered in the panel such as doubled wiring at breaker, and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed.

3. Electrical System



3.1 Item 1(Picture) Double wire

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

Inspected, Repair or Replace

(1) The "three-prong" outlets may not be at the proper height in the basement. If so, this is a safety issue that needs to be corrected. A qualified licensed electrical contractor should perform repairs that involve wiring. It is also recommended that all wiring in the basement be evaluated and check for permits.



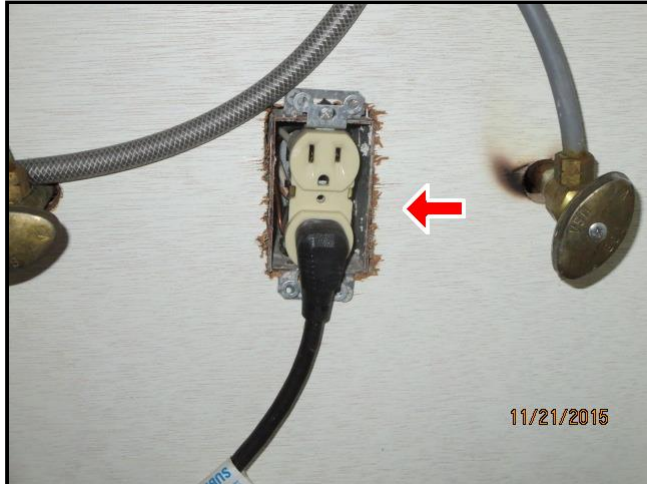
3.3 Item 1(Picture) Low outlet



3.3 Item 2(Picture) Low outlet

(2) The "three-prong" outlet is missing cover-plate under basement sink. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should perform repairs that involve wiring.

3. Electrical System



3.3 Item 3(Picture) Missing cover plate

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

Inspected, Repair or Replace

The "three-prong" outlet is not a three-prong GFCI (Ground Fault Circuit Interrupt) at the basement sink. This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should perform repairs that involve wiring.



3.4 Item 1(Picture) Non GFCI outlet

4. Heating / Central Air Conditioning

4.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Inspected, Repair or Replace

(1) Metal rain cap on chimney crown is missing. This helps to prevent water intrusion

4. Heating / Central Air Conditioning



4.5 Item 1(Picture) Missing Rain Cap

(2) The liner was not inspected by our company. I recommend a qualified chimney sweep inspect for safety.

4.8 Cooling and Air Handler Equipment Not Inspected

The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit(s). Condenser are from 2008 and 2005 life expectancy is 8-12 years



4.8 Item 1(Picture) 2005 condenser



4.8 Item 2(Picture) 2008 Condenser

5. Plumbing System

5.1 Plumbing Water Supply, Distribution System and Fixtures Inspected, Repair or Replace

(1) The pump up system for the basement bathroom is leaking. Water intrusion can lead to costly repairs with wood rot and mold. It is recommended that a licensed plumber further evaluate and repair or replace.

5. Plumbing System



5.1 Item 1(Picture) Pump up system leak

(2) It was observed that heavy shelving support is in contact with the pump up system. This will prevent any emergency services to be obtained. Recommend that the restriction be eliminated.



5.1 Item 2(Picture) Shelf Support

(3) The toilet is loose and needs to be secured at the half bath. Repairs are needed to prevent odor from entering home. A qualified licensed plumber should repair or correct as needed.

5. Plumbing System



5.1 Item 3(Picture) Loose toilet

(4) The water supply valve is leaking at the master bath Jacuzzi . This is not considered up to today's standard Repairs are needed. A qualified licensed plumber should repair or correct as needed.



5.1 Item 4(Picture) Valve leak

5.2 Hot Water Systems, Controls, Chimneys, Flues and Vents Inspected, Repair or Replace

(1) The water heater is missing a bond wire. The bond wire is needed to complete the electrical throughout the home.

It is recommended that a licensed electrician further evaluate and install. Check for installation permits.

5. Plumbing System



5.2 Item 1(Picture) Missing bond wire

(2) Water heater was working at time of inspection, Water heater is from 2002, life expectancy is 8-12 years.



5.2 Item 2(Picture) Water heater

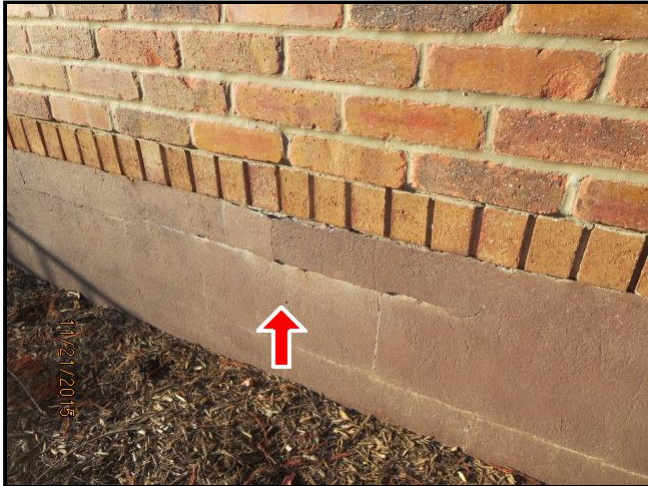
6. Structural Components

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

Inspected, Repair or Replace

(1) There are structural crack(s) in the foundation wall at the rear of home. The wall(s) may need reinforcement. A qualified structural engineer should inspect and repair or replace as needed.

6. Structural Components



6.0 Item 1(Picture) Wall Cracks



6.0 Item 2(Picture) Wall cracks



6.0 Item 3(Picture) Wall cracks



6.0 Item 4(Picture) Wall cracks

(2) White efflorescence (powder substance) on block wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the block if necessary. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.

6. Structural Components



6.0 Item 5(Picture) Efflorescence



6.0 Item 6(Picture) Efflorescence

8. Interiors

8.6 Windows (representative number)

Inspected, Repair or Replace

One window difficult to operate at the Bedroom. Further deterioration may occur if not repaired. A qualified contractor should inspect and repair as needed.



8.6 Item 1(Picture) Bed window

11. Swimming Pools, Equipment and Safety

11.0 Operational Condition of Pool Not Inspected

11. Swimming Pools, Equipment and Safety

Pool was closed at time of inspection. Pump and filter could not be inspected. Dating on the pump indicates the pump and filter maybe from 1998 this should be verified by the seller. Due to the age of the pump, it is recommend that the pool be opened and a full inspection be completed before closing.



11.0 Item 1(Picture) Pump & Filter

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE

New Jersey Property Inspections
27 Neshanic Dr.
Ringoes NJ 08551
908-642-2112
Inspected By: Howard Altman

Inspection Date: 11/21/2015
Report ID:

Customer Info:	Inspection Property:
<p>Sumeet Singh 326 Bowler Ct. Piscataway NJ 08854</p> <p>Customer's Real Estate Professional: Joanne Rankin Weidel</p>	<p>3 Proprietor Lane Whitehouse Station NJ 08889</p>

Inspection Fee:

Service	Price	Amount	Sub-Total
			Tax \$0.00
			Total Price \$0.00

Payment Method:
Payment Status:
Note:

IMPORTANT READ:

First, we have a tour that will help you decide whether or not you want to use the:

1. Agreement File 1, 2
2. Disclaim File
3. Misc button the attach agreement.

Watch this tour to eliminate confusion:

<http://www.homegauge.com/tours/agreement.html>

Explanation below:

Your client contract agreement can be placed by you in one of the above files and it depends on how you want to use it in the report as to which file you should use.

1. Disclaim File: If you place your contract agreement in the Disclaim file it will:
 - a. Automatically populate the customer info for you
 - b. Automatically insert the agreement in-line inside the report.
 - c. Use this Disclaim file if you plan to use the "Force Agreement" online at our uploaded report.
2. Agreement File 1 or 2: If you place your client agreement in the "Agreement" File (1 or 2)
 - a. You will select it each inspection under the MISC button in the software and click ATTACH.
 - b. When you have multiple contract agreements (i.e. Commercial, Mold etc) You will need to attach at each inspection (under MISC button) which file you want for that inspection.

NOTE: If you choose "Disclaim" file for your commonly used agreement (preferred) then when you have an inspection requiring a different agreement and attach it under MISC button it will override the Disclaim file and the Disclaim file will not be used or displayed for that report, which is intentional as you are wanting a different agreement for that report.

Inspection Agreement

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the company web site.