



## Inspection Report

**Mr. and Mrs. Sample**

**Property Address:**  
35 Sample Street  
Ringwood NJ 07456

### **Skyline Home Inspection Services**

**Joseph Cierech**  
323 Skyline Drive  
Ringwood, NJ 07456  
862-684-0094  
Lic# 24GI00118700

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<b>Date:</b> 9/15/2013	<b>Time:</b> 02:00 PM	<b>Report ID:</b> Sample9-15-13
<b>Property:</b> 35 Sample Street Ringwood NJ 07456	<b>Customer:</b> Mr. and Mrs. Sample	<b>Real Estate Professional:</b>

### 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:**  
NJ Standards of Practice

**In Attendance:**  
Customer, Seller and customer agent

**Type of building:**  
Multi-family

**Approximate age of building:**  
Over 40 Years

**Temperature:**  
78\*

**Weather:**  
Clear

**Ground/Soil surface condition:**  
Dry

**Rain in last 3 days:**  
No

**Radon Test:**  
Yes  
Test ID : T-888888

**Water Test:**  
No

**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.

		IN	NI	NP	RR
1.0	Roof Coverings				•
1.1	Flashings	•			
1.2	Skylights, Chimneys and Roof Penetrations	•			
1.3	Roof Drainage Systems	•			

**Styles & Materials**  
**Roof Covering:**  
 Architectural  
 Viewed roof covering from:  
 Ground  
 Binoculars  
**Sky Light(s):**  
 None  
**Chimney (exterior):**  
 Brick

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**IN NI NP RR**

**Comments:**

**1.0** There is damage to the roof at the left side of the home. The sheathing is damaged and the area needs to be repaired by a qualified roofing contractor.



1.0 Picture 1

**1.2** The brick chimney exhibited moderate deterioration from weathering. Re-point as needed.

**1.3** Keep the underground drainage lines free of debris to prevent water from backing up and possibly infiltrating the home.

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.

		IN	NI	NP	RR	Styles & Materials
2.0	Wall Cladding Flashing and Trim	•				<b>Siding Style:</b> Lap
2.1	Doors (Exterior)	•				<b>Siding Material:</b> Vinyl Metal
2.2	Windows	•				<b>Exterior Entry Doors:</b> Steel
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•				<b>Appurtenance:</b> Sidewalk
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•				<b>Driveway:</b> Gravel Street Parking
2.5	Eaves, Soffits and Fascias	•				

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**IN NI NP RR**

**Comments:**

**2.0** There is a bees nest located within the siding at the left side of the home. This is for your information.

**2.2** At the time of the inspection, some of the window exteriors were dependant upon sealant to help prevent moisture intrusion of the wall assembly. Areas around exterior window openings should be examined annually and an appropriate sealant reapplied as necessary.

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. Garage**

		IN	NI	NP	RR
3.0	Garage Ceilings			•	
3.1	Garage Walls (including Firewall Separation)			•	
3.2	Garage Floor			•	
3.3	Garage Door (s)			•	
3.4	Occupant Door (from garage to inside of home)			•	
3.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)			•	

**Styles & Materials**  
**Garage Door Type:**  
 N/A  
**Garage Door Material:**  
 N/A  
**Auto-opener Manufacturer:**  
 N/A

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**IN NI NP RR**

**Comments:**

**4. 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.

		IN	NI	NP	RR	
4.0	Ceilings	•				<b>Styles &amp; Materials</b> <b>Ceiling Materials:</b> Unfinished Sheetrock
4.1	Walls	•				<b>Wall Material:</b> Unfinished Tile Sheetrock
4.2	Floors				•	<b>Floor Covering(s):</b> Laminated T&G Tile Unfinished
4.3	Steps, Stairways, Balconies and Railings	•				<b>Interior Doors:</b> Hollow core Wood
4.4	Counters and Cabinets (representative number)	•				<b>Window Types:</b> Thermal/Insulated Double-hung
4.5	Doors (representative number)	•			•	<b>Window Manufacturer:</b> UNKNOWN
4.6	Windows (representative number)	•				<b>Cabinetry:</b> Wood
4.7	Limitations					<b>Countertop:</b> Laminate Composite

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**Comments:**

**4.1** There is a significant amount of debris in the living room closet. Have the debris removed.

**4.2 (1)** The flooring is lifted significantly at the right side of the living room. Have the flooring re-secured to prevent it from lifting further.



4.2 Picture 1

(2) There are multiple areas of uneven flooring throughout the home. All areas appeared secure. Investigate further as needed.

**4.5** The dead bolts at the rear of the basements in both units are not properly lined up and are difficult to lock. Have the dead bolts adjusted.

**4.6** Multiple screens are missing throughout the windows of the homes. We recommend screens for safety and pests. Add as needed.

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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.



### 5. 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.

		IN	NI	NP	RR	Styles & Materials
5.0	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.)	•				<b>Foundation:</b> Masonry block <b>Method used to observe</b> <b>Crawlspace:</b> No crawlspace <b>Floor Structure:</b> 2 X 8 <b>Wall Structure:</b> 2 X 4 Wood <b>Columns or Piers:</b> Steel lally columns Supporting walls <b>Ceiling Structure:</b> 2X8 <b>Roof Structure:</b> 2 X 6 Rafters Plywood <b>Roof-Type:</b> Gable <b>Method used to observe</b> <b>attic:</b> Walked floored area <b>Attic info:</b> Pull Down stairs Light in attic
5.1	Walls (Structural)	•				
5.2	Columns or Piers	•				
5.3	Floors (Structural)				•	
5.4	Ceilings (Structural)	•				
5.5	Roof Structure and Attic	•				

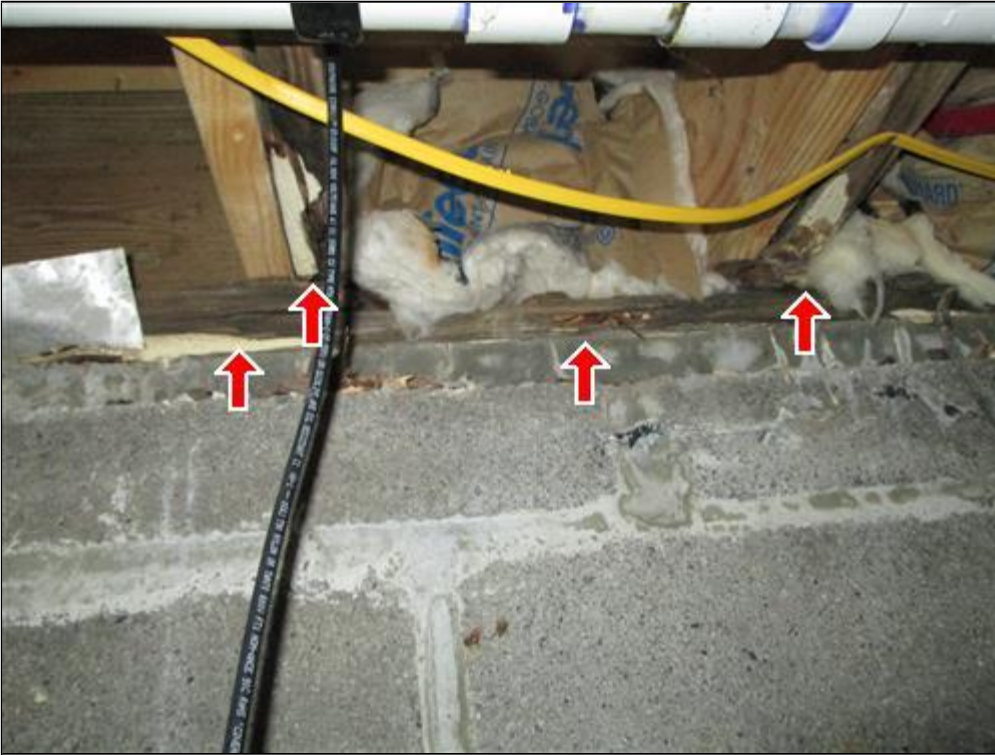
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**Comments:**

5.0 The basement was 90% finished limiting our view of structural components throughout.

**5.3** There is damaged wood and floor joists at the rear of the utility room. It appears that this area is where an old staircase was located. It is possible that the damage is from wood destroying insects. There are areas of repaired wood however, there is still a severely damaged sill plate and two improperly re-enforced floor joists. We recommend having these areas repaired to re-enforce the area.

We also recommend asking the homeowner as to the location and treatment of the possible wood destroying insect problem as treatment spray was found in the kitchen cabinet.



5.3 Picture 1



5.3 Picture 2

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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.

**6. 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.

		IN	NI	NP	RR	
6.0	Plumbing Drain, Waste and Vent Systems	•				<b>Styles &amp; Materials</b> <b>Water Source:</b> Public <b>Water Filters:</b> None (We do not inspect filtration systems) <b>Plumbing Water Supply (into home):</b> Copper <b>Plumbing Water Distribution (inside home):</b> Copper PEX <b>Washer Drain Size:</b> 2" Diameter None <b>Plumbing Waste:</b> PVC unknown <b>Water Heater Power Source:</b> Gas (quick recovery) <b>Water Heater Capacity:</b> 40 Gallon (1-2 people) <b>Manufacturer:</b> RHEEM <b>Water Heater Location:</b> Basement Utility Room
6.1	Plumbing Water Supply, Distribution System and Fixtures				•	
6.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•				
6.3	Main Water Shut-off Device (Describe location)	•				
6.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•				
6.5	Main Fuel Shut-off (Describe Location)	•				
6.6	Sump Pump	•				
6.7	Hose Bibs	•				

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IN NI NP RR

**Comments:**

- 6.1 (1) There appears to be no washing machine hook-up in the home. We recommend having a hook-up installed.
- (2) The bathtub faucet was not secured to the wall of the tub and fell off when the water was turned on. Have the faucet re-installed correctly.
- (3) The shower stall is not finished. There is no grout between the tiles. This may allow water to get behind the wall, tiles to come loose and will eventually lead to a more costly repair. Have the bathroom tile work completed by a qualified contractor.
- 6.3 The main water shut-off is located at the front of the basement.
- 6.5 The main fuel shut-off is located at the left side of the home, outside.
- 6.7 Have the rear hose big secured as it is loose and not installed properly.

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.

## 7. 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.

		IN	NI	NP	RR	<b>Styles &amp; Materials</b> <b>Electrical Service</b> <b>Conductors:</b> <b>Panel capacity:</b> (2) 100 AMP service panel <b>Panel Type:</b> Circuit breakers <b>Electric Panel</b> <b>Manufacturer:</b> SIEMENS <b>Branch wire 15 and 20 AMP:</b> Copper <b>Wiring Methods:</b> Romex Not Visible
ID	Description					
7.0	Service Entrance Conductors	•				
7.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels				•	
7.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•				
7.3	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)				•	
7.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•				
7.5	Operation of GFCI (Ground Fault Circuit Interrupters)				•	
7.6	Location of Main and Distribution Panels	•				
7.7	Smoke Detectors		•			
7.8	Carbon Monoxide Detectors		•			

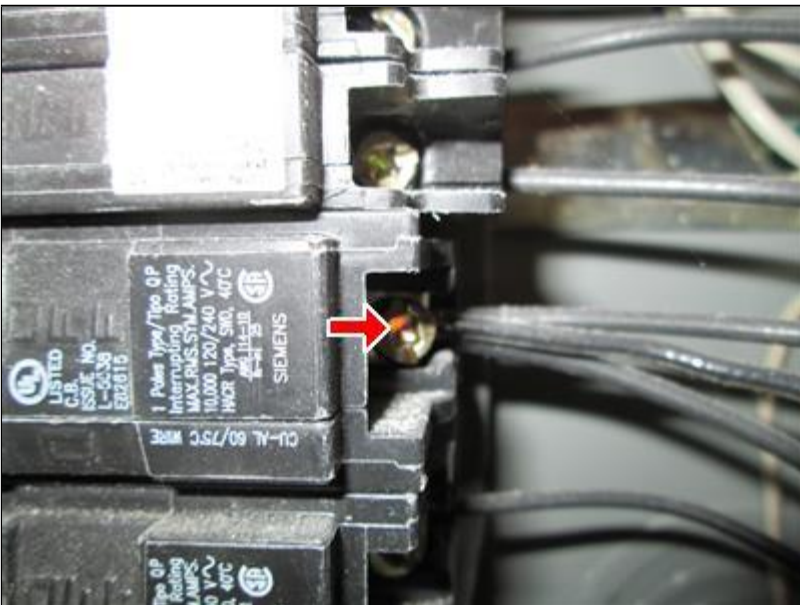
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**Comments:**

**7.1** There are multiple double wired and a triple wired circuit in both electrical panels of the home. We advise having a qualified electrician correct the wiring as it is incorrect and a potential hazard. Also have all open knockouts closed on the panels.



7.1 Picture 1 Right unit Panel



7.1 Picture 2 Left unit Panel

- 7.3** (1) Have the open junction box sealed directly above the electrical panel. This is a potential hazard.  
 (2) Have the loose wiring secured at the left side attic. It is hanging and a potential hazard.  
 (3) There are multiple outlets painted over throughout the units. Have the paint removed to ensure the outlets are usable.
- 7.5** The GFCI outlet would not "un-trip" in the bathroom. Have the outlet corrected.

**7.6** The main shut-off for the home is located outside at the meter.

The main panel is located in the basement.

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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.

## 8. 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.

		IN	NI	NP	RR
8.0	Heating Equipment				•
8.1	Normal Operating Controls	•			
8.2	Automatic Safety Controls	•			
8.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
8.4	Presence of Installed Heat Source in Each Room		•		
8.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•			
8.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)			•	
8.7	Gas/LP Firelogs and Fireplaces			•	
8.8	Cooling and Air Handler Equipment			•	
8.9	Normal Operating Controls			•	
8.10	Presence of Installed Cooling Source in Each Room			•	

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**IN NI NP RR**

**Styles & Materials**  
**Heat Type:**  
Circulating boiler  
**Energy Source:**  
Gas  
**Number of Heat Systems (excluding wood):**  
Two  
**Heat System Brand:**  
AGED  
New Yorker  
**Ductwork:**  
N/A  
**Filter Type:**  
N/A  
**Filter Size:**  
N/A  
**Types of Fireplaces:**  
None  
**Operable Fireplaces:**  
None  
**Number of Woodstoves:**  
None  
**Cooling Equipment Type:**  
Air conditioner unit  
**Cooling Equipment Energy Source:**  
Electricity  
**Central Air Manufacturer:**  
NONE  
**Number of AC Only Units:**  
None

**Comments:**

**8.0** (1) The heating unit was operating, however, the baseboard did not get hot in any room of the home. Have the heating system corrected by a qualified HVAC contractor.

(2) We recommend adding vented doors to the utility rooms of the units. This will help increase the amount of combustion area for the heating units.

**8.5** The liners for furnace or fireplaces were not inspected by our company. We recommend a qualified chimney sweep inspect for safety.

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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.

## 9. 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.

		IN	NI	NP	RR	
9.0	Insulation in Attic	•				<b>Styles &amp; Materials</b> <b>Attic Insulation:</b> Batt Below R-19 <b>Ventilation:</b> Gable vents Ridge vents Soffit Vents <b>Exhaust Fans:</b> Fan with light <b>Dryer Power Source:</b> Gas Connection <b>Dryer Vent:</b> None <b>Floor System Insulation:</b> NONE
9.1	Insulation Under Floor System			•		
9.2	Vapor Retarders (in Crawlspace or basement)			•		
9.3	Ventilation of Attic and Foundation Areas	•				
9.4	Venting Systems (Kitchens, Baths and Laundry)	•				
9.5	Ventilation Fans and Thermostatic Controls in Attic			•		
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**Comments:**

- 9.1** The floor system is not insulated. Heat loss can occur more on this home than one that is properly insulated.
- 9.4** We were unable to determine the termination of the bathroom vents of the units. Investigate as needed.
- 9.5** We recommend installing a thermostatically controlled fan in the attic. This will help provide adequate ventilation in the attic area and will also help extend the roof coverings life expectancy.

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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.



### 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.

		IN	NI	NP	RR	Styles & Materials
10.0	Dishwasher	•				<b>Dishwasher Brand:</b> Samsung
10.1	Ranges/Ovens/Cooktops	•				<b>Disposer Brand:</b> NONE
10.2	Range Hood (s)	•				<b>Exhaust/Range hood:</b> RE-CIRCULATE SAMSUNG
10.3	Trash Compactor			•		<b>Range/Oven:</b> WHIRLPOOL
10.4	Food Waste Disposer			•		<b>Built in Microwave:</b> SAMSUNG
10.5	Microwave Cooking Equipment	•				<b>Trash Compactors:</b> NONE
10.6	Washer			•		<b>Refrigerator:</b> Samsung
10.7	Refrigerator	•				<b>Washer:</b> None
10.8	Dryer			•		<b>Dryer:</b> None

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IN NI NP RR

**Comments:**

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.

## General Summary



**323 Skyline Drive  
Ringwood, NJ 07456  
862-684-0094  
Lic# 24GI00118700**

**Customer**  
Mr. and Mrs. Sample

**Address**  
35 Sample Street  
Ringwood NJ 07456

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.

### 1. Roofing

#### 1.0 Roof Coverings Repair or Replace

There is damage to the roof at the left side of the home. The sheathing is damaged and the area needs to be repaired by a qualified roofing contractor.

## 1. Roofing



1.0 Picture 1

## 4. Interiors

### 4.2 Floors

#### Repair or Replace

(1) The flooring is lifted significantly at the right side of the living room. Have the flooring re-secured to prevent it from lifting further.



4.2 Picture 1

### 4.5 Doors (representative number)

#### Inspected, Repair or Replace

#### 4. Interiors

The dead bolts at the rear of the basements in both units are not properly lined up and are difficult to lock. Have the dead bolts adjusted.

#### 5. Structural Components

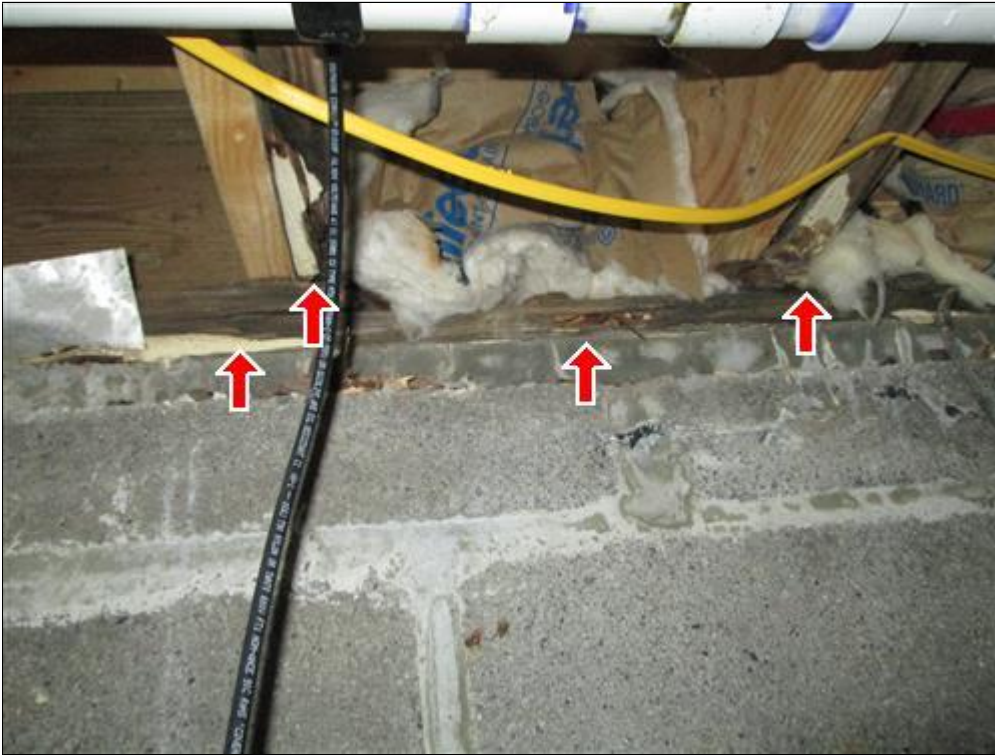
##### 5.3 Floors (Structural)

###### Repair or Replace

There is damaged wood and floor joists at the rear of the utility room. It appears that this area is where an old staircase was located. It is possible that the damage is from wood destroying insects. There are areas of repaired wood however, there is still a severely damaged sill plate and two improperly re-enforced floor joists. We recommend having these areas repaired to re-enforce the area.

We also recommend asking the homeowner as to the location and treatment of the possible wood destroying insect problem as treatment spray was found in the kitchen cabinet.

## 5. Structural Components



5.3 Picture 1



5.3 Picture 2

## 6. Plumbing System

### 6.1 Plumbing Water Supply, Distribution System and Fixtures

#### Repair or Replace

- (1) There appears to be no washing machine hook-up in the home. We recommend having a hook-up installed.
- (2) The bathtub faucet was not secured to the wall of the tub and fell off when the water was turned on. Have the faucet re-installed correctly.
- (3) The shower stall is not finished. There is no grout between the tiles. This may allow water to get behind the wall, tiles to come loose and will eventually lead to a more costly repair. Have the bathroom tile work completed by a qualified contractor. .

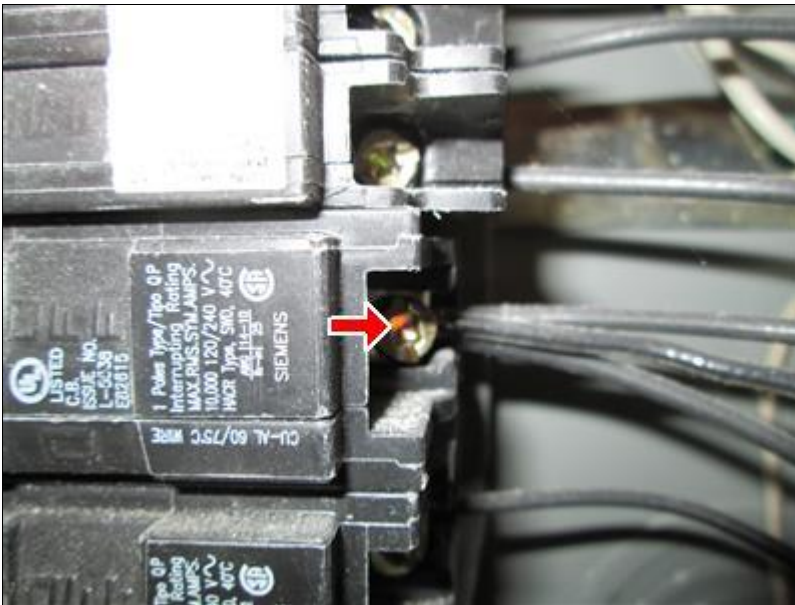
## 7. Electrical System

### 7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels Repair or Replace

There are multiple double wired and a triple wired circuit in both electrical panels of the home. We advise having a qualified electrician correct the wiring as it is incorrect and a potential hazard. Also have all open knockouts closed on the panels.



7.1 Picture 1 Right unit Panel



7.1 Picture 2 Left unit Panel

### 7.3 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)

#### Repair or Replace

- (1) Have the open junction box sealed directly above the electrical panel. This is a potential hazard.
- (2) Have the loose wiring secured at the left side attic. It is hanging and a potential hazard.

### 7.5 Operation of GFCI (Ground Fault Circuit Interrupters)

## 7. Electrical System

### Repair or Replace

The GFCI outlet would not "un-trip" in the bathroom. Have the outlet corrected.

## 8. Heating / Central Air Conditioning

### 8.0 Heating Equipment

#### Repair or Replace

(1) The heating unit was operating, however, the baseboard did not get hot in any room of the home. Have the heating system corrected by a qualified HVAC contractor.

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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



**Skyline Home Inspection Services**  
 323 Skyline Drive  
 Ringwood, NJ 07456  
 862-684-0094  
 Lic# 24GI00118700  
 Inspected By: Joseph Cierech

**Inspection Date:** 9/15/2013  
**Report ID:** Sample9-15-13

<b>Customer Info:</b>	<b>Inspection Property:</b>
Mr. and Mrs. Sample Customer Drive Ringwood NJ	35 Sample Street Ringwood NJ 07456
<b>Customer's Real Estate Professional:</b>	

**Inspection Fee:**

Service	Price	Amount	Sub-Total
			Tax \$0.00
			<b>Total Price \$425.00</b>

**Payment Method:** Check  
**Payment Status:** Paid  
**Note:**



