



Outlet Home Inspections

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Table of Contents:

Section name:**Section number:**

Report Information	1
Report Summary Page	2
Grounds	3
Exterior	4
Roofing	5
Heating - Air	6
Electrical	7
Plumbing	8
Interiors	9
Kitchen	10
Bath(s)	11
Basement	12
Foundation - Crawl Space	13
Garage - Laundry	14

1 Report Information

Client Information

Client Name	John Smith
Client Phone	201-111-2222

Property Information

Approximate Year Built	1965
Approximate Square Footage	2,300
Number of Bedroom	4
Number of Bath	2.5
Direction House Faces	North

Inspection Information

Inspection Date	July 5, 2013
Inspection Time	10:00 AM
Weather Conditions	Clear
Outside Temperature	65 F

Definition of conditions:

AS = Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted.

R = Repair: The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

S = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

NI = Not Inspected: The item was not inspected during the inspection due to some type of limitation.

2 Report Summary Page

This is only a summary of the inspection report and is not a complete list of discrepancies.

Section	Condition#	Comment
Roofing	11	The roof covering showed signs of aging and requires some maintenance and/or repair. This condition generally indicates that the roofing materials are approaching or close to the end of their useful life. Although immediate replacement may not appear necessary at this time, we recommend maintenance be performed on a regular basis with annual inspection by a qualified roofing contractor. The inspector cannot offer an opinion as to whether the roof leaks today unless it is moderately raining at the time of inspection. Client should obtain full disclosure / history information from the seller prior to close.
Heating - Air	16	The system is older and appears to be past its normal life expectancy. Client should consider replacement with a modern unit conforming to modern safety standards and efficiency in the near future.
Electrical	23	Two or more wires were connected to one breaker in the panel. This condition can add to the load of the affected electrical circuit(s) causing a possible overload, tripping, or arcing at the breaker(s). Current standards require circuits to be independently protected. Recommend an electrician properly separate circuits.
Interiors	30	Moisture related stains were observed at the bathroom ceiling. This was most likely caused by a leak from the top floor shower tub. Please refer to limitations of inspection regarding mold / moisture related conditions.
Kitchen	49	The cabinets were loose. Recommend securing or repair as needed for increased safety.
Basement	73	The basement window was found to be broken during the home inspection and should be repaired and/or replaced.

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3 Grounds

Grading

Grading Slope The site is flat.

1) Grading Conditions AS Grading of the soil near the foundation appears to be in serviceable condition.

Driveways - Sidewalks - Walkways

Driveway Material Asphalt.

2) Driveway Conditions AS The driveway appeared to be in serviceable condition at the time of the inspection.

Sidewalk Material Asphalt.

3) Sidewalk Conditions AS Common cracks of up to 1/4 inch were observed.

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4 Exterior

Front - Back Entrance

Front Entrance Type Patio.

4) Front Entrance Conditions AS The visible portions of the patio appeared to be in serviceable condition at the time of the inspection.

Back Entrance Type Covered Deck

5) Back Entrance Conditions R The railing post on the wooden deck was found to be cracked and should be repaired. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.



Exterior Walls

Structure Type Wood frame.

Exterior Wall Covering The visible and accessible areas of the exterior siding material are wood.

6) Exterior Wall Conditions AS The visible and accessible portions of the exterior wall coverings appeared to be in serviceable condition at the time of the inspection.

Exterior Windows - Doors

Window Type Double Hung.

Window Material Wood.

7) Window Conditions AS Windows appeared serviceable during the inspection.

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**8) Exterior Door
Conditions**

AS

The door appeared to be in serviceable condition at the time of the inspection.

Exterior Water Faucet(s)

Faucet Location

South side of home.

9) Faucet Conditions

AS

The hose faucets appeared to be in serviceable condition at the time of the inspection. These should be drained prior to freezing temperatures.

Chimney

10) Chimney Conditions

R

The chimney and / or flue appears to be suffering from deferred maintenance. Recommend further evaluation and / or maintenance as needed by a mason or chimney specialist.

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5 Roofing

Roof Covering

Method of Inspection	The roof was inspected by combination of viewing with high power binoculars and from placing ladder up against the gutter.
Roof Style	Gable.
Roof Covering Material	Clay Tile.
Number of Layers	One.
11) Roof Covering Condition	<div>R</div> <p>The roof covering showed signs of aging and requires some maintenance and/or repair. This condition generally indicates that the roofing materials are approaching or close to the end of their useful life. Although immediate replacement may not appear necessary now, we recommend maintenance be performed on a regular basis with annual inspection by a qualified roofing contractor. The inspector cannot offer an opinion as to whether the roof leaks today unless it is moderately raining at the time of inspection. Client should obtain full disclosure / history information from the seller prior to close.</p>



12) Flashing Conditions	<div>AS</div> <p>The exposed flashing appeared to be in serviceable condition at the time of inspection.</p>
13) Gutter & Downspout Conditions	<div>AS</div> <p>The gutter system appeared to be in serviceable condition at the time of the inspection.</p>

Attic Area

Attic Access	Master Bedroom.
Method of Inspection	Entered attic area.
Roof Frame Type	The roof framing is constructed with rafter framing.

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14) Attic Conditions**AS**

The visible and accessible portions of the attic appeared to be in serviceable condition at the time of the inspection.

Attic Ventilation Type

Gable Vents.

Attic Ventilation Conditions

Minimal ventilation was provided to the attic area. This may not be sufficient to move air through the attic properly. Recommend installing additional vents.

Attic Insulation Type

Batt Insulation.

15) Attic Insulation Conditions**AS**

The attic has fiberglass batt insulation. The approximate depth of the insulation is 8 to 10 inches. This appears to be adequate.

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6 Heating - Air

Heating

Location of Unit Basement.

Heating Type Hot Water.

Energy Source Natural Gas.

Approximate BTU Rating The BTU's were not available.

16) Unit Conditions R The system is older and appears to be past its normal life expectancy. Client should consider replacement with a modern unit conforming to modern safety standards and efficiency in the near future.



Distribution Type The visible areas of the heat distribution system are piping with radiators.

17) Distribution Conditions AS The visible and accessible areas of the distribution system appeared to be in serviceable condition at the time of inspection.

18) Ventilation Conditions AS The visible and accessible portion of the venting flue appeared to be in serviceable condition at the time of the inspection.

19) Thermostat Condition R The thermostat was broken and inoperable during the inspection. Recommend repair or replacement.

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Air Condition - Cooling

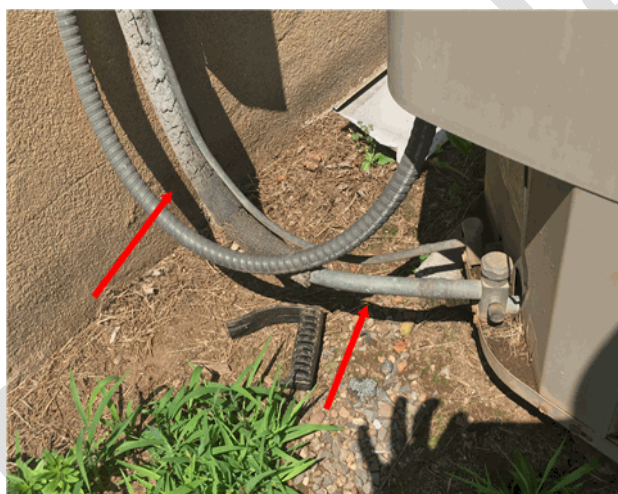
Type of Cooling System Central Air Unit.

AC Unit Power 240V.

20) AC Unit Conditions

R

The insulation on the refrigerant lines was deteriorated and partially missing. Recommend replacing this rather inexpensive pipe insulation to improve efficiency.



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7 Electrical

Service Drop - Weather head

Electrical Service Type The electrical service is overhead.

Electrical Service Material Copper.

Number of Conductors Two.

21) Electrical Service Conditions AS The main service entry appeared to be in serviceable condition at the time of inspection.

Main Electrical Panel

Main Disconnect Location At Main Panel.

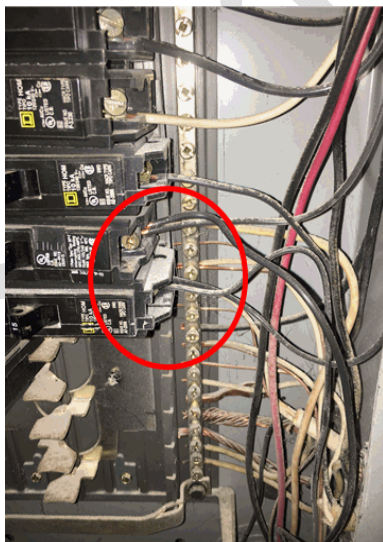
Electric Panel Location The main electric panel is located at the basement.

Panel Amperage Rating The electrical capacity of main breaker was listed as 100 amps.

Circuit Protection Type Breakers.

22) Wiring Methods AS The main power cable is copper. The branch cables are copper.

23) Electrical Panel Conditions R Two or more wires were connected to one breaker in the panel. This condition can add to the load of the affected electrical circuit(s) causing a possible overload, tripping, or arcing at the breaker(s). Current standards require circuits to be independently protected. Recommend an electrician properly separate circuits.



Electrical Sub-panel

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Sub-panel Location

A sub panel is located at the bedroom.

**24) Sub-panel
Conditions**

AS

The sub panel appeared to be in serviceable condition at the time of inspection.

Sample Report

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8 Plumbing

Water Main Line

- Main Shutoff Location** The main valve is located in the basement.
- Main Line Material** The visible material of the main line / pipe appears to be copper.
- 25) Main Line & Valve Conditions** AS The visible portion of the main pipe and valve appeared to be in serviceable condition at the time of the inspection.

Water Supply Lines

- Supply Line Material** The visible material used for the supply lines is copper.
- 26) Supply Line Conditions** AS The visible portions of the supply lines appeared to be in serviceable condition at the time of inspection. All the supply lines were not fully visible or accessible at the time of the inspection.

Drain - Waste Lines

- Drain Line Material** The visible portions of the waste lines are plastic.
- 27) Drain Line Conditions** AS The visible portions of the waste lines appeared to be in serviceable condition at the time of inspection. All the waste lines were not fully visible or accessible at the time of the inspection.

Water Heater(s)

- Water Heater Type** Natural Gas.
- Water Heater Location** Basement.
- Water Heater Capacity** 50 Gallon.
- 28) Water Heater Conditions** S T P R (temperature pressure relief) valve overflow pipe was improperly installed as a plastic pipe. Recommend installation of a metal pipe for increased safety. Client should consult a licensed plumber for additional information.

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Sample Report

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9 Interiors

Walls - Ceilings - Floors

29) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

30) Ceiling Conditions

R

Moisture related stains were observed at the bathroom ceiling. This was most likely caused by a leak from the top floor shower tub. Please refer to limitations of inspection regarding mold / moisture related conditions.



31) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

32) Heat Source Conditions

AS

Was operable.

Windows - Doors

33) Interior Window Conditions

AS

The general condition of the visible and accessible portions of the interior windows appeared to be in serviceable condition at the time of the inspection.

34) Interior Door Conditions

AS

The general condition of the visible and accessible portions of the interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

35) Electrical Conditions

AS

The general condition of the visible and accessible portions of the electrical components appeared to be in serviceable condition at the time of the inspection.

36) Lighting Conditions

AS

The general condition of the visible and accessible portions of the

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— lighting components appeared to be in serviceable condition at the time of the inspection.

37) Ceiling Fan Conditions

AS

The ceiling fans were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection.

38) Smoke Detector Conditions

AS

Smoke detectors were observed during the home inspection.

Fireplace

Fireplace Location

A fireplace is located at the living room.

Fireplace materials

The fireplace is mason built.

39) Fireplace Conditions

R

Recommend chimney flue cleaning by a chimney sweep specialist. Creosote can accumulate and become a fire hazard if the fireplace and flue are not cleaned regularly.

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10 Kitchen

Walls - Ceilings - Floors

- 40) Wall Conditions AS The general condition of the walls appeared to be in serviceable condition at the time of the inspection.
- 41) Ceiling Conditions AS The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.
- 42) Floor Conditions AS The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.
- 43) Heat Source Conditions AS Was operable.

Windows - Doors

- 44) Kitchen Window Conditions AS The general condition of the kitchen windows appeared to be in serviceable condition at the time of the inspection.
- 45) Kitchen Door Conditions AS The general condition of the kitchen doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

- 46) Electrical Conditions AS The general condition of the kitchen electrical appeared to be in serviceable condition at the time of the inspection.
- 47) Lighting Conditions AS The general condition of the kitchen lighting appeared to be in serviceable condition at the time of the inspection.

Kitchen Sink - Counter tops - Cabinets

- 48) Counter Conditions AS The visible portion kitchen counters appeared to be in serviceable condition at the time of the inspection.
- 49) Cabinet Conditions R The cabinets were loose. Recommend securing or repair as needed for increased safety.

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50) Sink Plumbing Conditions

AS

The kitchen sink appeared to be in serviceable condition at the time of the inspection. The faucet appeared to be in serviceable condition at the time of the inspection. The visible areas of the plumbing under the kitchen sink appeared to be in serviceable condition at the time of the inspection.

51) Garbage Disposal Condition

AS

The sink disposal was operable at the time of the inspection. Client should consult a licensed plumber, manufacturer, or disposal supply company for information on proper usage and safety related concerns.

Appliances

Stove - Range Type

The oven is gas.

52) Stove - Range Condition

AS

The stove was operating at the time of the inspection.

53) Hood Fan Conditions

AS

The fan / hood and light were in operational condition at the time of the inspection.

54) Dishwasher Conditions

AS

The dishwasher appeared to be in serviceable condition at the time of the inspection. This does not however guarantee future performance or conditions.

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11 Bath(s)

Walls - Ceilings - Floors

- 55) Wall Conditions AS The general condition of the walls appeared to be in serviceable condition at the time of the inspection.
- 56) Ceiling Conditions AS The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.
- 57) Floor Conditions AS The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.
- 58) Heat Source Conditions AS Was operable.

Windows - Doors

- 59) Bathroom Window Conditions AS The general condition of the bathroom window appeared to be in serviceable condition at the time of the inspection.
- 60) Bathroom Door Conditions AS The general condition of the bathroom door appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

- 61) Electrical Conditions AS The general condition of the bathroom electrical appeared to be in serviceable condition at the time of the inspection.
- 62) Lighting Conditions AS The general condition of the bathroom lighting appeared to be in serviceable condition at the time of the inspection.
- 63) Vent Fan Conditions AS The exhaust fan was operating during the time of the home inspection. Please refer to limitations of inspection regarding mold / moisture related conditions.

Bathroom Sink

- 64) Counter - Cabinet Conditions AS The bathroom counter - cabinet appeared to be in serviceable condition at the time of inspection.
- 65) Sink Conditions AS The sink appeared to be in serviceable condition at the time of inspection in bath

Shower - Tub - Toilet

- 66) Shower - Tub Conditions AS The bathtub, faucet, and drains appeared to be in serviceable condition.
- 67) Toilet Conditions AS The toilet appeared to be in serviceable condition at the time of inspection in bath

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12 Basement

Walls - Ceilings - Floors

68) Basement Stair Conditions

S

On a portion of the basement stairs "risers" were found not installed. Recommend installing risers for additional safety, as to avoid getting a foot caught in the open space. In addition, a small enough child may fall in between the space.



69) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

70) Ceiling Conditions

R

Moisture damage was observed on the ceiling (Northern portion of the Basement). Hidden damage may exist in areas not readily visible or accessible.



71) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

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**72) Heat Source
Conditions**

AS

Was operable.

Windows - Doors

**73) Basement Window
Conditions**

R

The basement window was found to be broken during the home inspection and should be repaired and/or replaced.



**74) Basement Door
Conditions**

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

Electrical Conditions

75) Electrical Conditions

AS

Electrical appeared to be in serviceable condition at the time of inspection.

76) Lighting Conditions

AS

Lighting appeared to be in serviceable condition at the time of inspection.

**77) Sump Pump
Conditions**

AS

The sump pump operated when tested at the time of the inspection. This does not however guarantee future conditions or operation.

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13 Foundation - Crawl Space

Foundation

Foundation Type Basement.

Foundation Material Block.

78) Foundation Conditions

AS

Typical of this style home, the inspector was unable to fully inspect the foundation walls and floors due to the finished interior components. Also, typical of this style home, the inspector was unable to fully inspect the main beam, floor joists and floorboards due to the finished ceiling and / or wall components. Areas behind the finished walls and ceilings were concealed and were not visible or accessible for inspection.

Flooring Structure

Flooring Support Type The support framing was constructed of 2 X 12 beams.

79) Flooring Support Conditions

AS

The visible and accessible areas of the wood framing system appeared to be in serviceable condition at the time of the inspection.

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14 Garage - Laundry

Walls - Ceilings - Floors

Garage Type

The garage is attached to the house.

80) Siding Conditions (if detached)

AS

The visible and accessible portions of the exterior wall coverings appeared to be in serviceable condition at the time of the inspection.

81) Roof Conditions (if detached)

AS

The roof covering shows normal wear for its age and appeared to be in serviceable condition at the time of the inspection.

82) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

83) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

84) Floor Conditions

S

The garage flooring is the same height as the living area flooring and passage entry door. Today's construction requires a raised step or lip to prevent fluids from possibly entering living space. With respect to today's standards, this condition may be considered a safety hazard.

85) Window Conditions

AS

The general condition of the windows appeared to be in serviceable condition at the time of the inspection.

86) Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

87) Vehicle Door Conditions

AS

The two vehicle doors appeared to be in serviceable condition at the time of the inspection.

88) Electrical Conditions

AS

Electrical appeared to be in serviceable condition at the time of inspection.

89) Lighting Conditions

AS

Lighting appeared to be in serviceable condition at the time of inspection.

Laundry Room

Location

The laundry facilities are located in the basement.

90) Laundry Room Conditions

S

For increased fire safety, any flexible duct should be replaced with hard metal duct to reduce lint build up. The accumulation of lint can become a fire hazard. Cleaning is recommended on an annual basis.

