

# Abbeytown Home Inspection LLC

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## Home Inspection Report

Prepared For:

**Sample Report**

**Client**

Property Address:

**555**

**Street**

**City, NJ 00000**

Inspected on Tue, Apr 28 2015 at 6:59 PM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

#### DEFINITION OF CONDITION TERMS

**Satisfactory:** At the time of inspection the component is functional without observed signs of a substantial defect.

**Marginal:** At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

**Repair or Replace:** At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

**Further Evaluation:** The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

## General

Property Type:	Single Family
Stories:	Two
Approximate Age:	20
Age Based On:	Listing
Bedrooms/Baths:	3
Door Faces:	North
Furnished:	Yes
Occupied:	Yes
Weather:	Sunny
Temperature:	Warm
Soil Condition:	Dry
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Client, Selling Agent, Listing Agent, Owner

## Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:	Mostly Level, Sloped Toward Structure Condition: Marginal
Vegetation:	Growing Against Structure, Generally Maintained Condition: Further Evaluation Required
Retaining Walls:	Not Present
Driveway:	Asphalt Condition: Satisfactory
Walkways:	Brick Condition: Repair or Replace
Steps/Stoops:	Concrete, Stone Condition: Satisfactory
Patios/Decks:	Wood Condition: Satisfactory

(Site continued)



**Comment 1:**

Any vegetation touching the house should be cut back or removed,can cause excessive moisture that can damage the home.Photo shows damage due to vegetation not allowing wall to dry properly.



Figure 1-1



**Comment 2:**

Uneven bricks in the walkway are a trip hazard,evaluation and repair by a qualified professional .



Figure 2-1

# Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering:	Lap Wood Condition: Repair or Replace
Exterior Trim Material:	Wood, Vinyl Condition: Further Evaluation Required
Windows:	Vinyl Condition: Satisfactory
Entry Doors:	Vinyl, Fiberglass, Steel Condition: Satisfactory
Balconies:	Not Present
Railings:	Not Present


 Comment 3:  
Bowling an cracking of wood shingles,further evaluation by a licensed professional .



Figure 3-1

# Garage

Garage Type:	Attached Condition: Satisfactory
Garage Size:	2 Car

(Garage continued)

Door Opener:	Belt Drive
	Condition: Satisfactory
Opener Safety Feature:	Light Beam, Force Sensitive
	Condition: Satisfactory

## Exterior

Exterior Covering:	Lap Wood
	Condition: Repair or Replace
Exterior Trim Material:	Wood
	Condition: Marginal



### Comment 4:

Wood trim needs repair in some places and should be evaluated by licenced professional .



Figure 4-1

## Roofing

Inspection Method:	At Arms Length, From Ground With Binoculars
Roofing Material:	Slate
	Condition: Further Evaluation Required
Approximate Roof Age:	80

(Roofing continued)

Ventilation Present:

Soffit, Gable Ends

Condition: Satisfactory

Gutters & Downspouts:

Metal

Condition: Repair or Replace



**Comment 5:**

The gutters appeared new but have been damaged by ice and snow, repair by licenced professional .



Figure 5-1



Figure 5-2

## Structure

Wall Structure:

Wood Framed, Masonry, Concrete

Condition: Satisfactory

Ceiling Structure:

Wood Framed

Condition: Satisfactory

Roof Structure:

Wood Framed

Condition: Satisfactory

Roof Sheathing:

Wood Plank

Condition: Satisfactory



# Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:	From Ground with Binoculars
Roof Design:	Gable
Roof Covering:	Slate
	Condition: Further Evaluation Required
Approximate Roof Age:	80
Ventilation Present:	Soffit, Gable Ends
	Condition: Satisfactory
Vent Stacks:	Metal
	Condition: Further Evaluation Required
Chimney :	Masonry
	Condition: Satisfactory
Sky Lights:	Not Present
Flashings:	Metal, Tar/Cault
	Condition: Further Evaluation Required
Soffit and Fascia:	Wood
	Condition: Marginal
Gutters & Downspouts:	Metal
	Condition: Repair or Replace

(Roofing continued)



Comment 6:

Loose and missing states,also some broken.Vent flashing should be checked, further evaluation by licenced roofing professional



Figure 6-1



Figure 6-2



Figure 6-3



Figure 6-4

## Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Basement, Slab on Grade, Crawl Space
Foundation Material:	Poured Concrete, Concrete Block
	Condition: Satisfactory
Signs of Water Penetration:	Not Present
Prior Waterproofing:	Not Present
Floor Structure:	Concrete Slab, Wood Frame, Truss
	Condition: Satisfactory
Subflooring:	Plywood, Solid Wood Plank, Tongue and Groove Wood
	Condition: Satisfactory
Wall Structure:	Wood Frame
	Condition: Satisfactory

## Attic

Attic Entry:	Hallway
Roof Framing Type:	Joist and Rafters
	Condition: Satisfactory
Roof Deck Material:	Solid Wood Plank
	Condition: Satisfactory
Vent Risers:	Metal, PVC
	Condition: Satisfactory
Insulation:	Fiberglass Batts
	Condition: Satisfactory

## Crawlspace

If the clearance from the ground to the bottom of the joists is less than 36", or other adverse conditions exist, the inspector is not obligated to enter the crawl space.

Inspection Method:	From Access
Vapor Retarder:	Partial
	Condition: Satisfactory
Underfloor Insulation:	Not Present
Ventilation Present:	Not Present
Moisture Condition:	Dry
	Condition: Satisfactory

# Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Underground
Main Disconnect Location:	Service Panel
Service Panel Location:	Garage
Service Panel Manufacturer:	General Electric
	Condition: Further Evaluation Required
Service Line Material:	Aluminum
	Condition: Satisfactory
Service Voltage:	120 volts
Service Amperage:	200 amps
Service Panel Ground:	Cold Water Pipe, Ground Rod
Branch Circuit Wiring:	Non-Metallic Shielded Copper
	Condition: Satisfactory
Overcurrent Protection:	Breakers
	Condition: Satisfactory
GFCI/AFCI Breakers:	Yes
	Condition: Satisfactory
Smoke Detectors:	Not Inspected

(Electrical continued)



**Comment 7:**

Electrical outlets with reverse polarity present also outlet without ground,needs evaluation by licenced electrician.

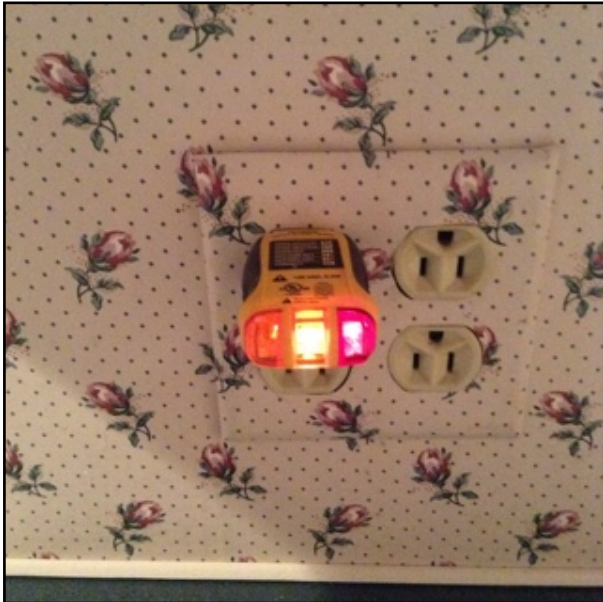


Figure 7-1

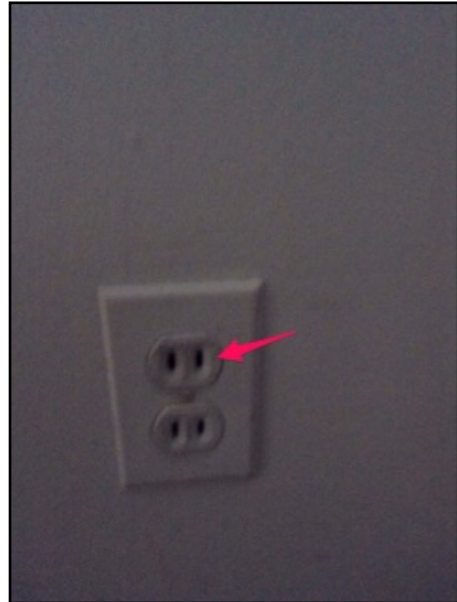


Figure 7-2



Figure 7-3

## Sub Panel

Location:	Basement
Service Line Material:	Copper
Overcurrent Protection:	Breakers
Branch Circuit Wiring:	Non-Metallic Shielded Copper
GFCI/AFCI Breakers:	Condition: Repair or Replace
	Not Present



(Sub Panel continued)

**Comment 8:**

Sub panel should be evaluated by licenced electrician .



Figure 8-1



Figure 8-2

## HVAC

HVAC System Type:

Central Split System

## Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location:	Basement
Type of Equipment:	Forced Air
	Condition: Satisfactory
Manufacturer:	Carrier
Heating Fuel:	Gas
	Condition: Satisfactory
Input BTUs:	130,000
Output BTUs:	90,000
Approximate Age:	10
Filter Type:	Disposable
	Condition: Satisfactory

(Heating continued)

Output Temperature: 74  
Type of Distribution: Metal Ducting  
Condition: Satisfactory

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

## Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source: Electric  
Type of Equipment: Split System  
Condition: Satisfactory  
Condenser Make: Carrier  
Condensor Size: 48,000 BTU (4 Tons)  
Condenser Approximate Age: 10  
Expansion Coil Make: Carrier  
Expansion Coil Size: 48,000 BTU (4 Tons)  
Expansion Coil Approximate Age: 10  
Condensate Drainage: Condensate Pump  
Condition: Satisfactory  
AC Supply Air Temp: 65  
AC Return Air Temp: 70  
AC Temperature Drop: 10

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

# Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service:	Public
Supply Pipe Material:	Copper
Location of Main Water Shutoff:	At Meter
Sewer System:	Public
Waste Pipe Material:	Cast Iron
	Condition: Satisfactory
Sump Pump:	Standard Crock
	Condition: Satisfactory
Location of Fuel Shutoff:	At Meter

## Water Heater

Manufacturer:	Rheem
Fuel:	Natural Gas
Capacity:	50 gal
Approximate Age:	5
Temp & Pressure Relief Valve:	Present With Blow Off Leg
	Condition: Satisfactory
Fuel Disconnect:	In Same Room
Seismic Straps Installed:	Not Present

# Bathrooms

## Bathroom #1

Location:	2 Floor
Bath Tub:	Recessed
	Condition: Satisfactory
Shower:	Stall
	Condition: Satisfactory
Sink(s):	Double Vanity
	Condition: Satisfactory
Toilet:	Low Rise Tank
	Condition: Satisfactory
Bidet:	Not Present



(Bathroom #1 continued)

Shower Walls:	Tile Condition: Satisfactory
Tub Surround:	Tile Condition: Satisfactory
Floor:	Marble Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Satisfactory
GFCI Protection:	Outlets Condition: Satisfactory

## Kitchen

Cabinets:	Wood Condition: Satisfactory
Countertops:	Granite Condition: Satisfactory
Sink:	Double Condition: Satisfactory

## Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven:	Viking Condition: Satisfactory
Range:	Viking Condition: Satisfactory
Cooktop:	Viking Condition: Satisfactory
Range Hood:	Viking Condition: Satisfactory
Refrigerator:	Sub-Zero Condition: Satisfactory
Dishwasher:	Whirlpool Condition: Satisfactory

(Appliances continued)

Microwave:	Kitchen Aid Condition: Satisfactory
Disposal:	Bosch Condition: Satisfactory
Washer:	Samsung Condition: Satisfactory
Dryer:	Samsung Condition: Satisfactory

## Laundry

Built In Cabinets:	Yes Condition: Satisfactory
Laundry Sink:	Yes Condition: Satisfactory
Dryer Venting:	To Exterior Condition: Satisfactory
GFCI Protection:	Yes Condition: Satisfactory
Laundry Hook Ups:	Yes Condition: Satisfactory
Washer:	Samsung Condition: Satisfactory
Dryer:	Samsung Condition: Satisfactory

## Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors:	Tile, Stone, Carpet, Wood Condition: Satisfactory
Walls:	Painted Drywall, Textured Over Drywall Condition: Satisfactory
Window Types:	Casement, Sliders Condition: Satisfactory
Window Materials:	Fiberglass

(Interior continued)

Entry Door Types:	Hinged Condition: Satisfactory
Entry Door Materials:	Wood
Interior Door Materials:	Wood
Fireplace:	Masonry Condition: Further Evaluation Required



**Comment 9:**

Advise having the chimney liner inspected by a licenced chimney professional before used .

# Report Summary

## Site

1) Any vegetation touching the house should be cut back or removed, can cause excessive moisture that can damage the home. Photo shows damage due to vegetation not allowing wall to dry properly.



Figure 1-1

2) Uneven bricks in the walkway are a trip hazard, evaluation and repair by a qualified professional .



Figure 2-1

(Report Summary continued)

## Exterior

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3) Bowing and cracking of wood shingles, further evaluation by a licensed professional .



Figure 3-1

## Garage: Exterior

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4) Wood trim needs repair in some places and should be evaluated by licensed professional .



Figure 4-1

(Report Summary continued)

## Garage: Roofing

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5) The gutters appeared new but have been damaged by ice and snow,repair by licenced professional .



Figure 5-1



Figure 5-2

## Roofing

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6) Loose and missing states,also some broken.Vent flashing should be checked, further evaluation by licenced roofing professional



Figure 6-1

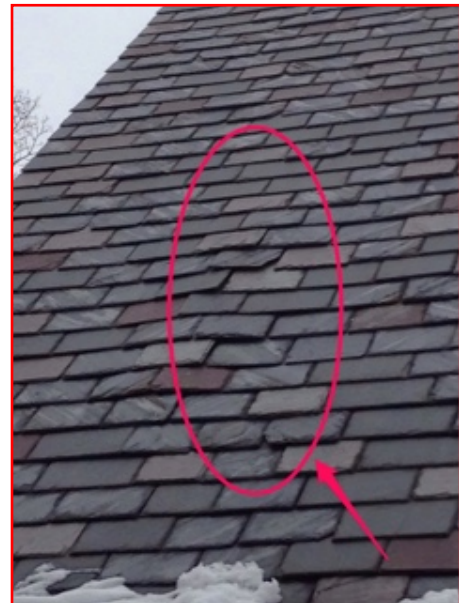


Figure 6-2



(Report Summary continued)



Figure 6-3



Figure 6-4

## Electrical

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7) Electrical outlets with reverse polarity present also outlet without ground,needs evaluation by licenced electrician.

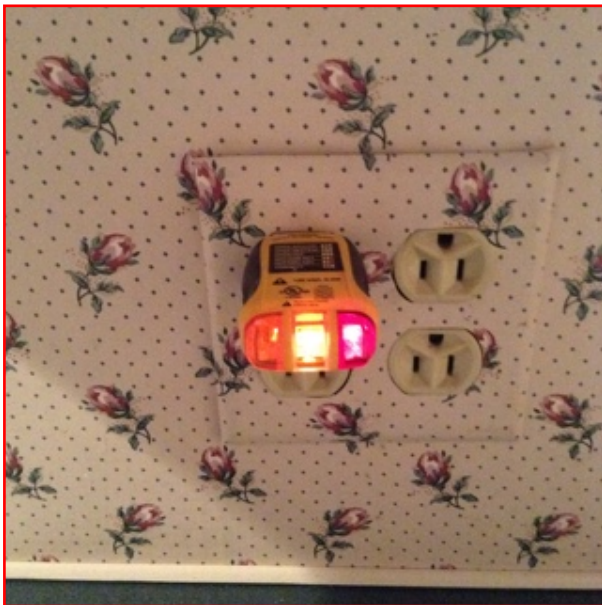


Figure 7-1



Figure 7-2

(Report Summary continued)



Figure 7-3

## Electrical: Sub Panel

8) Sub panel should be evaluated by licenced electrician .



Figure 8-1



Figure 8-2

## Interior

9) Advise having the chimney liner inspected by a licenced chimney professional before used .