

Inspection Report

Susan Green

Property Address:
75 West Amazing Life Steet
Near the Beach NJ 08540



Master Building Inspections

Mark Bradeis

NJHI Lic# 24GI00169300

**70 Church Rd
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General Info

Property Address 75 West Amazing Life Steet Near the Beach NJ 08540	Date of Inspection 3/17/2026	Report ID 202603283341-1930-2300
Customer(s) Susan Green	Time of Inspection 10:30 AM	Real Estate Agent

Inspection Details

Standards of Practice: New Jersey standards of practice and N.J.A.C./13:40 - 15	In Attendance: Customer, Customer's Agent	Approximate age of building: 1940, according to Zillow.com
Type of building: Single Family (2 story)	Temperature at the Start.: 39 F	Weather: Clear
Ground/Soil surface condition: Dry	Rain in last 3 days: Yes	

Comment Key & Definitions

MBI Home Inspections performed an inspection of the property located at the beach, right near the beach, New Jersey. This property is a coastal dwelling located in a designated flood zone and is subject to conditions typical of beach and shore homes. Homes in flood-prone and coastal environments are exposed to increased moisture, salt air, wind, and storm-related conditions. These environmental factors can accelerate the deterioration of building materials, particularly roofing, exterior finishes, fasteners, decking, and mechanical equipment. Corrosion of metal components is common in these environments and should be anticipated over time. Due to the property's location in a flood zone, portions of the structure may be elevated or designed to allow water movement below the living space. It is important to understand that flood zone properties typically require flood insurance, and coverage requirements may vary based on elevation certificates and FEMA flood zone designations. Buyers are advised to verify flood insurance requirements and associated costs prior to purchase. Drainage, grading, and the management of surface water are especially important in coastal properties. Periodic maintenance and monitoring are recommended to reduce the potential for moisture intrusion and structural impact. Additionally, mechanical systems and utilities located in lower levels or crawlspaces may be more susceptible to moisture exposure and should be evaluated accordingly. This inspection is limited to visible and readily accessible components at the time of the inspection. Conditions related to prior flooding, concealed damage, or storm events may not be fully visible. Further evaluation by qualified specialists may be warranted where concerns exist.

Comment Key & Compliance Definitions

The following definitions represent the language used in this home inspection report. All comments by the inspector should be carefully reviewed and considered before purchasing this home. Any recommendation for repair or replacement suggests obtaining a second opinion or further evaluation by a qualified contractor. The content of this report reflects the observed condition of the home and its components at the time of inspection. Included photos are a

representative sample and should be interpreted as such.

All recommendations directing further evaluation should be performed during the due diligence period prior to purchase. Every item listed in this report is important and should be addressed accordingly. Any associated costs for further evaluation, repairs, or replacements should be anticipated.

Key to Comment Descriptions

- Inspected (IN):

I visually observed the item, component, or unit. If no additional comments are made, it appeared to be operating as intended, accounting for normal wear and tear.

- Not Inspected (NI):

I did not inspect this item, component, or unit and make no representation regarding its condition. The reason for non-inspection is provided in the report.

- Not Present (NP):

This item, component, or unit is not present in the home or building.

- Repair/Replace (RR):

This item is not operating as intended or requires further evaluation by a qualified licensed contractor due to its impact on habitability, safety, or value, as defined by the New Jersey Standards of Practice (N.J.A.C. 13:40 - 15). Repairs may be sufficient, though replacement could be necessary.

(Narrative in Plum)

- Monitor/Evaluate (ME):

This item requires ongoing observation or routine upkeep. Further evaluation by a licensed contractor may be recommended to maintain proper function.

(Narrative in Blue)

- Improve/Upgrade (IU):

A recommendation to enhance efficiency, safety, or longevity of a component. While it may not currently affect core systems, deferring upgrades could eventually impact major components.

(Narrative in Green)

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Please Read

- No warranties, guarantees, or insurance coverage are expressed or implied by Master Building Inspections.

- This inspection does not include evaluation for:

- Wood-destroying insects (WDI), unless separately contracted

- Mold or air quality, unless separately contracted

- Asbestos or lead, unless separately contracted

- Radon, unless separately contracted

- This is a non-invasive, visual inspection of readily accessible areas. No destructive testing or dismantling of components is performed. Not all defects may be discovered during the inspection. Unexpected repairs should always be anticipated.

- The inspector is not a licensed structural engineer. For any concerns regarding structural integrity, you are encouraged to consult a licensed engineer or appropriate specialist.

Recommendations & Responsibilities

- Obtain multiple professional opinions and written estimates from licensed, bonded, and insured contractors for any defect, concern, or improvement item.

- Have contractors inspect the property and its systems thoroughly to uncover any related issues not visible during the inspection.

- All repairs and cost estimates should be completed and documented prior to closing.

- You are encouraged to hire other specialists (e.g., HVAC technicians, electricians, structural engineers, roofers, sewer line professionals) for more in-depth evaluations if desired.

Important Notes for Buyers

- Permits:

You are strongly encouraged to verify that all renovations, additions, and system replacements (such as HVAC, plumbing, roofing, electrical, water heaters, etc.) were performed with proper permits and code compliance. Unpermitted work can affect resale value, safety, and legal liability.

- Dryer Vents:

Dryer vents are not inspected internally. Lint buildup is a known fire hazard and should be professionally cleaned regularly. We recommend having the vent cleaned before occupying the home.

- Smoke and Carbon Monoxide Detectors:

This inspection does not test or verify the presence, placement, or operation of smoke detectors or carbon monoxide detectors. These are critical life safety devices, and we recommend you verify that working detectors are installed on every level of the home and outside all sleeping areas, as per current building safety codes.

- Sewer Lateral Line (Main Waste Line to Street):

The sewer lateral line from the house to the street or septic/sewer connection was not scoped or evaluated. Hidden blockages or pipe damage (e.g., from roots or settling) can be extremely costly. We highly recommend a video scope of the sewer line by a licensed plumber or drain specialist prior to purchase.

Mold and Air Quality Testing

This inspection does not include mold or air quality testing, which is outside the New Jersey Standards of Practice for home inspectors unless separately contracted.

We highly recommend hiring a licensed professional to evaluate and test indoor air quality and conduct a complete mold inspection prior to closing. Failure to do so is the responsibility of the individual receiving this report.

Urea-Formaldehyde & Hidden Insulation

Some foam-type insulations may contain urea-formaldehyde, a potentially hazardous substance. Our inspectors only evaluate visible insulation in accessible areas. In-wall or under-floor insulation falls outside the scope of this inspection.

We recommend asking the sellers if they are aware of any foam insulation. If present, lab testing is advised to confirm its safety. Urea-formaldehyde may also be used in cabinet and furniture materials, which is also outside the scope of this inspection.

This home is over 50 years old, and the inspector has considered its age during the inspection process. It is common for older homes to have areas that do not comply with current building codes. However, this is not a code inspection, and older homes are not expected to meet modern standards.

While this inspection highlights visible safety concerns, it does not evaluate the property for code compliance. Homes of any age often undergo repairs over time, and some of those repairs may not have been performed in a professional or workmanlike manner. Some areas may appear unconventional or below today's standards, but the focus of this inspection is on whether systems and components are functioning as intended-not on the quality or aesthetics of past repairs.

It is also typical in older homes to see mixed plumbing materials, aged components, or signs of past moisture in crawlspaces and basements. These signs could be evidence of old issues that have been resolved or could indicate active concerns requiring further evaluation. Determining the difference can be difficult without invasive testing.

Additionally, evidence of past or potential wood-destroying insect (WDI) damage is common in homes of this age. If visible signs of wood damage are noted, a licensed pest control company should be consulted to evaluate for active infestations and hidden damage.

As with any home, buyers are encouraged to hire qualified professionals for further evaluation or repairs based on the findings of this inspection.

Pictures included a representative sample and further evaluation is necessary to determine the recommended scope of work and cost.

LEAD DISCLOSURE

This home was built prior to 1978 and is therefore a likely candidate for containing lead-based paint. According to the Environmental Protection Agency (EPA), much of homes built before that year contain some form of lead-based paint.

Lead poisoning is a serious health concern, particularly for children under the age of six, as their

developing bodies are especially vulnerable. Lead becomes hazardous when it deteriorates into dust or chips, which can be inhaled or ingested.

We strongly recommend having this property evaluated by a certified lead specialist to determine the presence and condition of any lead-based materials. Ensuring the safety of the home's occupants is the responsibility of the client. Failure to investigate further is solely at the client's risk.

Asbestos Disclosure

Although the first asbestos ban in the United States was enacted in 1977, it applied only to specific products. In 1989, the federal government issued a more comprehensive ban on the manufacture, import, and use of most asbestos-containing materials, including many types of building products.

This home was constructed prior to 1989 and may contain materials that include asbestos. Asbestos cannot be identified by sight alone-it requires laboratory analysis under a microscope.

We recommend that a licensed asbestos testing company evaluate the property to determine whether any materials pose a potential health risk. The safety of the home's materials is the responsibility of the client. Failure to conduct further evaluation is done at the client's own risk.

1. Exterior

EXTERIOR OVERVIEW

The exterior portion of the inspection includes a visual evaluation of accessible components as they relate to the overall condition, functionality, and potential safety concerns of the home. This is a non-invasive inspection and is limited to conditions observed at the time of the inspection.

The inspector is required to inspect exterior wall coverings and finishes, excluding shutters and seasonal accessories such as awnings or screening. Exterior doors and windows are inspected, excluding storm doors, storm windows, and safety glazing. The inspection also includes attached or adjacent decks, balconies, stoops, steps, porches, and their railings, as well as vegetation, grading, drainage, and retaining walls as they relate to the condition of the structure. Walkways, patios, and driveways that are adjacent to the home are also inspected. Garage doors are evaluated, including automatic openers and entrapment protection features, but not remote control devices.

The inspector is required to describe the type and material of the exterior wall surfaces.

Only components that are visible and safely accessible at the time of the inspection are evaluated. The inspector reports any visible deficiencies or safety concerns but does not perform destructive testing or determine code compliance.

Several items fall outside the scope of a standard visual home inspection and are not evaluated. These include decorative or seasonal elements such as shutters, awnings, screening, or landscape lighting; storm doors, storm windows, or safety glazing; fences, boundary walls, or detached structures not directly connected to the home; soil or geological conditions, erosion control systems, and waterfront features such as seawalls, docks, or bulkheads; remote control devices for garage door openers; and code compliance, zoning regulations, permitting history, cosmetic issues, paint condition, or minor surface wear.

Any elements not observed will be noted with an explanation in the report. Clients are encouraged to seek additional evaluation from qualified professionals for any exterior components that are inaccessible, concealed, or in need of repair.

Styles & Materials

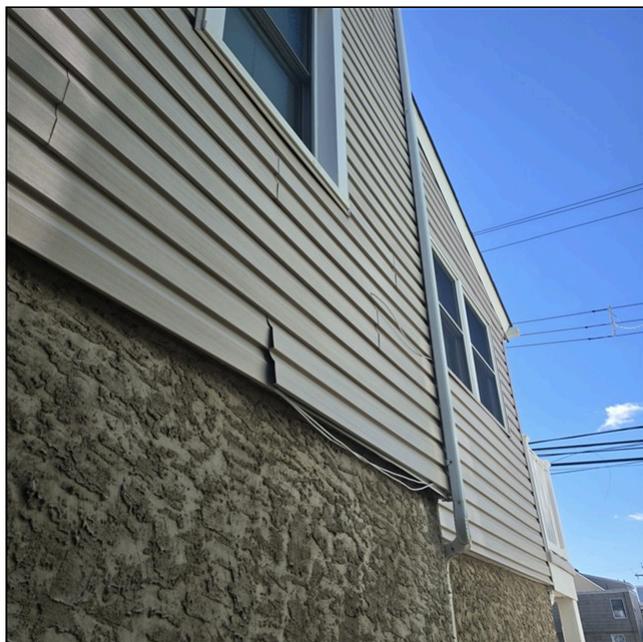
<p>Siding Material: Vinyl</p>	<p>Appurtenance: Balcony Deck Deck with steps</p>	<p>Driveway: Street Parking</p>
<p>Trim: Vinyl/plastic</p>	<p>Soffit: Vinyl or metal. unable to determine.</p>	<p>Fascia: Aluminum/Metal</p>

Items

1.0 Wall Cladding and Trim

Comments: Inspected

One section of vinyl siding on the side of the home was observed to be loose. Repair as needed to ensure proper attachment and to help prevent moisture intrusion and wind damage.

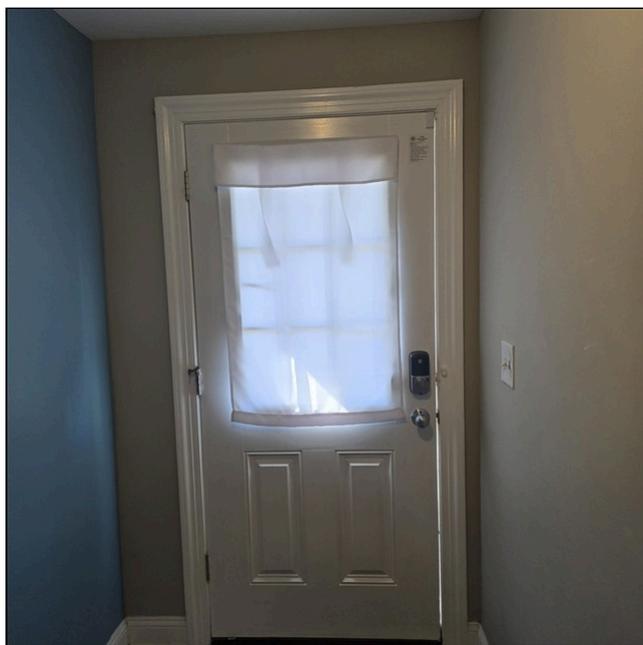


1.0 Item 1 (Picture)

1.1 Doors (Exterior)

Comments: Inspected

(1) Areas of the front door weatherstripping is damaged and/or missing. This can allow for loss of homes conditioned air increasing electric and gas bills. I recommend having a qualified contractor repair/replace damaged areas



1.1 Item 1 (Picture)

(2) Exterior back door was built at the same level as back deck/patio/porch. This can allow rain or overflow from gutters to penetrate door jam area causing damage to framing below. It is recommended to have a 4 inch step up from exterior doors to prevent this issue. This is not possible with out rebuilding the deck/patio/porch. I recommend further evaluation to determine if the flashing is present. If no flashing is present, have the contactor install a proper flashing or water sealant under at bottom door jam/transition can be sufficient.



1.1 Item 2 (Picture)

1.2 Windows

Comments: Inspected

1.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, and Applicable Railings

Comments: Inspected

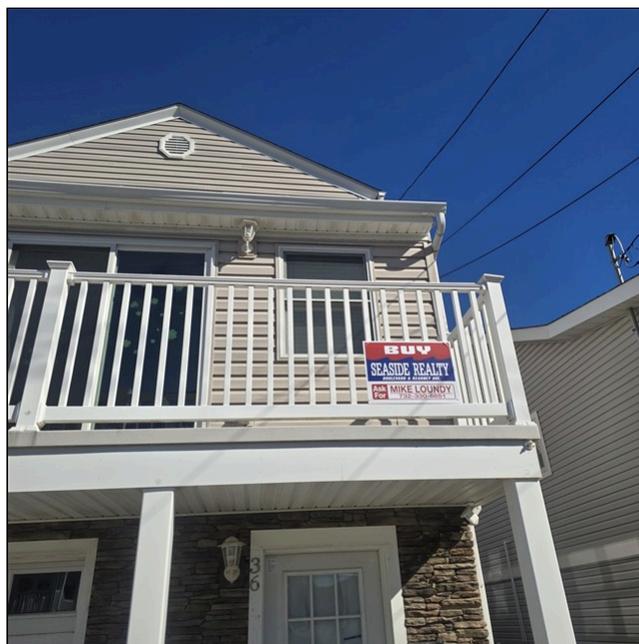
(1) The front deck over the front entry door had finished materials in place, which obstructed the view of the underlying framing. The walking surface consisted of a painted fiberglass system and was observed to be in good condition at the time of inspection.

Given the coastal environment, this type of surface is subject to increased wear from salt air, moisture, and UV exposure. Routine maintenance, including periodic cleaning, inspection for cracks or coating failure, and recoating as needed, is recommended to maintain performance and prevent water intrusion.

Similar fiberglass deck systems typically have an estimated serviceable life of approximately 10 to 20 years, depending on installation quality and ongoing maintenance.



1.3 Item 1 (Picture)



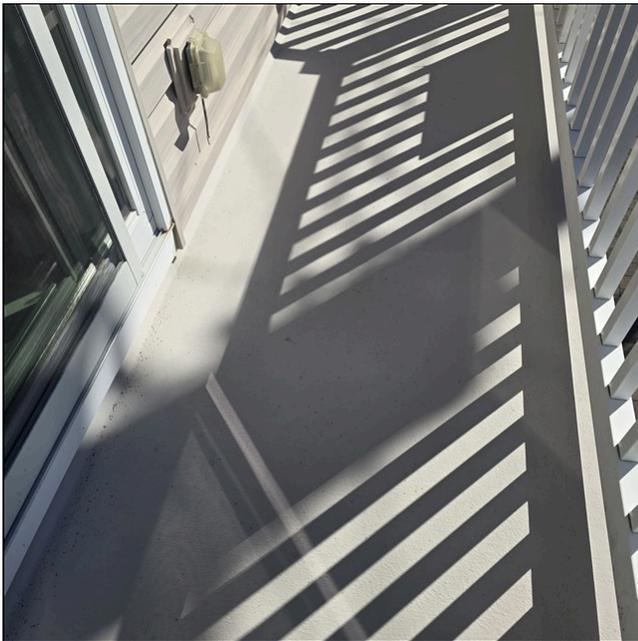
1.3 Item 2 (Picture)



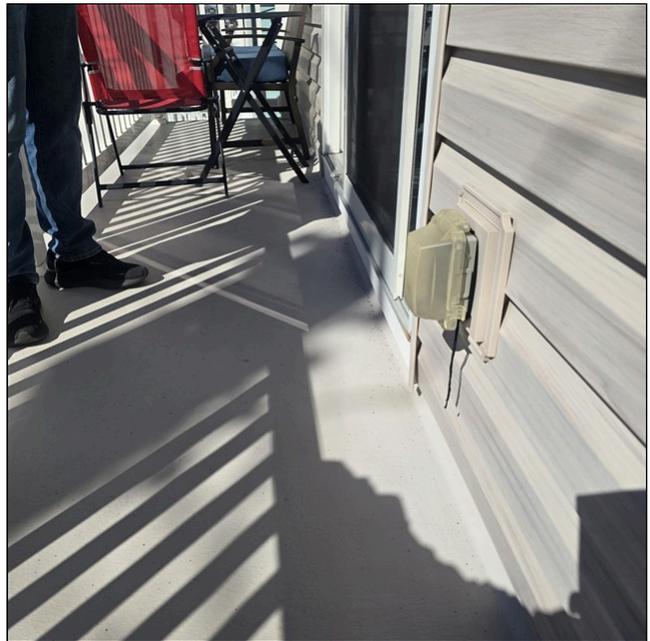
1.3 Item 3 (Picture)



1.3 Item 4 (Picture)



1.3 Item 5 (Picture)

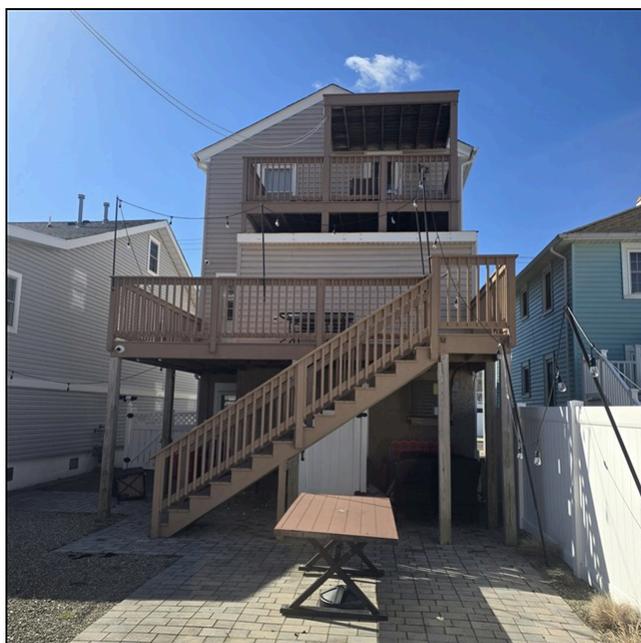


1.3 Item 6 (Picture)

(2) The home has an elevated rear deck with stairs from the ground. The deck was observed to be in fair condition. The stairs have open risers; use caution. Mechanical connections exhibited some corrosion at fasteners, indicating age and exposure. Recommend maintenance and repairs as needed to help prolong the life of the deck.

One concern was noted with the deck framing. The floor boards are secured at the center of the deck to doubled floor joists, with a connection occurring between the ledger board and rim board within the deck plane. This configuration suggests that a portion of the deck load may be transferred through interior framing members rather than being fully supported at the ledger and outer beam as typically expected. This is an unconventional load path.

Recommend checking for permits and having the deck framing further evaluated to confirm proper structural design and support.



1.3 Item 7 (Picture)



1.3 Item 8 (Picture)



1.3 Item 9 (Picture)



1.3 Item 10 (Picture)



1.3 Item 11 (Picture)



1.3 Item 12 (Picture)



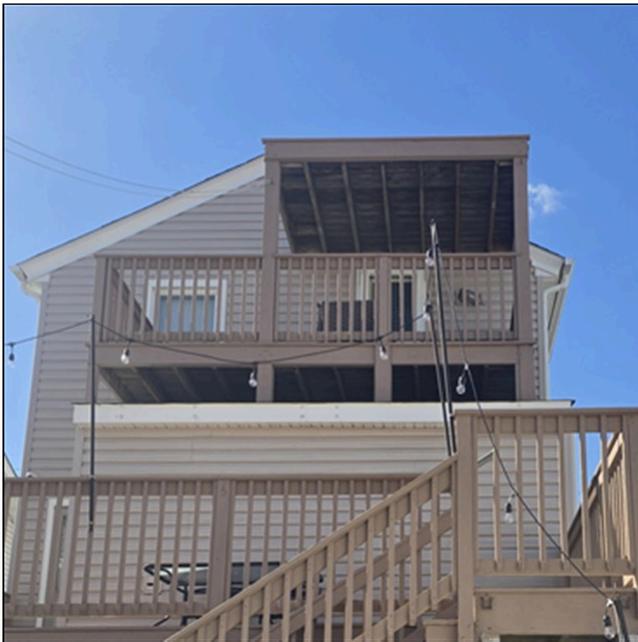
1.3 Item 13 (Picture)

(3) An additional elevated deck was observed above the rear deck, located over a roof surface. Safe access was not available. This deck appears to be installed over an asphalt shingle roofing surface and also supports a roof deck above.

The deck was observed to be in poor condition. Mechanical connections were rusted and deteriorated, and the walking surface and associated roofing materials were in poor condition.

The client provided an aerial image of the home showing that the structure previously consisted of a deck over a roof surface with an additional higher deck above it. The highest section has since been removed; however, portions remain, including deck boards that are now acting as a roof surface to some degree. This configuration is improper and increases the risk of water intrusion and structural concerns.

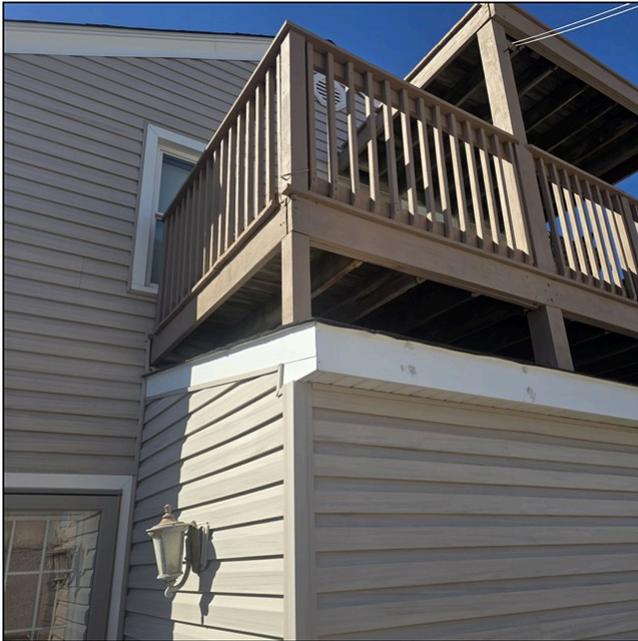
This condition is unsafe. Recommend removal or full replacement of this deck.



1.3 Item 14 (Picture)



1.3 Item 15 (Picture)



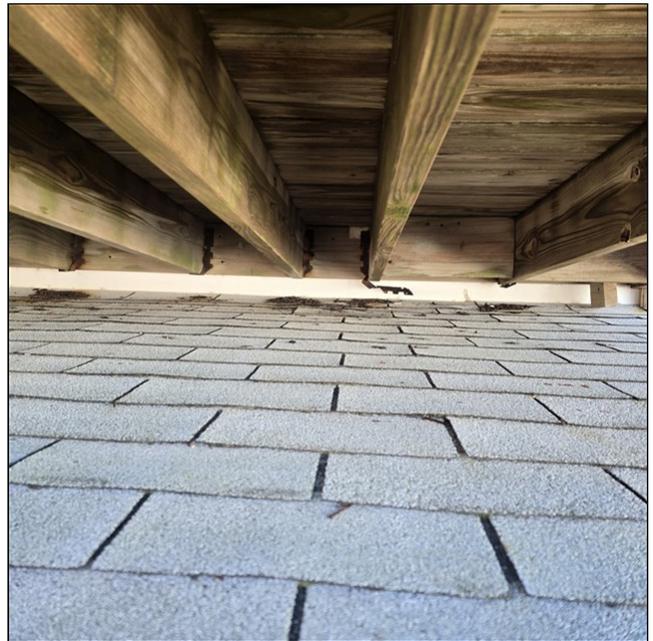
1.3 Item 16 (Picture)



1.3 Item 17 (Picture)



1.3 Item 18 (Picture)



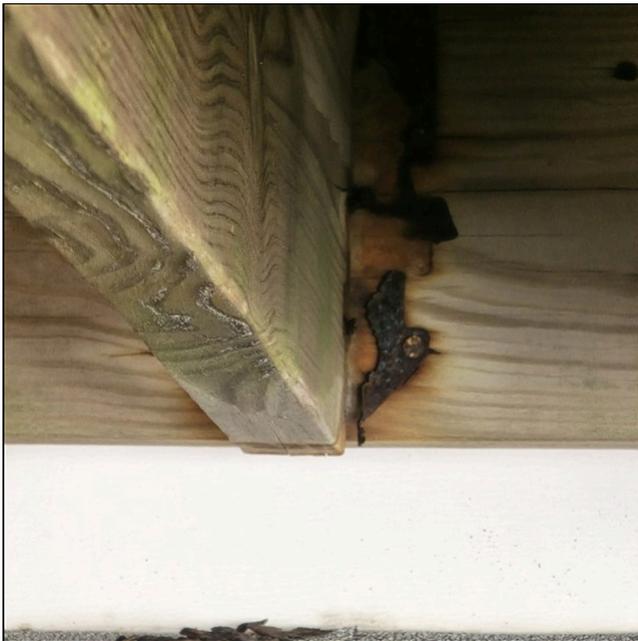
1.3 Item 19 (Picture)



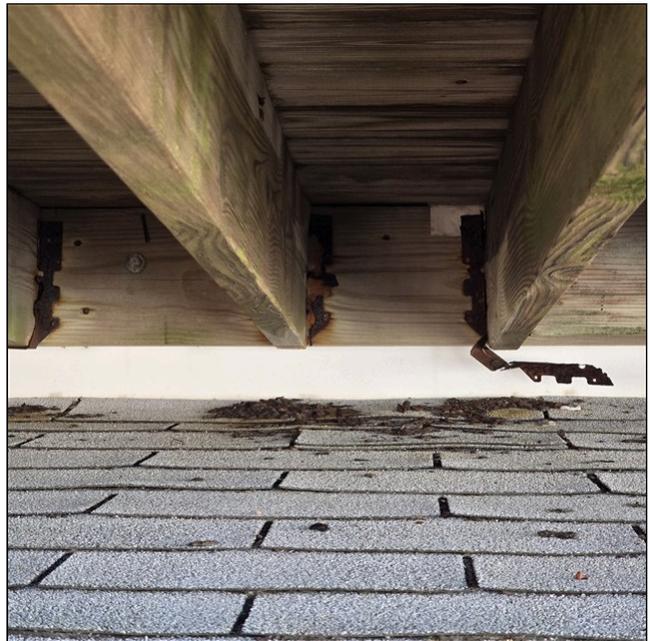
1.3 Item 20 (Picture)



1.3 Item 21 (Picture)



1.3 Item 22 (Picture)



1.3 Item 23 (Picture)



1.3 Item 24 (Picture)



1.3 Item 25 (Picture)



1.3 Item 26 (Picture)



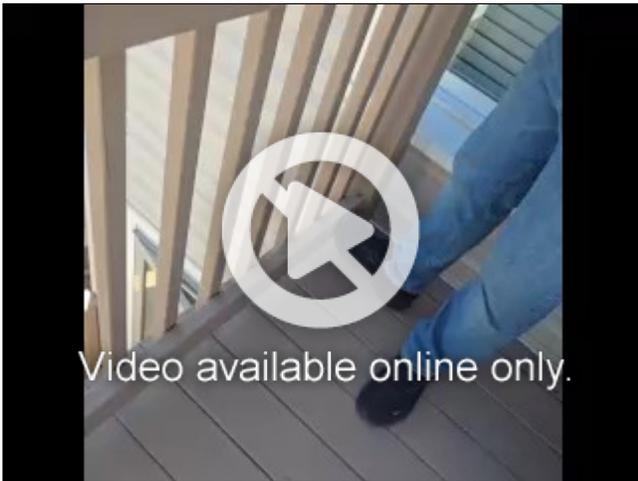
1.3 Item 27 (Picture)



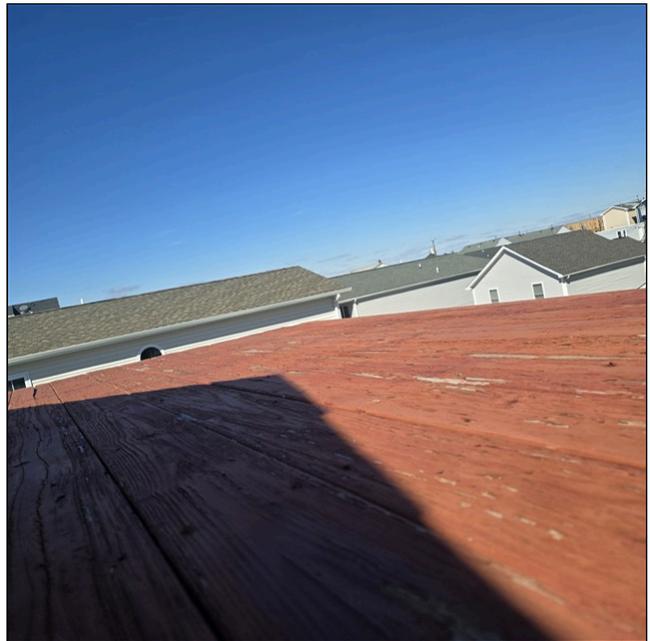
1.3 Item 28 (Picture)



1.3 Item 29 (Picture)



1.3 Item 30 (Video)



1.3 Item 31 (Picture)

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

Comments: Inspected

(1) The grading around the home should slope away from the home down six inches in the first ten feet. Most water intrusion problems can be eliminated or dramatically reduced with good grading and proper performance of gutters and downspouts. Gutters should be cleaned regularly and downspouts should terminate four to six feet away from the home's foundation.

(2) The exterior of the home consists of stone to allow for drainage, with paver surfaces at the front and side of the dwelling. The pavers at the front corner adjacent to the entry door were observed to have improper pitch. This condition may allow water to accumulate in this area. It had rained the night prior to the inspection; however, no standing water was observed at that time.



1.4 Item 1 (Picture) low spot.

(3) Openings consistent with vents or drains were observed at the base of the foundation. The home appears to have been elevated at some point to raise the living space above the flood line. These openings are typically intended to allow for water movement and pressure equalization in flood conditions.

At the time of inspection, several of these vents were obstructed by foam insulation boards and covers, and no metal grates were observed. Obstruction of these openings may limit proper function during flood events. The neighboring property was observed to have more frequent vent openings.

These openings are often subject to FEMA flood vent requirements. The inspector is not familiar with specific FEMA compliance requirements. Recommend further evaluation and confirmation that the installation meets applicable FEMA requirements, and optimize the number, placement, and condition of these vents/drains as needed.



1.4 Item 2 (Picture)



1.4 Item 3 (Picture)



1.4 Item 4 (Picture)



1.4 Item 5 (Picture)



1.4 Item 6 (Picture) may need additional vents.

1.5 Eaves, Soffits and Fascias

Comments: Inspected

1.6 Other

Comments: Not Inspected

The shed was observed to be in poor condition. The rolled roofing material was worn, and the exterior cladding showed deterioration. The interior framing was obstructed by installed OSB panels, limiting inspection. The shed appears to be built directly on grade. Recommend repairs or replacement as needed.



1.6 Item 1 (Picture)



1.6 Item 2 (Picture)



1.6 Item 3 (Picture)



1.6 Item 4 (Picture)



1.6 Item 5 (Picture)



1.6 Item 6 (Picture)

1.7 Limitations

Comments: Not Present

EXTERIOR DISCLAIMER

The exterior of the home was visually inspected and findings are documented above. In accordance with professional home inspection standards, this inspection is limited to the evaluation of readily accessible and observable components. No destructive testing or dismantling of materials was performed.

While every effort is made to identify visible concerns and safety-related issues, some areas may be obstructed, concealed, or otherwise inaccessible at the time of inspection. This report provides a snapshot of the home's condition on the day of the inspection and does not predict future performance.

Clients are encouraged to review all observations and recommendations carefully. Any items noted for repair, further evaluation, or monitoring should be addressed prior to closing. We strongly recommend that all repairs and follow-up inspections be completed by qualified, licensed contractors or professionals in the relevant fields.

2. Roofing

ROOF OVERVIEW

The roof system was visually inspected as part of a general home inspection. The purpose of this inspection is to identify significant defects that are visible and accessible at the time of inspection. We are not professional roofers, and no warranty or guarantee is provided regarding the roof's future performance. If you have specific concerns or would like a more detailed evaluation, we recommend consulting a qualified roofing contractor prior to closing.

As part of the roof inspection, the home inspector is required to:

Observe and report on:

Roof covering materials

Roof drainage systems (gutters and downspouts)

Flashing

Skylights, chimneys, and other roof penetrations

Signs of active leaks or abnormal moisture intrusion on accessible interior building components

Describe:

The type of roofing materials observed

The method used to inspect the roof (e.g., from the ground, with binoculars, from a ladder, or walking on the surface if safe and accessible)

The inspector is not required to:

Walk on the roof surface if it is unsafe or inaccessible

Inspect or evaluate attached accessories such as solar panels, antennae, satellite dishes, lightning protection systems, or roof-mounted equipment

It is important to understand that it is virtually impossible to confirm whether a roof is actively leaking unless it is raining during the inspection or specialized water testing is conducted-both of which fall outside the scope of a standard home inspection.

We recommend asking the seller for any documentation or disclosures regarding the roof's history, including repairs, replacements, warranties, or known leaks. Additionally, we advise including roof coverage in your homeowner's insurance policy for added protection.

Styles & Materials

Roof Surface: Asphalt Roll/Selvage	Roof Drainage Systems: Metal Gutters	Flashings: not visible.
Sky Light(s): None	Chimney (exterior): N/A	Method Used to Inspect the Roof: Drone

Items

2.0 Roof Coverings

Comments: Inspected

The main asphalt shingle roof was observed to be in fair to good condition. The ridge vent cap was

damaged and should be repaired to help prevent moisture intrusion.

The roofing surface over the upper deck consisted of wood deck planks. These were observed to be worn and may require maintenance or replacement.

The shed roof was observed to be in poor condition, with exposed fiberglass present. Replacement is recommended.

The roofing surfaces over the front balcony and beneath the upper rear deck were observed to be older, with evidence of damage, exposed fiberglass, and active leaking in one or more locations. Recommend replacement of these smaller roofing sections. The rear deck will need to be removed to properly address the roofing beneath.



2.0 Item 1 (Picture)



2.0 Item 2 (Picture)



2.0 Item 3 (Picture)



2.0 Item 4 (Picture)



2.0 Item 5 (Picture)



2.0 Item 6 (Picture)



2.0 Item 7 (Picture)



2.0 Item 8 (Picture)



2.0 Item 9 (Picture)



2.0 Item 10 (Picture)



2.0 Item 11 (Picture)



2.0 Item 12 (Picture)



2.0 Item 13 (Picture)



2.0 Item 14 (Picture)



2.0 Item 15 (Picture)



2.0 Item 16 (Picture)



2.0 Item 17 (Picture)



2.0 Item 18 (Picture)



2.0 Item 19 (Picture)



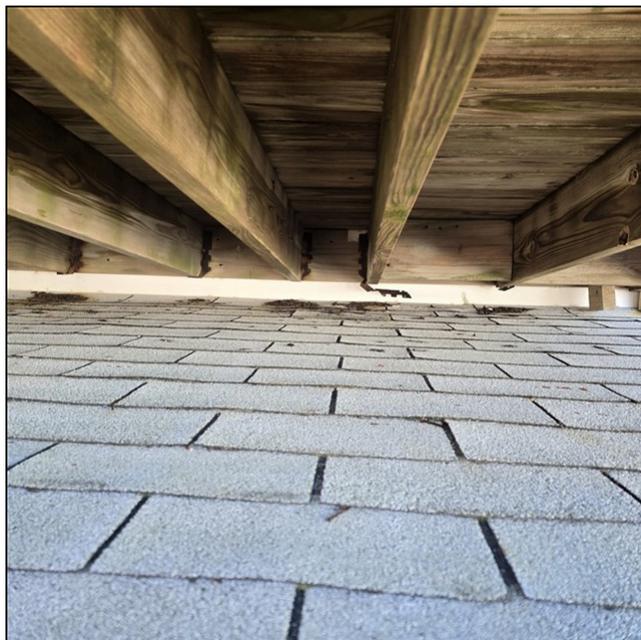
2.0 Item 20 (Picture)



2.0 Item 21 (Picture)



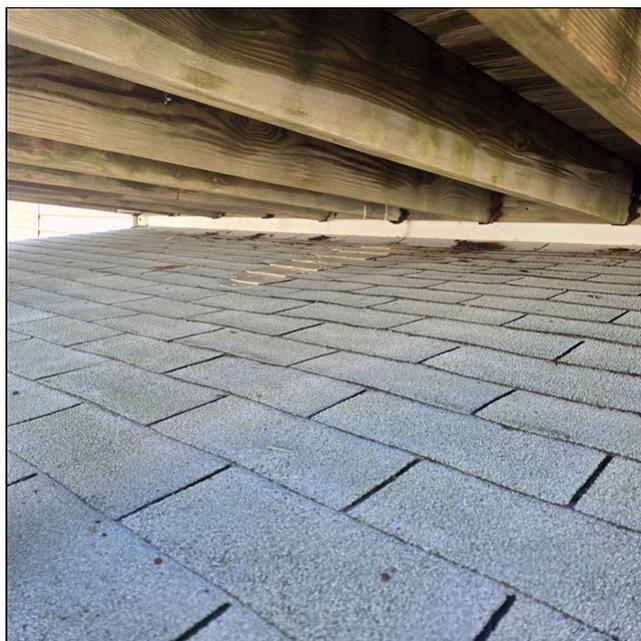
2.0 Item 22 (Picture)



2.0 Item 23 (Picture)



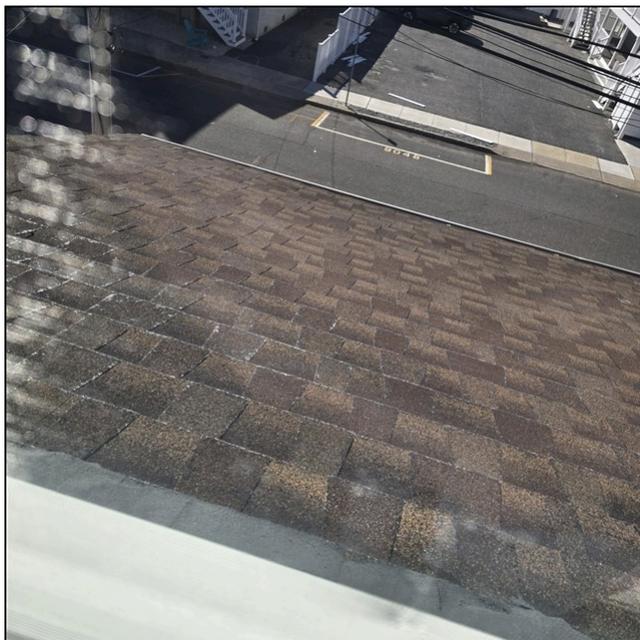
2.0 Item 24 (Picture)



2.0 Item 25 (Picture)



2.0 Item 26 (Picture)



2.0 Item 27 (Picture)



2.0 Item 28 (Picture)

2.1 Flashings

Comments: Inspected

2.2 Skylights, Chimneys and Roof Penetrations

Comments: Inspected

2.3 Roof Drainage Systems

Comments: Inspected

To ensure proper drainage from gutters, it is important to regularly inspect and clean the gutters to remove any debris that may clog them. It is also important to ensure that downspouts are properly directed away from the home's foundation and that the surrounding soil is properly graded to allow for proper drainage. By maintaining proper drainage from gutters, homeowners can help protect their homes and property from potential damage and costly repairs.

2.4 Limitations

Comments: Not Present

ROOF DISCLAIMER

The roof of the home was inspected and evaluated based on visible and accessible conditions at the time of the inspection. While every effort is made to identify areas of concern, some conditions may go undetected due to limitations such as roofing material, access, or weather conditions.

Roof coverings, flashings, and skylights may appear watertight during inspection, but active leaks are often difficult to detect unless observed during ongoing rainfall or with specialized testing, which is beyond the scope of a standard home inspection.

This report reflects the observed condition at the time of inspection and is not a guarantee against future leaks or roof-related issues. Any repair items noted in this report should be carefully considered prior to closing. We strongly recommend that all follow-up evaluations and repairs be performed by a qualified roofing contractor or other licensed professional.

3. Insulation and Ventilation

INSULATION AND VENTILATION OVERVIEW

The insulation and ventilation components of the home were visually inspected to evaluate their general condition and operation where accessible. This inspection is limited to unfinished spaces and does not involve any invasive or destructive examination. The inspector does not lift, move, or disturb insulation materials, as doing so could damage property or conceal existing conditions.

As part of the insulation and ventilation inspection, the inspector is required to observe insulation and vapor retarders in unfinished spaces, ventilation of attics and foundation areas such as crawlspaces, kitchen, bathroom, and laundry exhaust venting systems, the operation of any readily accessible attic ventilation fans, and the operation of any readily accessible thermostatic controls when temperature conditions allow.

The inspector is required to describe the type and presence of insulation in unfinished spaces, as well as the absence of insulation in unfinished areas where they adjoin conditioned spaces, such as walls or ceilings separating heated and unheated zones.

The inspector is not required to move or disturb insulation materials, report on concealed insulation or vapor retarders that are not visible, or evaluate venting systems that are integral to household appliances, such as range hoods or dryer vents beyond what is visibly accessible.

Only visible and safely accessible components were evaluated at the time of the inspection. Any concerns noted in this section should be further evaluated by a qualified insulation, ventilation, or HVAC professional as appropriate.

Styles & Materials

Attic Insulation where visible:

Fiberglass

Ventilation:

Gable vents
 Insufficient
 Thermostatically controlled fan

Exhaust Fans:

Fan only

Dryer Power Source:

220 Electric

Dryer Vent:

Unknown

Items

3.0 Insulation in Attic

Comments: Inspected

The attic was floored over, which obstructed the view of most to all insulation. This limited evaluation of insulation levels and condition. Further evaluation is recommended as a precaution. Inadequate or unknown insulation may contribute to increased energy costs.



3.0 Item 1 (Picture)



3.0 Item 2 (Picture)



3.0 Item 3 (Picture)

3.1 Ventilation of Attic and Foundation Areas

Comments: Inspected

The attic ventilation consisted of gable vents and a thermostatically controlled fan. No ridge or soffit vents were observed. This configuration is considered inadequate.

Limited ventilation can lead to excessive heat and moisture buildup, which may contribute to reduced shingle life, condensation, mold growth, and decreased energy efficiency.

Recommend adding proper ventilation, such as soffit and ridge vents, to improve airflow and overall attic performance.

3.2 Venting Systems (Kitchens, Baths and Laundry)

Comments: Inspected

We can not inspect the full length of a dryer vent during time of inspection. The dryer should be cleaned as a precaution as soon as possible. Dryer vent maintenance is important for several reasons, including:

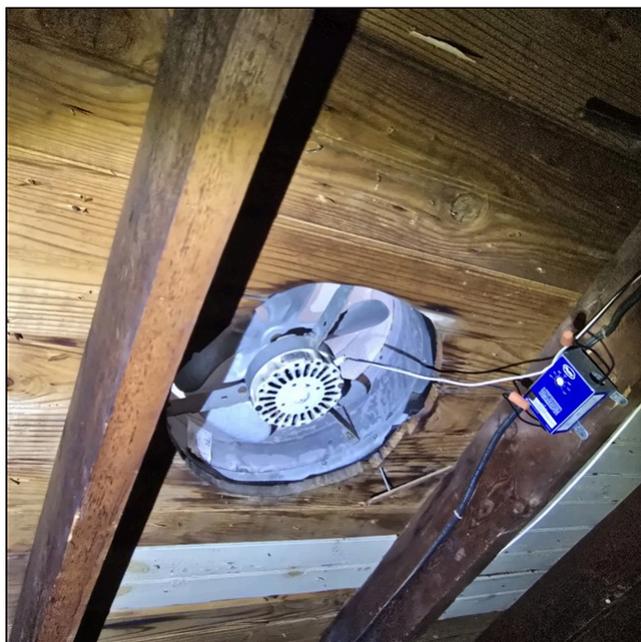
- Fire prevention: One of the most important reasons to maintain your dryer vent is to prevent the risk of a fire. A clogged dryer vent can cause the dryer to overheat, which can lead to a fire.
- Energy efficiency: A clogged dryer vent can cause the dryer to work harder than it needs to, which can result in increased energy consumption and higher utility bills.
- Improved dryer performance: A clean dryer vent can improve the performance of your dryer, allowing it to dry clothes faster and more efficiently.
- Longer dryer lifespan: Proper dryer vent maintenance can help extend the lifespan of your dryer by reducing the strain on the machine and preventing mechanical issues caused by overheating.
- Indoor air quality: A clogged dryer vent can release dust, debris, and lint into the air in your home, which can negatively affect indoor air quality and potentially cause health issues.

To maintain your dryer vent, it is important to regularly clean the lint trap after each load and clean the dryer vent at least once a year. This involves disconnecting the vent from the dryer and cleaning out any accumulated lint and debris. It is also important to ensure that the vent is properly installed and that there are no kinks or bends that could restrict airflow. By properly maintaining your dryer vent, you can help ensure the safety and efficiency of your dryer and prevent potential damage or fire hazards.

3.3 Ventilation Fans and Thermostatic Controls in Attic

Comments: Not Inspected

The attic fan was not tested as the temperature was too cool to initiate the fan. I suggest making the sure the fan is operational and safe when the exterior temperature is much warmer. The fans purpose is to aid in venting the hot attic air during warmer months. This helps the roof surface cooler which prolongs the life of the roof.



3.3 Item 1 (Picture)

3.4 Insulation (Exterior Walls)

Comments: Not Inspected

The insulation in the exterior walls is not visible at the time of the inspection due to installed wall coverings.

3.5 Limitations:

Comments: Not Inspected

A large portion of attic flooring was covered with wood sheathing. This limited a full evaluation of ceiling joists, insulation, and any electrical work installed under sheathing. I recommend having a qualified professional evaluate underneath of sheathing to ensure these components are in proper working order and safe.

INSULATION AND VENTILATION DISCLAIMER

The insulation and ventilation of the home were inspected and reported on based on the visible and accessible conditions observed at the time of the inspection. While every effort is made to identify areas of concern, some conditions may go unnoticed due to limitations in access, visibility, or concealment.

Exhaust fan and dryer venting systems are often partially concealed behind walls, ceilings, or floor coverings. As a result, the inspector cannot fully evaluate bends, disconnections, or obstructions that are not visible. Only insulation that was readily accessible and visible in unfinished spaces was inspected. Insulation was not moved or disturbed.

Clients are encouraged to carefully consider all comments and recommendations in this report. Any items noted for repair or further evaluation should be addressed prior to closing. It is strongly recommended that follow-up inspections and repairs be performed by qualified contractors or professionals in the appropriate trades.

4. Structural Components

STRUCTURE OVERVIEW

The structural components of the home were visually inspected for signs of significant deficiencies, deterioration, or damage. This inspection is limited to areas that were visible and accessible at the time of the inspection. The inspector is not a structural engineer and does not provide engineering analysis. However, visible concerns related to the structure are documented, and recommendations for further evaluation are made when appropriate.

As part of the structural inspection, the inspector is required to observe the foundation, floor structure, wall structure, columns or piers, ceiling structure, and roof structure. The inspector is also required to describe the type of foundation, floor structure, wall structure, columns or piers, ceiling structure, and roof structure present in the home.

When appropriate, the inspector will probe structural components where deterioration is suspected, unless doing so would damage finished surfaces. The inspector will enter accessible basements, crawlspaces, and attic spaces unless access is obstructed, unsafe, or presents a risk of damage or injury. The method used to observe these areas, such as whether the space was entered or viewed from the access point, will be reported. Signs of abnormal or harmful water intrusion or condensation on structural components will also be noted when observed.

The inspector is not required to enter any area or perform any procedure that could risk damaging the property or pose a health or safety risk. Areas with limited clearance, restricted access, or unsafe conditions may not be fully evaluated.

Only visible and safely accessible areas were inspected. If concerns are present, or if structural components are concealed or inaccessible, further evaluation by a qualified structural engineer or foundation specialist may be recommended.

Styles & Materials

<p>Foundation Construction Type and Material: Masonry block</p>	<p>Floor Construction Type and Material: Not visible</p>	<p>Wall Construction Type and Material: Not Visible</p>
<p>Ceiling Construction Type and Material: wood framing</p>	<p>Roof Construction Type and Materials: Wood Rafters</p>	<p>Method used to observe Crawlspace: No crawlspace</p>
<p>Method used to observe attic: Walked</p>	<p>Attic info: Pull Down stairs</p>	<p>Columns or Piers: Not Visible</p>

Items

4.0 Foundations, Slabs, Basement and Crawlspace

Comments: Inspected

The block foundation was observed to be in fair to good condition where visible. A thin crack was noted on the exterior side wall. This type of cracking is not of significant concern but may indicate minor movement in this area. No recommendations at this time.

4.1 Roof Structure and Attic

Comments: Inspected

4.2 Limitations

Comments: Not Inspected

Portions of the foundation at the rear of the dwelling were obstructed, as the utility closets in the garage were locked. This limited evaluation of the foundation in these areas.

Concealed conditions such as cracking, moisture intrusion, or structural concerns may be present and could result in costly repairs if not identified. Recommend gaining access and having these areas further evaluated prior to purchase.

STRUCTURE DISCLAIMER

The structural components of the home were inspected and reported on based on the conditions visible and accessible at the time of the inspection. While every effort is made to identify signs of damage or structural concern, some areas may be concealed by finishes, stored items, or building materials and therefore could not be evaluated.

If the attic or crawlspace was not entered during the inspection, this will be clearly noted in the limitations subsection of the structure section, along with the reason for inaccessibility. These limitations may include safety concerns, restricted access, or the potential for property damage. It is important to understand that areas not entered or fully viewed may contain hidden defects, including structural issues or moisture intrusion.

Finished basements and attics significantly limit the inspector's ability to evaluate structural components. Wall and ceiling coverings may conceal conditions such as foundation cracks, wood-destroying insect damage, or signs of water intrusion. These conditions cannot be assessed without invasive inspection, which is beyond the scope of a standard home inspection.

We recommend that clients consider additional due diligence prior to purchase. This may include mold testing, thermal imaging, and consultation with qualified professionals such as structural engineers, waterproofing specialists, or environmental inspectors. These additional evaluations may help identify concealed defects and reduce the risk of unexpected future repairs.

5. Interiors

INTERIOR OVERVIEW

The interior portion of the home inspection involves a visual evaluation of readily accessible areas, with the goal of identifying significant issues related to the structure, operation, and safety of interior components. This is a non-invasive inspection and is limited to conditions visible at the time of the inspection.

The inspector is required to observe interior walls, ceilings, and floors, as well as steps, stairways, balconies, railings, counters, and a representative number of installed cabinets. A representative number of interior doors and windows must also be observed and operated during the inspection.

The inspector is required to report any visible signs of abnormal or harmful water penetration, as well as any signs of abnormal or harmful condensation on building components.

The inspector is not required to evaluate cosmetic finishes such as paint, wallpaper, or other decorative treatments on walls, ceilings, or floors. The inspection does not include an assessment of the condition of carpeting, area rugs, or floating floors, nor does it include window treatments such as draperies, blinds, or shutters.

Only a representative sample of doors, windows, and cabinets are operated or opened. Personal belongings, furniture, or limited access may prevent full visibility or operation of certain areas or components.

This inspection does not test for or identify hazardous materials, including but not limited to lead-based paint, asbestos-containing materials, radon, mold, or other indoor air pollutants. These substances may be present in homes, especially older ones, and can pose health risks. If there are concerns about the presence of hazardous materials, further evaluation by a qualified environmental specialist or testing laboratory is strongly recommended prior to purchase.

While not required, the inspector may point out obvious potential hazards in the Interior Other section as a courtesy. However, this should not be considered a substitute for specialized testing or professional evaluation. Any concerns observed or noted should be further evaluated by qualified professionals to ensure they are addressed appropriately and do not pose health or safety risks.

Clients are encouraged to review all findings carefully and consult appropriate contractors or specialists for any necessary follow-up inspections or repairs.

Styles & Materials

Interior Doors:

Hollow core

Window Types:

Thermal/Insulated

Double-hung

Items

5.0 Ceilings and Walls

Comments: Inspected

An active leak was observed at the second-floor front section of the home. The headwall flashing appears to be failing, and the roof is older. Moisture testing with a non-destructive meter indicated elevated readings consistent with saturation. Concealed damage should be expected. Recommend further evaluation and repair as needed.



5.0 Item 1 (Picture)



5.0 Item 2 (Picture)



5.0 Item 3 (Picture)

5.1 Floors

Comments: Inspected

5.2 Steps, Stairways, Balconies and Railings

Comments: Inspected

(1) Interior painted surfaces may contain lead due to the age of the home.

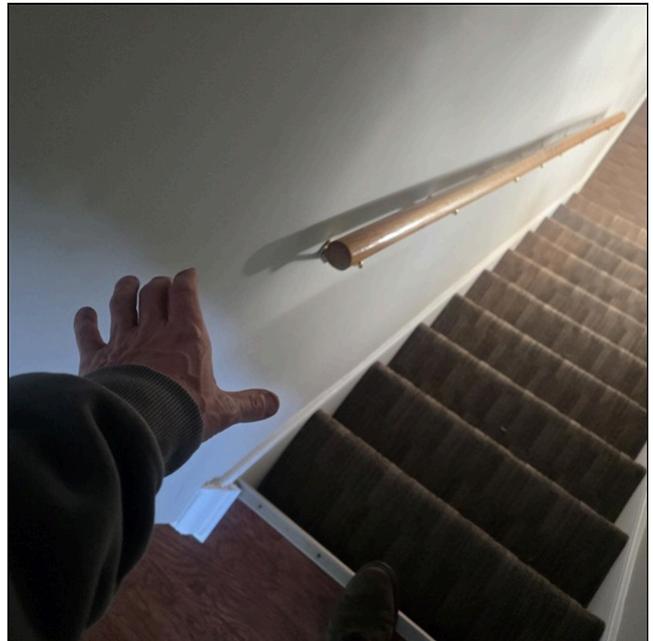


5.2 Item 1 (Picture)

(2) The handrail does not fully extend to the top floor, creating a safety hazard. Extend or modify the handrail to provide continuous support.



5.2 Item 2 (Picture)



5.2 Item 3 (Picture)

5.3 Counters, Cabinets, and Shelves (representative number)

Comments: Inspected

5.4 Doors (representative number)

Comments: Inspected

(1) The pull-down attic stairs were overextended, creating a potentially unsafe condition. Repair or adjustment is recommended to ensure proper operation and safe use.



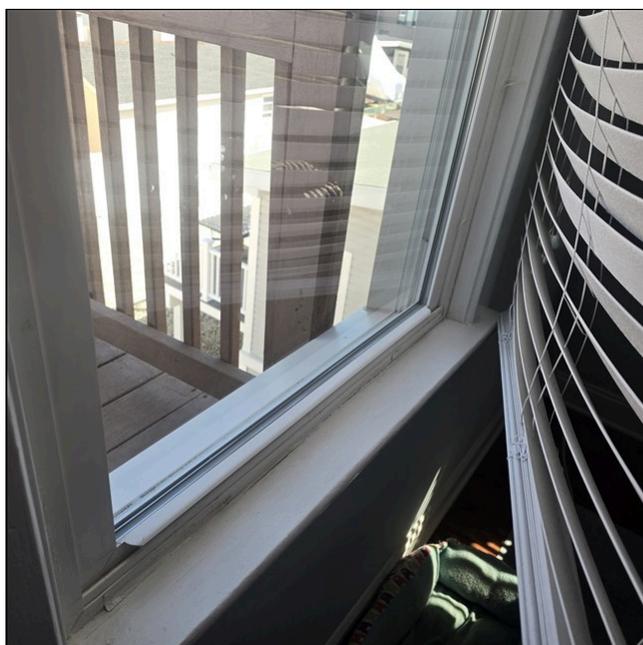
5.4 Item 1 (Picture)

(2) The interior doors may have older paint that may contain lead, especially considering the age of the home. These doors are considered friction surfaces, and repeated opening and closing can create lead dust, posing a potential health hazard. Further evaluation or testing by a certified lead professional is recommended, particularly if the home will be occupied by young children or pregnant individuals.

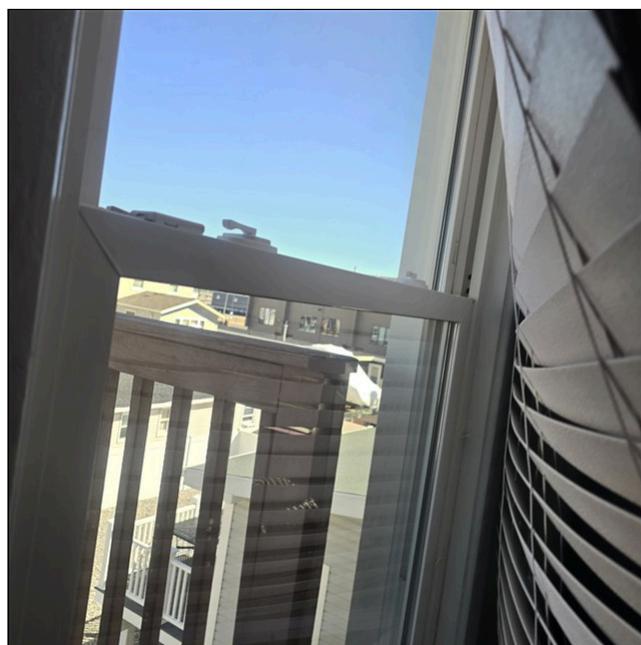
5.5 Windows (representative number)

Comments: Inspected
The windows were in good condition.

Pictures included a representative sample and further evaluation is necessary to determine the recommended scope of work and cost.



5.5 Item 1 (Picture)



5.5 Item 2 (Picture)

5.6 Limitations

Comments: Inspected

5.7 Other

Comments: Not Inspected

(1) The home is a coastal property that has been elevated, likely due to potential flooding conditions. The bedrooms are located on the upper level, which increases the importance of emergency egress. The windows were tested and operated at the time of inspection; however, the elevated height presents an added safety concern in the event of an emergency.

Consider implementing additional egress measures, such as emergency escape ladders or similar safety devices, to improve the ability to exit safely from these areas.

(2) The home possible contains Possible Asbestos Containing Materials.

What Is Asbestos?

Asbestos is a mineral fiber. It can be positively identified only with a special type of microscope. There are several types of asbestos fibers. In the past, asbestos was added to a variety of products to strengthen them and to provide heat insulation and fire resistance.

How Can Asbestos Affect My Health?

From studies of people who were exposed to asbestos in factories and shipyards, we know that breathing high levels of asbestos fibers can lead to an increased risk of lung cancer:

-- mesothelioma, a cancer of the lining of the chest and the abdominal cavity

-- asbestosis, in which the lungs become scarred with fibrous tissue.

The risk of lung cancer and mesothelioma increases with the number of fibers inhaled. The risk of lung cancer from inhaling asbestos fibers is also greater if you smoke. People who get asbestosis have usually been exposed to high levels of asbestos for a long time. The symptoms of these diseases do not usually appear until about 20 to 30 years after the first exposure to asbestos.

Most people exposed to small amounts of asbestos, as we all are in our daily lives, do not develop these health problems. However, if disturbed, asbestos material may release asbestos fibers, which can be inhaled into the lungs. The fibers can remain there for a long time, increasing the risk of disease. Asbestos material that would crumble easily if handled, or that has been sawed, scraped, or sanded into a powder, is more likely to create a health hazard.

Where Can I Find Asbestos And When Can It Be A Problem?

Most products made today do not contain asbestos. Those few products made which still contain asbestos that could be inhaled are required to be labeled as such. However, until the 1970s, many types of building products and insulation materials used in homes contained asbestos. Common products that might have contained asbestos in the past, and conditions which may release fibers, include:

- Steam pipes, boilers and furnace ducts insulated with an asbestos blanket or asbestos paper tape. These materials may release asbestos fibers if damaged, repaired, or removed improperly.
- Resilient floor tiles (vinyl asbestos, asphalt, and rubber), the backing on vinyl sheet flooring, and adhesives used for installing floor tile. Sanding tiles can release fibers. So may scraping or sanding the backing of sheet flooring during removal.
- Cement sheet, millboard, and paper used as insulation around furnaces and woodburning stoves. Repairing or removing appliances may release asbestos fibers. So may cutting, tearing, sanding, drilling, or sawing insulation.
- Door gaskets in furnaces, wood stoves, and coal stoves. Worn seals can release asbestos fibers

- during use.
- Soundproofing or decorative material sprayed on walls and ceilings. Loose, crumbly, or water-damaged material may release fibers. So will sanding, drilling, or scraping the material.
- Patching and joint compounds for walls and ceilings, and textured paints. Sanding, scraping, or drilling these surfaces may release asbestos.
- Asbestos cement roofing, shingles, and siding. These products are not likely to release asbestos fibers unless sawed, drilled, or cut.
- Artificial ashes and embers sold for use in gas-fired fireplaces. Also, other older household products such as fireproof gloves, stove-top pads, ironing board covers, and certain hairdryers.
- Automobile brake pads and linings, clutch facing, and gaskets.

Where Asbestos Hazards May Be Found In The Home

- Some roofing and siding shingles are made of asbestos cement.
- Houses built between 1930 and 1950 may have asbestos as insulation.
- Asbestos may be present in textured paint and in patching compounds used on wall and ceiling joints. Their use was banned in 1977.
- Artificial ashes and embers sold for use in gas-fired fireplaces may contain asbestos.
- Older products such as stove-top pads may have some asbestos compounds.
- Walls and floors around woodburning stoves may be protected with asbestos paper, millboard, or cement sheets.
- Asbestos is found in some vinyl floor tiles and the backing on vinyl sheet flooring and adhesives.
- Hot water and steam pipes in older houses may be coated with an asbestos material or covered with an asbestos blanket or tape.
- Oil and coal furnaces and door gaskets may have asbestos insulation.

If you think asbestos may be in your home, don't panic, usually the best thing is to leave asbestos material that is in good condition alone. Generally, material in good condition will not release asbestos fibers. There is no danger unless fibers are released and inhaled into the lungs. Check material regularly if you suspect it may contain asbestos. Don't touch it, but look for signs of wear or damage such as tears, abrasions, or water damage. Damaged material may release asbestos fibers. This is particularly true if you often disturb it by hitting, rubbing, or handling it, or if it is exposed to extreme vibration or air flow. Sometimes, the best way to deal with slightly damaged material is to limit access to the area and not touch or disturb it. Discard damaged or worn asbestos gloves, stove-top pads, or ironing board covers. Check with local health, environmental, or other appropriate officials to find out proper handling and disposal procedures. If asbestos material is more than slightly damaged, or if you are going to make changes in your home that might disturb it, repair or removal by a professional is needed. Before you have your house remodeled, find out whether asbestos materials are present by having an asbestos specialist fully evaluate the home and test any suspect materials.

Caution!

Do not dust, sweep, or vacuum debris that may contain asbestos. These steps will disturb tiny asbestos fibers and may release them into the air. Remove dust by wet mopping or with a special HEPA vacuum cleaner used by trained asbestos contractors.

Source: www.epa.gov/asbestos/pubs/ashome.html

(3) Because the home was built before 1978 chances are high that it contains at least some lead paint. More than 80 percent of homes built before 1978 contain lead paint.

Lead in paint used to paint the home exterior oxidizes and is washed into soil around the perimeter of the home by rain. Children coming onto contact with lead-containing soil may experience the effects of lead poisoning. Soil around the perimeter of older homes may contain lead even if the home has been recently re-painted.

To gain an accurate idea of the extent of any potential lead problem would require a full specialist

inspection which would follow established protocols. Testing performed using inexpensive kits available in hardware stores will not provide comprehensive information concerning the actual extent of any potential problem related to the presence of lead paint at the home. Much information about lead paint is available online. The Inspector did not test for lead paint. This is for your information.

For more information regarding lead paint see: www.epa.gov/sites/production/files/2013-09/documents/lead_in_your_home_brochure_land_color_508.pdf

(4) I suggest checking with the local municipality in regards to egress for the 3rd floor and complying with local standards for safety. Proper egress saves lives.

(5) It is recommended a Lead evaluation be performed by a qualified lead contactor for safety. See ATTACHMENTS for more information and requirements.

This program implements the requirements of P.L. 2021, c. 182 for the period inspection of lead-based paint hazards in certain rental single-family, two-family, and multiple dwelling units.

Regulations for P.L. 2021, c. 182 are forthcoming and on July 18, 2022, proposed as [N.J.A.C. 5:28A](#). Public comment period ends September 16, 2022.

The method of inspection for each municipality is available here: [Municipal Listing - Visual and Dust Wipe Inspections](#)

To view the answers to all questions received during the DCA informational webinar series, click [HERE](#).

For more information, please see the Lead-Based Paint in Rental Dwellings Guidelines attached to this report as a PDF. See attachments.

What is lead and its associated hazards?

Lead is a toxic, naturally occurring element and heavy metal in our environment that was widely used in commercial products such as gasoline, paint, cosmetics, spices, and pottery. Lead exposure in children can cause nervous system and kidney damage, as well as learning disabilities, attention-deficit disorder, and decreased intelligence. It can also cause behavior, speech, and language problems, hearing damage, decreased muscle and bone growth, and poor muscle coordination.

How does one identify lead-based paint hazards?

Lead-based paint is usually not a hazard if it is in good condition, and the paint is not on an impact or friction surface, such as a window. Deteriorating lead-based paint (peeling, chipping, chalking, cracking, or damaged paint) is a hazard and needs attention. Lead dust can form when lead-based paint is scraped, sanded, or heated. Dust also forms when painted surfaces bump or rub together. Lead chips and dust can reside on surfaces and objects that people touch.

What are the requirements of municipalities under P.L. 2021, c. 182?

The law imposes an obligation on municipalities to perform or hire a certified lead evaluation contractor to perform inspections of certain single-family, two-family, and multiple rental dwellings for lead-based

paint hazards every three years or upon tenant turnover where there is no valid lead-safe certification. Municipalities must permit dwelling owners/landlords to directly hire a certified lead evaluation contractor for this purpose.

What are the requirements of property owners under P.L. 2021, c. 182?

If lead-based paint hazards are identified, then the owner of the dwelling shall remediate the hazards through abatement or lead-based paint hazard control mechanisms. Property owners must also report all tenant turnover activity to the municipality. Lastly, property owners must provide a copy of N.J.A.C. 5:28A, any lead-safe certifications, and the accompanying guidance document, Lead-Based Paint in Rental Dwellings, to any prospective owners of the dwelling during the real estate transaction, settlement, or closing.

What dwellings are required to be inspected and what dwellings are exempt?

All single-family, two-family, and multiple rental dwellings must be inspected. The following dwellings are exempt:

Dwellings that were constructed during or after 1978.

Single-family and two-family seasonal rental dwellings which are rented for less than six-months duration each year by tenants that do not have consecutive lease renewals.

Dwellings that have been certified to be free of lead-based paint pursuant to N.J.A.C. 5:17-3.6(b).

Multiple rental dwellings that have been registered with the Department of Community Affairs for at least ten years and have no outstanding lead violations from the most recent cyclical inspection performed on the multiple dwelling under the "Hotel and Multiple Dwelling Law" (N.J.S.A. 55:13A-1).

This means that all multiple dwellings constructed prior to 1978 and registered with the Department for at least ten years that have a certificate of inspection issued by the Department of Community Affairs, Bureau of Housing Inspection, are exempt from this requirement.

A multiple dwelling that has been registered with the Department for at least ten years with an open inspection that has no violations for paint is also exempt from this requirement.

Dwellings with a valid lead-safe certificate issued pursuant to this law, P.L.2021, c.182. Lead-safe certificates are valid for two years from the date of issuance.

What is the periodic inspection procedure?

For dwellings located in a municipality in which less than three percent of children tested, six years of age or younger, have a blood lead level greater than or equal to five micrograms per deciliter, the inspection may be carried out through visual inspection.

For dwellings located in a municipality in which at least three percent of children tested, six years of age or younger, have a blood lead level greater than or equal to five micrograms per deciliter, the inspection must be carried out through dust wipe sampling.

All rental dwelling units required to be inspected must be inspected for lead-based paint within two years of the effective date of the law, July 22, 2022, or upon tenant turnover, whichever is earlier. This means that the first inspection must take place no later than July 22, 2024.

After the initial inspection, all units shall be inspected for lead-based paint hazards every three years, or upon tenant turnover, whichever is earlier. An inspection upon tenant turnover is not required if the owner has a valid lead-safe certificate. Lead-safe certificates are valid for two years. If the lead-safe certificate has expired, and there will be a tenant turnover, an inspection will be necessary before the three-year inspection.

In all scenarios, the next inspection should be scheduled three years from the date of issuance of the most recent valid lead-safe certification.

What is a visual assessment?

A visual assessment is an examination of all painted building components for deteriorated paint or visible surface dust, debris, or residue. The inspector should also look for paint chips or dust from painting activities that were not cleaned up and paint residue on floors.

What are dust wipe samplings?

Dust wipe sampling is collected by wiping a representative surface, including floors (both carpeted and uncarpeted), interior windowsills, and other similar surfaces, and testing in accordance with a method approved by the United States Department of Housing and Urban Development (HUD). These samples must be undertaken properly to ensure that results are accurate.

What does interim controls mean?

Interim controls are a set of measures designed to reduce temporarily human exposure or likely exposure to lead-based paint hazards, including specialized cleaning, repairs, maintenance, painting, temporary containment, ongoing monitoring of lead-based paint hazards or potential hazards.

What does abatement mean?

Lead abatement is a set of measures designed to permanently eliminate lead-based paint hazards.

Who can perform lead evaluation?

The New Jersey Department of Community Affairs certifies lead evaluation contractors. The New Jersey Department of Health licenses individual lead inspectors and risk assessors.

Who can perform lead remediation work?

The New Jersey Department of Community Affairs certifies lead abatement contractors; the New Jersey Department of Health licenses individual lead abatement workers; the United States Environmental Protection Agency (EPA) certifies Renovation, Repair, and Painting (RRP) contractors. These firms are certified to perform RRP projects that address lead-based paint in homes.

What is required for municipal record keeping to be in compliance with the Act?

Municipalities must maintain a record of all dwellings subject to this Chapter which shall include up-to-date information on inspection schedules, inspection results, and tenant turnover. Municipalities must also maintain a record of all lead-safe certifications issued pursuant to this Chapter; any time a lead evaluation contractor performs the inspection, the lead evaluation contractor must provide a copy of any lead-safe certifications issued to the municipality. Finally, municipalities must maintain a record of

all lead-free certifications issued pursuant to N.J.A.C. 5:17.

What investigations are required under the Act?

Municipalities are authorized to conduct investigations and issue penalties to enforce a property owner's failure to comply with the requirements of P.L.2021, c.182. If a municipality determines that a property owner has failed to comply with the requirements of this law, the property owner must be given 30 days to cure any violation by ordering the necessary inspection or by initiating remediation.

When a complaint is filed with the Department of Community Affairs, or of the Commissioner's own accord, the Commissioner is authorized to conduct investigations and issue penalties against a municipality for its failure to comply with the requirements of P.L.2021, c.182. The Department will give the municipality 30 days to undertake necessary inspections and provide proof in the form of valid lead-safe certifications or notification that lead-based paint hazards exist in a dwelling.

What are the penalties for failure to comply with the Act?

If the dwelling owner has not cured the violation within 30 days, the owner shall be subject to a penalty not to exceed \$1,000 per week until the required inspection has been conducted or remediation efforts have been initiated.

If the municipality has not cured the violation within 30 days, they shall be subject to a penalty not to exceed \$1,000 per week until the necessary action has been taken.

INTERIOR DISCLAIMER.

The interior of the home was inspected and reported on based on the conditions visible and accessible at the time of the inspection. While every effort is made to identify potential issues, certain limitations are always present during a visual inspection.

When homes are furnished or occupied, the inspector does not move furniture, area rugs, personal belongings, or storage items. These can obstruct walls, floors, windows, and other components from view. In vacant homes, while access may be improved, defects concealed behind finishes or not visible to the eye may still go undetected.

This inspection does not involve invasive procedures or dismantling of components. As such, hidden conditions may exist that are beyond the scope of this evaluation.

Please be aware that the inspector has your best interest in mind and has reported findings in accordance with the standards of a visual home inspection. Any items noted for repair or further evaluation should be reviewed carefully and addressed prior to closing. It is strongly recommended that qualified contractors be used for any additional inspections or repairs related to the comments in this report.

6. Plumbing System

PLUMBING OVERVIEW

The plumbing system is inspected to evaluate its overall operation, safety, and condition, based on components that are visible and accessible at the time of the inspection. This is a non-invasive, visual inspection and does not include testing for water quality, pressure, or compliance with building codes.

The inspector is required to observe the interior water supply and distribution systems, including visible piping materials, supports, insulation, fixtures, faucets, functional water flow, visible leaks, and any observable cross-connections. The interior drain, waste, and vent systems are also inspected, including traps, piping, supports, insulation, and signs of leakage or poor drainage.

The hot water system is inspected for visible components such as the water heating equipment, normal operating controls (like thermostats), manually operated safety controls, and any connected chimneys, flues, or vents. The inspector also observes fuel storage and distribution systems, including interior tanks, supply piping, venting, supports, and visible fuel leaks. Sump pumps are inspected when they are visible and accessible.

The inspector is required to describe the materials used for water supply and distribution piping, drain, waste, and vent piping, the type of water heating equipment, and the location of the main water shutoff valve if visible.

All plumbing fixtures, including faucets and exterior hose bibs, are operated, except where the flow end of the fixture is connected to an appliance such as a washing machine or water filtration system.

Styles & Materials

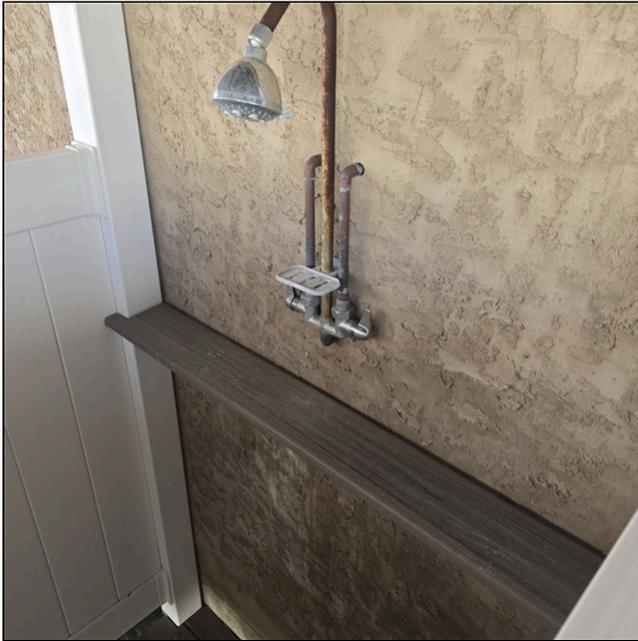
<p>Water Source: Unable to determine</p>	<p>Plumbing Water Supply Material: requires further evaluation. Extra Info : see limitations</p>	<p>Plumbing Water Distribution where visible: Copper</p>
<p>Washer Drain Size: Not visible</p>	<p>Drain Waste and Venting piping materials where visible: PVC ABS Extra Info : observed at roof vents</p>	<p>Drain Waste Private or Public: Public</p>
<p>Water Heater Manufacturer: UNKNOWN</p>	<p>Water Heater Capacity: Unknown</p>	<p>Water Heater Location: Closet downstairs Extra Info : garage. see limitations.</p>

Items

6.0 Plumbing Water Supply, Distribution System and Fixtures

Comments: Inspected

(1) An exterior shower was present and appeared to be winterized at the time of inspection. The utility room in the basement was locked, and the internal plumbing components associated with this system were not inspected. Recommend further evaluation prior to purchase to confirm proper condition and to ensure no defects are present.



6.0 Item 1 (Picture)

(2) The shower pan had a line of sealant applied along a mortar joint, indicating a past repair. The utility room below was locked, which limited evaluation of this area. Further evaluation is recommended to ensure there are no active leaks or concealed damage.



6.0 Item 2 (Picture)



6.0 Item 3 (Picture)



6.0 Item 4 (Picture)

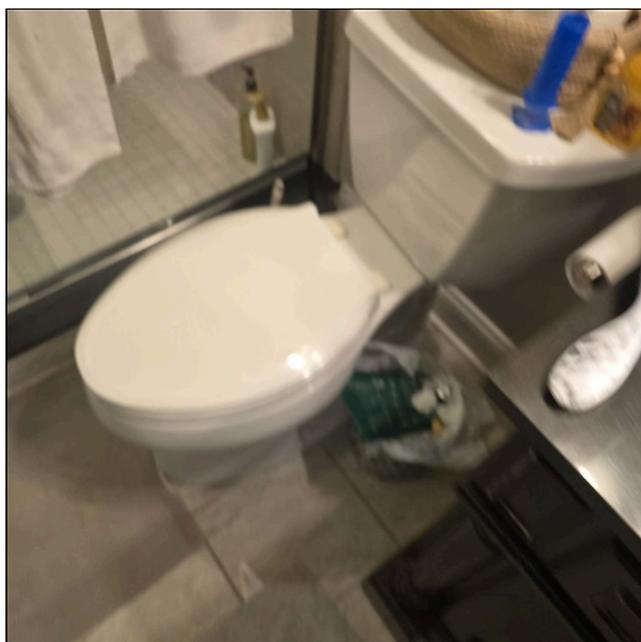
6.1 Plumbing Drain, Waste and Vent Systems

Comments: Inspected

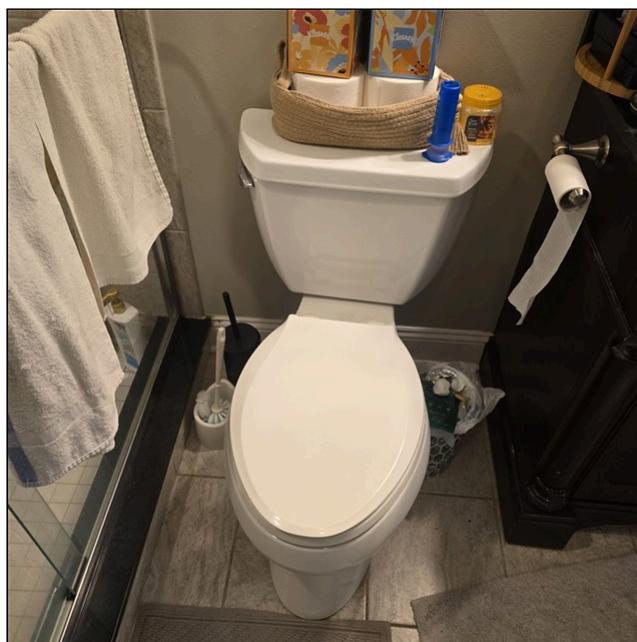
(1) The main waste pipe from the home to the street or septic was not inspected unless sewer scoping services were specifically ordered and a signed agreement was in place. There is no way to confirm the condition of the underground lateral drain line without the use of a telescoping camera. You may want to consider having the line scoped by a licensed plumber to ensure it is clear, free of cracks or blockages, and in good condition. Undetected issues in the waste line can lead to backflow, which may cause significant interior damage and be costly to repair.

(2) The toilet base is loose in the room(s) in the photographs below. A loose toilet can have several implications, including: Water leaks: If the toilet is not securely anchored to the floor, it can cause water to leak around the base of the toilet. This can cause damage to the surrounding flooring and even lead to mold growth. Unpleasant odors: If the toilet is not tightly sealed to the drainpipe, sewer gases can escape and cause unpleasant odors in the bathroom. Structural damage: A loose toilet can eventually cause damage to the surrounding flooring and subflooring. If left unrepaired, this can lead to costly repairs. Safety hazards: A wobbly toilet can be a safety hazard, especially for children or the elderly, who may be at risk of falling or slipping. Inefficient flushing: A loose toilet can result in inefficient flushing, which can lead to clogs and require more frequent cleaning. It is important to address a loose toilet promptly to prevent these potential problems and ensure the safety and functionality of your bathroom.

I recommend further evaluation to ensure no concealed damage is present. I recommend repairs as needed by a licensed professional.



6.1 Item 1 (Picture)



6.1 Item 2 (Picture)

(3) We ran water in this home for a significant amount of time and did everything within the limits of a home inspection to ensure proper drainage exists. Although proper drainage existed during time of inspection, there is no way of knowing for sure or not the drain waste line is completely clear and in tact from the home to the street unless a telescoping camera is used. You may want to consider contacting a licensed plumber to ensure drain is clear and crack free. Back flow of drain lines can cause severe damage to interior components and be costly to fix.

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

Comments: Not Inspected

(1) A water heater has an estimated serviceable life is 8 to 10 years. Proper maintenance of your water heater is essential for both safety and to prolong the life of the equipment. Here are some maintenance tips:

Check the TPR Valve: The Temperature and Pressure Relief (TPR) valve is an important safety feature that prevents the water heater from exploding. Make sure the TPR valve is working properly by testing it once a year.

Drain the Tank: Over time, sediment can build up in the bottom of the tank, which can reduce efficiency and shorten the lifespan of the water heater. To prevent this, drain the tank once a year to remove the sediment.

Inspect the Anode Rod: The anode rod helps prevent rust and corrosion inside the tank. Check the anode rod once a year and replace it if it is worn out.

Check the Pressure Relief Valve: The pressure relief valve is another safety feature that prevents the water heater from exploding. Test the valve once a year to make sure it is working properly.

Insulate the Tank: Insulating the tank can help reduce heat loss and improve efficiency. Wrap the tank with an insulation blanket to help reduce energy costs.

Adjust the Temperature: Lowering the temperature of the water heater to 120°F can help reduce energy costs and prevent scalding.

Keep the Area Around the Tank Clear: Keep the area around the water heater clear of clutter to prevent fires and allow for proper ventilation.

By following these water heater maintenance tips, you can help ensure safety, prolong the life of the equipment, and save money on energy costs. If you're unsure about performing any of these maintenance tasks, it's always best to consult a licensed plumber.

(2) A water heater has an estimated serviceable life is 8 to 10 years. Proper maintenance of your water heater is essential for both safety and to prolong the life of the equipment. Here are some maintenance tips:

Check the TPR Valve: The Temperature and Pressure Relief (TPR) valve is an important safety feature

that prevents the water heater from exploding. Make sure the TPR valve is working properly by testing it once a year.

Drain the Tank: Over time, sediment can build up in the bottom of the tank, which can reduce efficiency and shorten the lifespan of the water heater. To prevent this, drain the tank once a year to remove the sediment.

Inspect the Anode Rod: The anode rod helps prevent rust and corrosion inside the tank. Check the anode rod once a year and replace it if it is worn out.

Check the Pressure Relief Valve: The pressure relief valve is another safety feature that prevents the water heater from exploding. Test the valve once a year to make sure it is working properly.

Insulate the Tank: Insulating the tank can help reduce heat loss and improve efficiency. Wrap the tank with an insulation blanket to help reduce energy costs.

Adjust the Temperature: Lowering the temperature of the water heater to 120°F can help reduce energy costs and prevent scalding.

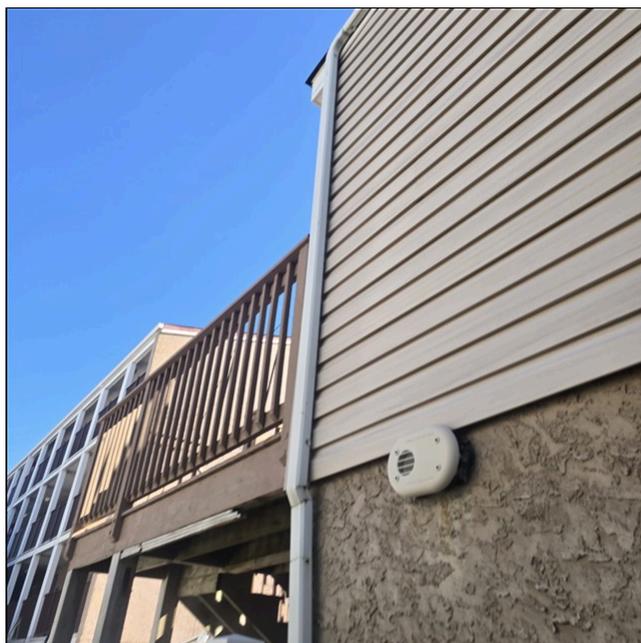
Keep the Area Around the Tank Clear: Keep the area around the water heater clear of clutter to prevent fires and allow for proper ventilation.

By following these water heater maintenance tips, you can help ensure safety, prolong the life of the equipment, and save money on energy costs. If you're unsure about performing any of these maintenance tasks, it's always best to consult a licensed plumber.

(3) The water heater was not accessible at the time of inspection, as two closets in the garage were locked. As a result, the age, condition, and overall installation of the unit could not be determined.

A high-efficiency sidewall vent was observed terminating at the rear of the home near the deck. While this vent is consistent with typical exhaust for a high-efficiency appliance such as a water heater or furnace, its exact source could not be confirmed. This type of vent discharges exhaust gases and moisture; use caution in this area.

Recommend having the water heater made accessible and fully evaluated prior to purchase to determine its age, condition, and any defects. Failure to do so may result in unexpected repair or replacement costs.



6.2 Item 1 (Picture)

6.3 Main Water Shut-off Device (Describe location)

Comments: Not Inspected
See limitations.

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

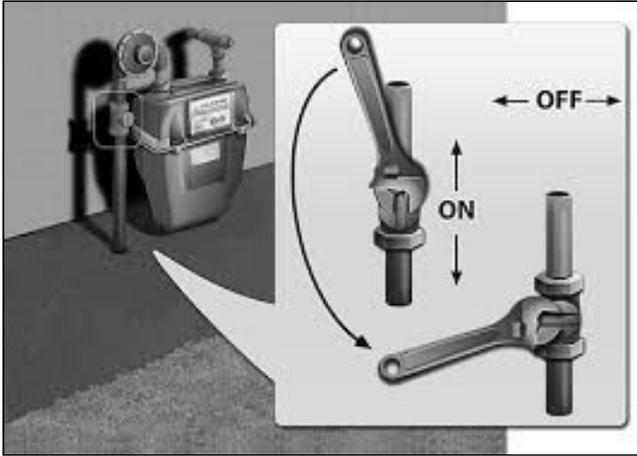
Comments: Not Inspected

Many gas heated buildings were once heated with oil. When converted to natural gas these underground fuel storage tanks were never removed. The history of this property is not known to us, and we cannot determine if an abandoned underground oil storage tank remains on this property. We highly recommend that an oil tank sweep be conducted for a conclusive determination. Unknown or abandoned tanks are common place. A tank sweep is performed outward the exterior foundation with ground penetrating electronic tank detection equipment. It is possible that a tank may still be present somewhere on this property. Many homes constructed were initially heated with oil. After natural gas conversion tanks were forgotten about or never completely removed. Finding a tank after ownership can result in significant expenses for removal or cleanup to the new homeowner. The testing of an active heating oil tank or location of an abandoned heating oil tank is beyond the scope of this home inspection. We cannot guarantee that this property is tank free unless an oil tank sweep is performed and HIGHLY recommend you have a licensed professional oil tank scan specialist perform one.

6.5 Main Fuel Shut-Off (Describe Location)

Comments: Inspected

The main gas shutoff valve is located next to the meter on the exterior of the house and is operated with a wrench in case of an emergency. This is for your information.



6.5 Item 1 (Picture)



6.5 Item 2 (Picture)

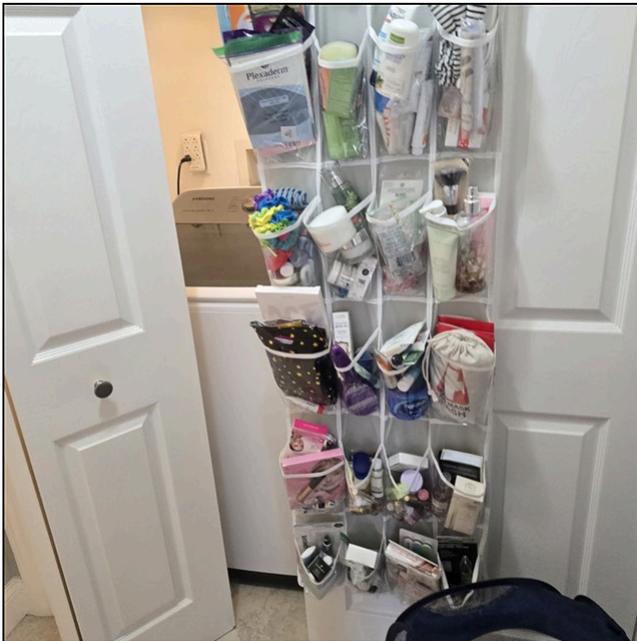
6.6 Sump Pump

Comments: Not Present

6.7 Other

Comments: Inspected

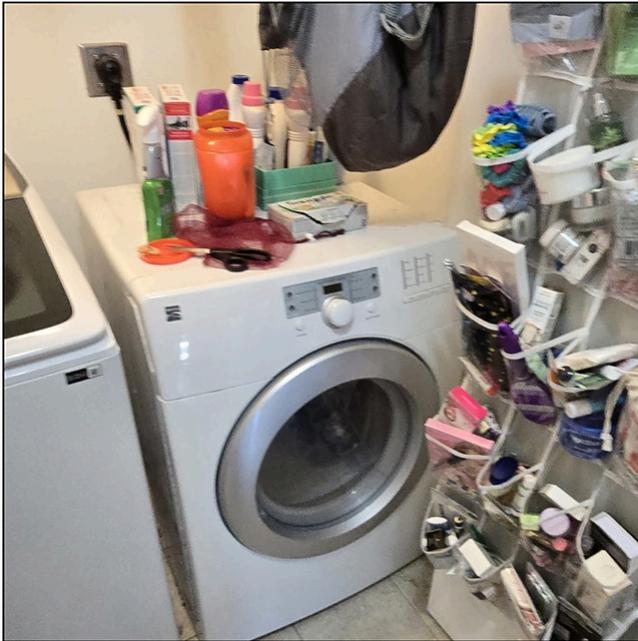
Both clothes washer and dryer were present and operational during the time of inspection.



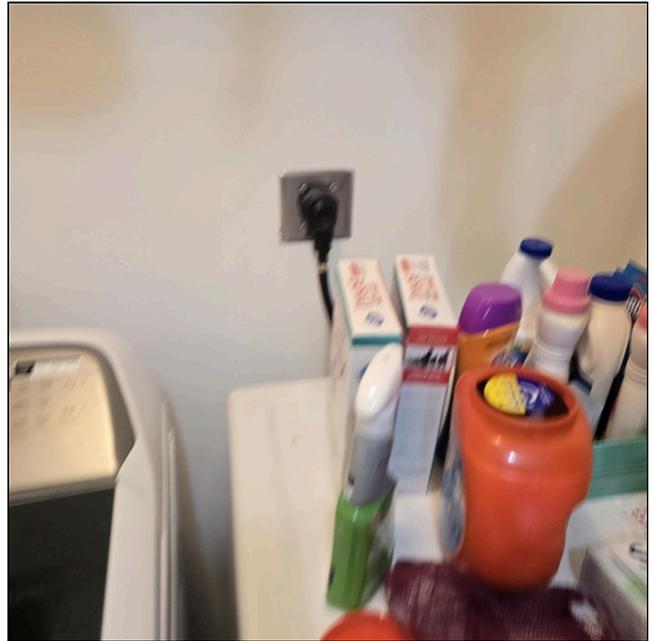
6.7 Item 1 (Picture)



6.7 Item 2 (Picture)



6.7 Item 3 (Picture)



6.7 Item 4 (Picture)

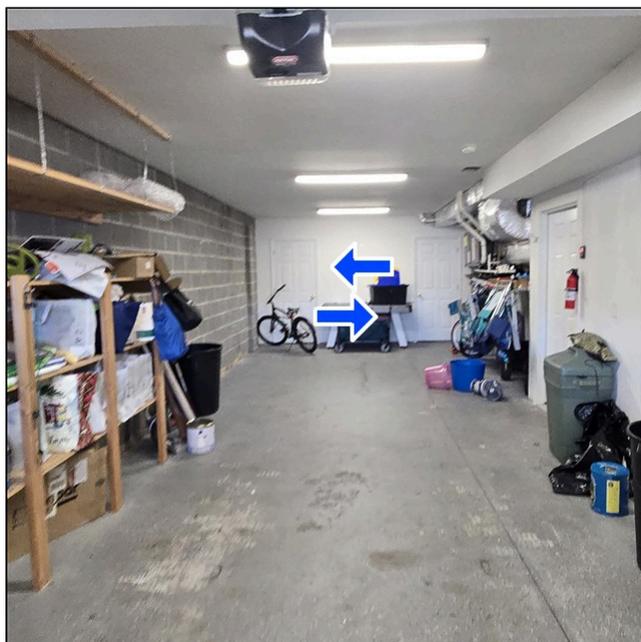


6.7 Item 5 (Picture)

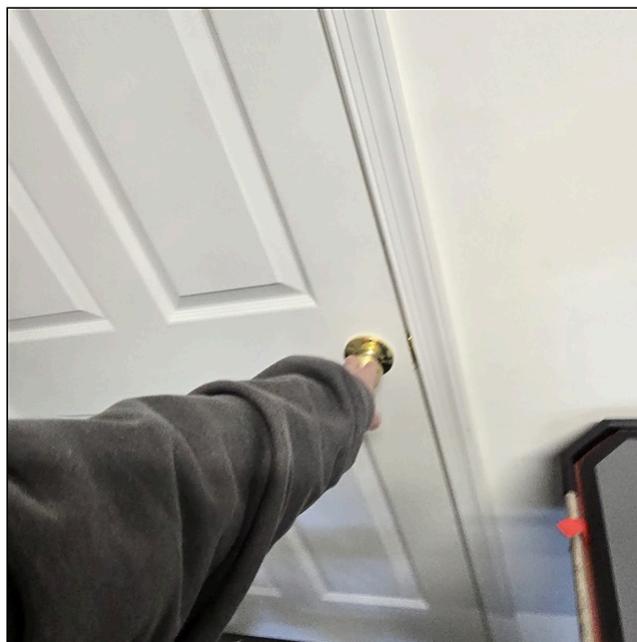
6.8 Limitations

Comments: Not Inspected

Plumbing components, including the waste piping, main water shut-off, and water heater, were not observed as the utility closets in the garage were locked. Failure to have these areas inspected prior to purchase may result in significant unexpected expenses. Recommend gaining access and having these areas fully inspected prior to purchase.



6.8 Item 1 (Picture)



6.8 Item 2 (Picture)

PLUMBING DISCLAIMER

The plumbing system of the home was inspected and reported on based on the visible and accessible conditions at the time of the inspection. While every effort is made to identify functional concerns and potential issues, many plumbing components are concealed within walls, floors, and ceilings, and cannot be evaluated during a standard visual inspection.

This section serves as a general disclaimer regarding conditions that may exist behind finished surfaces. The inspector cannot see inside walls or finished areas, and the condition of piping materials in these concealed spaces is unknown. Even if piping appears functional where visible, sections hidden from view may contain corrosion, rust, leaks, or other defects not apparent during a non-invasive inspection. Galvanized steel and cast iron piping, in particular, are prone to internal deterioration over time, which can lead to sudden failure or reduced flow under normal use.

The limitations subsection of the plumbing section will note if any areas were not entered (such as a crawlspace or basement), or if the water was off to part or all of the home. In vacant homes or those with limited plumbing use, defects may not become apparent until the system is placed under full operational stress. Rust and mineral deposits may loosen after reactivation, leading to clogs or leaks. Additionally, washing machine drain lines are not tested under full operating conditions and may back up when used.

This inspection does not include the evaluation of well systems, water conditioning equipment, or septic systems. If the report recommends well or septic testing, it is critical that these evaluations be performed by qualified professionals prior to closing. Hidden or unresolved issues with private water or waste systems can result in significant health and financial consequences if not addressed early.

Any plumbing concerns or repair items noted in this report should be reviewed and further evaluated by a licensed plumbing contractor prior to purchase.

7. Heating / Central Air Conditioning

HVAC OVERVIEW

The heating, ventilation, and air conditioning (HVAC) systems of the home were visually inspected to assess their general condition, operation, and accessibility. The systems were operated using normal homeowner controls when conditions permitted, and readily openable panels intended for routine maintenance were accessed when safe to do so.

The inspector is required to inspect permanently installed heating equipment, central cooling equipment, normal operating controls, readily visible chimneys, flues, and vents, and solid fuel heating devices through visual inspection only. Heat distribution components are also inspected, including fans, pumps, ducts, piping, duct supports, insulation, air filters, registers, radiators, fan coil units, and convectors. The presence of a permanently installed heat source in each habitable room must also be verified.

The inspector is required to describe the energy source, such as gas, electric, or oil, and the type of heating equipment and distribution system present, such as forced air, boiler, or baseboard systems.

The inspector operates HVAC systems using standard homeowner controls when accessible and when environmental conditions do not pose a risk of damage to the equipment. This inspection is limited to visible and readily accessible components and does not involve dismantling, disassembly, or invasive evaluation of the system.

The inspector is not required to operate heating or cooling systems if doing so could result in equipment damage due to weather or other conditions. Automatic safety controls are not tested, and solid fuel heating devices such as fireplaces are not ignited or operated under load. The inspection does not include the interior of flues or chimney liners, fireplace insert flue connections, humidifiers, electronic air filters, or other indoor air quality accessories. The inspector is also not required to evaluate the adequacy, uniformity, or balance of heat or cooling distribution throughout the home.

This inspection does not determine energy efficiency, system sizing, or the remaining useful life of HVAC equipment. Any systems that are found to be inoperative, aged, or otherwise deficient should be evaluated and serviced by a licensed HVAC contractor.

Styles & Materials

Heating Distribution Type:		Heating Energy Source:	Number of Heat Systems (excluding wood):	
Forced Air		Gas	One	
Heat System Brand:	Cooling Distribution Type:	Central Air Manufacturer/Exterior Unit:		
GOODMAN	Split System Evap Coil and Condenser.	GOODMAN		
Types of Fireplaces:	Operable Fireplaces:	Number of Woodstoves:		
None	None	None		

Items

7.0 Heating Equipment
Comments: Inspected

The furnace was manufactured in 2013 and is located in the garage in an elevated position. Evidence of rust and corrosion was observed. Corrosion was noted beneath the vent connection, indicating a need for service.

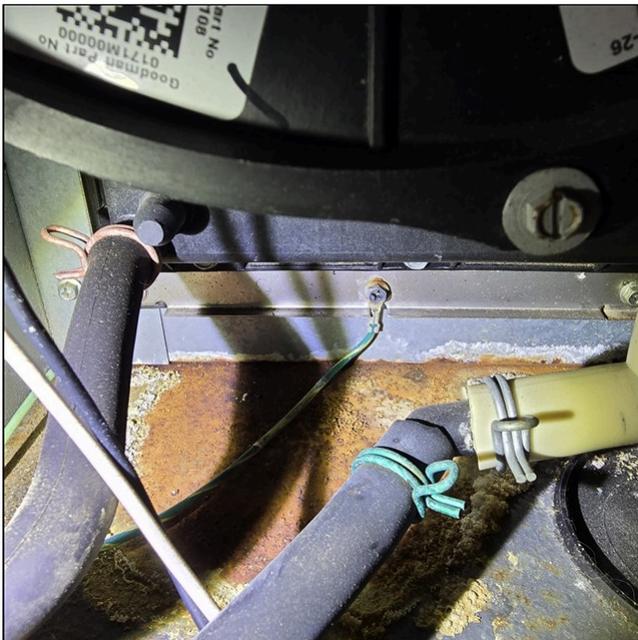
The system is in need of servicing. As a precaution, the heat exchanger should be evaluated. Similar furnaces typically have an estimated serviceable life of approximately 15 to 20 years under normal conditions. In coastal environments, the serviceable life is often reduced due to exposure to moisture and salt air. Based on the observed condition and age, budget for replacement.



7.0 Item 1 (Picture)



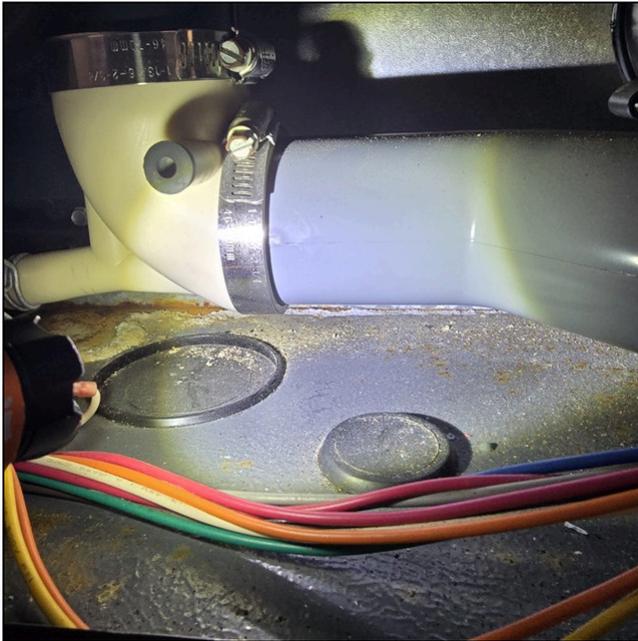
7.0 Item 2 (Picture)



7.0 Item 3 (Picture)



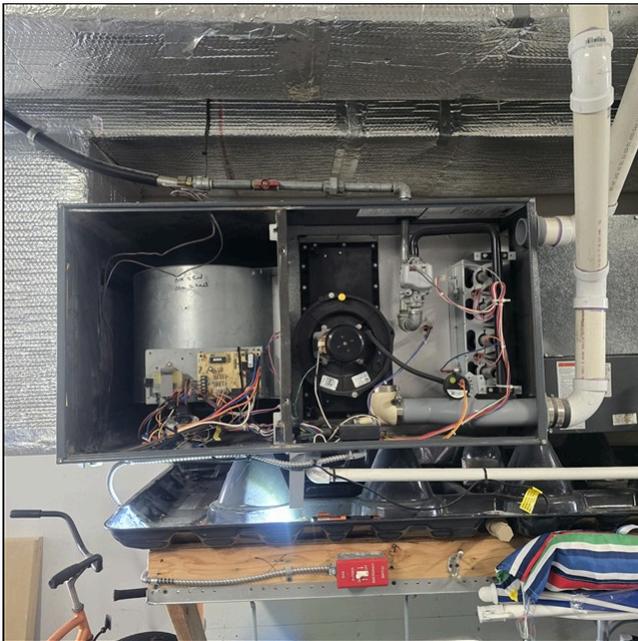
7.0 Item 4 (Picture)



7.0 Item 5 (Picture)



7.0 Item 6 (Picture)



7.0 Item 7 (Picture)

7.1 Automatic Safety Controls

Comments: Inspected

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

Comments: Inspected

Client should expect uneven temperatures throughout home with lower degrees of air pressure at different registers. No home has consistent flow and temperatures at each specific register. The further you get away from HVAC systems the weaker the flow and temperatures become. This is for your information.

7.3 Flues and Vents (for heaters or heat systems)

Comments: Inspected

The side wall vent for the high-efficiency furnace terminates on the side of the home below a window. Clearance appeared acceptable at the time of inspection; however, use caution, as exhaust gases and

moisture may impact the adjacent window area.



7.3 Item 1 (Picture)

7.4 Fireplaces and Wood Stoves

Comments: Not Present

7.5 Cooling and Air Handler Equipment or Exterior Unit for Heat Pump

Comments: Inspected

The air conditioning condenser was manufactured in 2014 and was observed to be in poor condition. Significant corrosion was present, consistent with prolonged exposure to a coastal environment. The system was not tested due to outdoor temperatures being below 65 degrees at the time of inspection. Window air conditioning units were observed serving the upstairs bedrooms.

Based on the observed condition, the main system may require immediate replacement. Budget for replacement is recommended.

In coastal environments, air conditioning equipment is subject to accelerated deterioration due to salt air and moisture. Similar systems in these conditions typically have a reduced serviceable life compared to inland units. Routine maintenance, including regular cleaning, coil rinsing, and protective coatings, can help prolong equipment life. Equipment specifically designed for coastal or high-corrosion environments may also be considered for improved durability.



7.5 Item 1 (Picture)



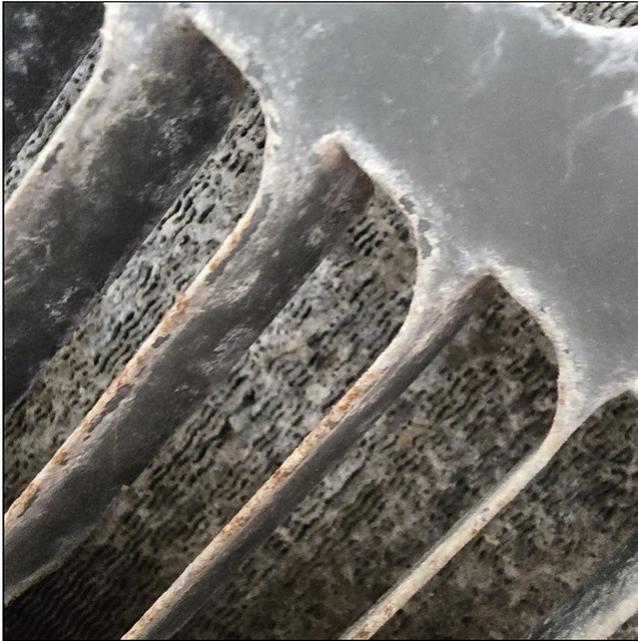
7.5 Item 2 (Picture)



7.5 Item 3 (Picture)



7.5 Item 4 (Picture)



7.5 Item 5 (Picture)



7.5 Item 6 (Picture)

7.6 Normal Operating Controls

Comments: Not Inspected

7.7 Presence of Installed Heat Source in Each Room

Comments: Not Inspected

I was unable to determine if all the rooms had heat supplied to them as the home was full of furniture and personal belongings. I highly suggest having the rooms check for heat supplies prior to purchase when the home is empty.

7.8 Limitations

Comments: Not Inspected

(1) The temperature was under 65 F. The air conditioning was not tested as testing could damage the compressor to each exterior AC condenser. I highly recommend having a licensed HVAC company fully evaluate the air conditioning systems prior to use when the weather is above 65 F for at least 48 hours.

Running a condenser below 65 degrees F has implications such as:

Reduced Efficiency: Lower temperatures make the air conditioning system less efficient, leading to higher energy consumption and increased costs.

Icing of Coils: Moisture can freeze on the condenser coils, causing reduced airflow and potentially shutting down the system.

Compressor Damage: Extremely low temperatures can harm the compressor, potentially causing malfunctions or complete failure.

Decreased System Lifespan: Regular operation under 65 degrees F can accelerate component wear, requiring costly repairs or system replacement.

In summary, running a condenser below 65 degrees F reduces efficiency, causes coil icing, risks compressor damage, and shortens the system's lifespan. Consider system compatibility or alternative heating/cooling options in cold climates.

(2) The complete inspection of the property is limited by furnishings and personal items in place at the time of the inspection. These items may cover hidden defects. I recommend a careful and thorough walk-through prior settlement once these personal items have been removed to inspect areas that were unable to be seen at the time of the inspection. It is suggest to confirm a heat source in each room prior to purchase.

7.9 Other

Comments: Not Inspected

It is recommended the heating and air conditioning equipment (if applicable) be evaluated and services regularly to prolong the life of the equipment. I suggest setting up a service plan with a local reputable HVAC company to service the home's HVAC equipment every season.

HVAC DISCLAIMER

The heating and cooling systems of the home were inspected and reported on based on visible and accessible components at the time of the inspection. While efforts are made to identify concerns, this is a limited, visual inspection and is not technically exhaustive.

In larger homes or properties with multiple HVAC systems, the inspector does not determine which specific system serves each zone or room. Zone control dampers, zone boards, and associated controls are not tested or evaluated. The inspection does not assess duct balancing or airflow adequacy to individual rooms.

Safety devices, such as condensate overflow switches or emergency shut-off features, are not tested for functionality, though their presence may be noted when visible.

The inspector does not operate air conditioning systems during cold weather, nor heating systems on heat pumps during warm weather, to prevent possible equipment damage. However, when conditions allow, a basic temperature split is measured at the supply and return registers for air conditioning systems to help assess cooling performance.

The inspection does not include attaching gauges to condenser units or heat pumps, or measuring refrigerant pressures, superheat, or subcooling values. Thermal imaging cameras are not used during this inspection to evaluate HVAC performance.

Internal components are not accessed beyond panels designed for routine homeowner maintenance. Comprehensive testing or diagnostics should be performed by a licensed HVAC contractor.

It is strongly recommended that all HVAC systems be professionally serviced after purchase and before seasonal use. Regular maintenance helps prolong equipment lifespan and improves performance. On older systems, refrigerant can slowly leak during winter months while the air conditioning is not in use. This emphasizes the importance of having the system serviced prior to the cooling season to ensure proper function and prevent unexpected failures.

Any repair items or concerns noted in this report should be reviewed and addressed by a licensed HVAC professional prior to closing.

8. Electrical System

ELECTRICAL OVERVIEW

The electrical system of the home was visually inspected to evaluate the condition of accessible components and their ability to operate safely. This inspection is limited to readily visible components and does not include invasive testing or the removal of devices beyond the main electrical panel covers.

The inspector is required to inspect the service entrance conductors, service equipment, grounding equipment, the main overcurrent device, and the main and distribution panels. The amperage and voltage ratings of the service are also inspected, as well as branch circuit conductors, their overcurrent protection, and the compatibility of their ampacities and voltage.

A representative number of installed ceiling fans, light fixtures, switches, and receptacles located inside the home, in the garage, and on the exterior walls are inspected. The polarity and grounding of receptacles within six feet of interior plumbing fixtures, in the garage or carport, and on the exterior of the structure are also evaluated. Ground fault circuit interrupters (GFCIs) are operated to confirm basic response.

The inspector is required to describe the service amperage and voltage, the material of the service entrance conductors, the type of service as being overhead or underground, and the location of the main and distribution panels. If aluminum branch circuit wiring is observed, its presence must be reported.

The inspector is not required to insert any tool, probe, or testing device into electrical panels, nor are they required to operate or test overcurrent protection devices other than GFCIs. Electrical devices or controls are not dismantled beyond removing main and distribution panel covers.

The inspection does not include low-voltage systems such as doorbells, thermostats, or landscape lighting, nor does it include security systems, heat detectors, or carbon monoxide detectors. Telephone lines, cable TV, intercoms, data wiring, and built-in vacuum systems are not evaluated as they are not considered part of the primary electrical distribution system.

This inspection does not determine system adequacy, capacity for future expansion, or precise electrical load calculations. Any electrical deficiencies or concerns noted in this report should be further evaluated and corrected by a licensed electrician.

Let me know if you would like a matching electrical footer or a variant that includes guidance for older homes.

Styles & Materials

<p>Amperage and Voltage rating of Service: 200 AMP</p>	<p>Overcurrent Protection Type: Circuit breakers</p>	<p>Electric Panel Manufacturer: EATON</p>
<p>Predominant type of branch wiring: Copper including nonmetallic sheathed cable and/or armored cable.</p>	<p>Location of Main Panel: Hallway Extra Info : entry</p>	<p>Location of Sub-panels where visible: none.</p>
<p>Presence of Knob and Tube wiring where visible: No</p>	<p>Presence of solid aluminum wiring where visible: No</p>	

Items

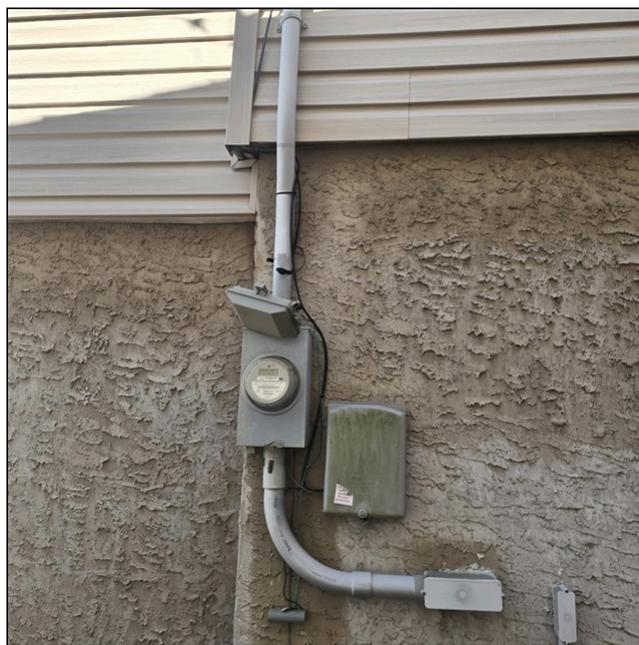
8.0 Service Entrance Conductors

Comments: Inspected

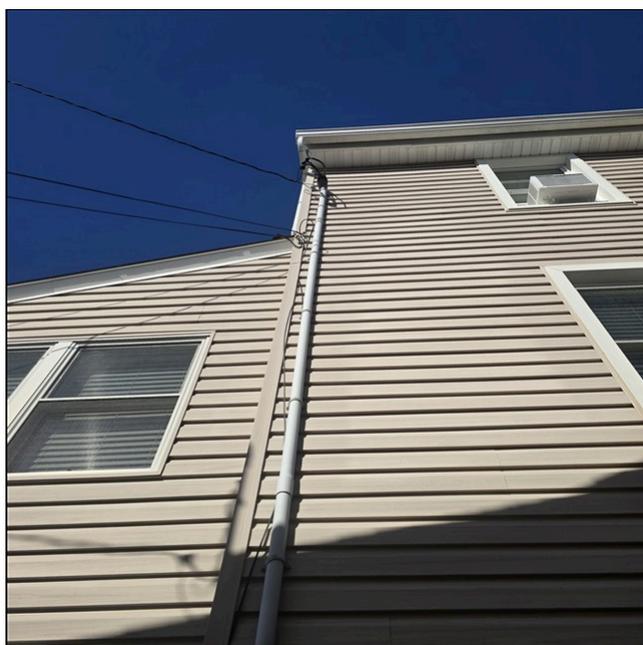
Home's electrical is fed from an overhead service. This is for your information.



8.0 Item 1 (Picture)



8.0 Item 2 (Picture)



8.0 Item 3 (Picture)

8.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels
Comments: Inspected

(1) The integrity of the home's electrical ground could not be verified with a visual inspection. As a safety precaution, I highly recommend having a licensed electrician evaluate the ground and bonding to ground throughout the home to ensure it is safe and in working order.

It is impossible to verify the integrity of a home's electrical ground during a visual inspection because the electrical ground is typically concealed within the wiring and infrastructure of the house. The ground wire is connected to the electrical system's grounding electrode, which is usually buried or hidden within the walls, floors, or foundation of the home.

To accurately assess the integrity of the electrical ground, specialized equipment and testing methods are required, such as a ground impedance tester or a ground resistance meter. These tools measure the resistance of the ground connection and ensure that it meets the necessary safety standards.

Visual inspections can only provide limited information about the electrical system, focusing primarily on visible components such as outlets, switches, and panels. While a visual inspection may reveal some obvious issues, it cannot provide a comprehensive evaluation of the electrical ground's integrity.

(2) The integrity of the home's electrical ground could not be verified with a visual inspection. As a safety precaution, I highly recommend having a licensed electrician evaluate the ground and bonding to ground throughout the home to ensure it is safe and in working order.

It is impossible to verify the integrity of a home's electrical ground during a visual inspection because the electrical ground is typically concealed within the wiring and infrastructure of the house. The ground wire is connected to the electrical system's grounding electrode, which is usually buried or hidden within the walls, floors, or foundation of the home.

To accurately assess the integrity of the electrical ground, specialized equipment and testing methods are required, such as a ground impedance tester or a ground resistance meter. These tools measure the resistance of the ground connection and ensure that it meets the necessary safety standards.

Visual inspections can only provide limited information about the electrical system, focusing primarily on visible components such as outlets, switches, and panels. While a visual inspection may reveal some obvious issues, it cannot provide a comprehensive evaluation of the electrical ground's integrity.

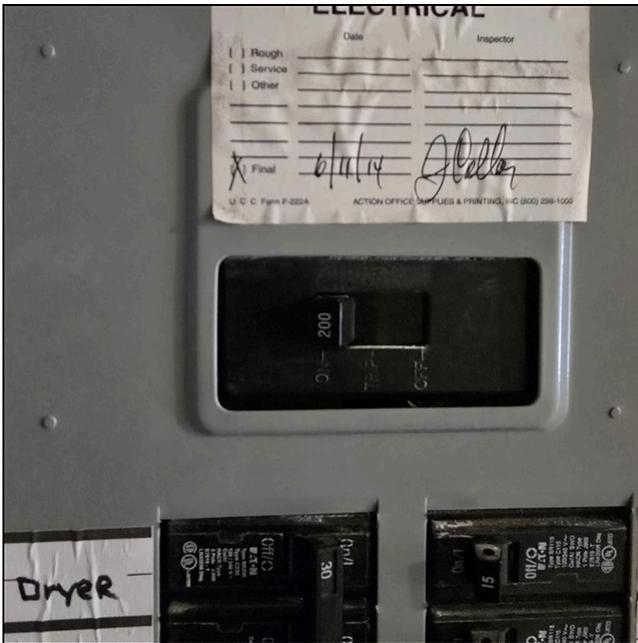
(3) The main 200 amp electrical panel was located in the first-floor hallway. The panel was observed to be in good condition at the time of inspection.



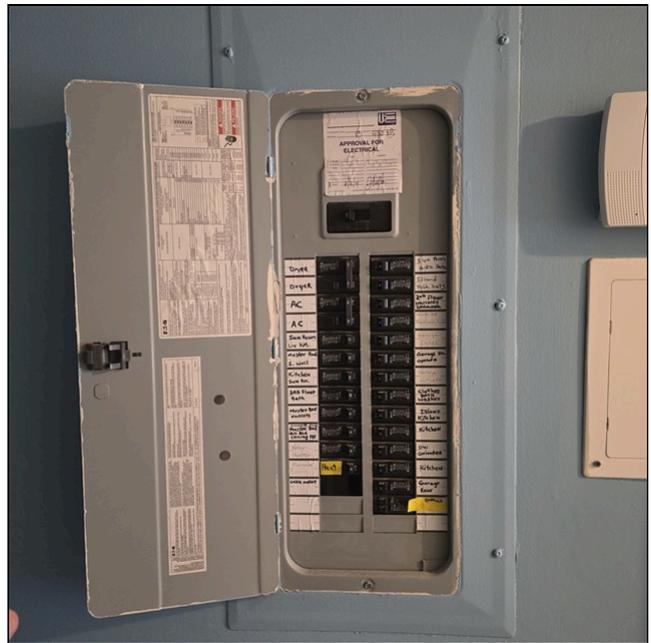
8.1 Item 1 (Picture)



8.1 Item 2 (Picture)



8.1 Item 3 (Picture)



8.1 Item 4 (Picture)



8.1 Item 5 (Picture)



8.1 Item 6 (Picture)

8.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

Comments: Inspected

Although older homes were not required to have arc fault protection for breakers for several different areas of home, you may want to consider having them installed. Arc fault protection can prevent possible safety/fire hazards in the electrical panel. I recommend consulting with a licensed electrician and adding where needed, recommended and/or required. This is for your information.

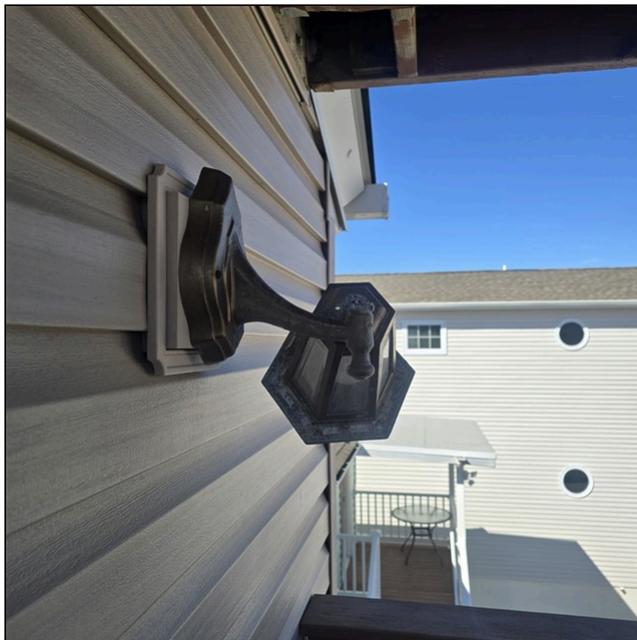
8.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Inspected

(1) Two exterior light fixtures were observed to be loose and hanging from the wall. Repair or secure as needed to ensure proper mounting and safe operation.

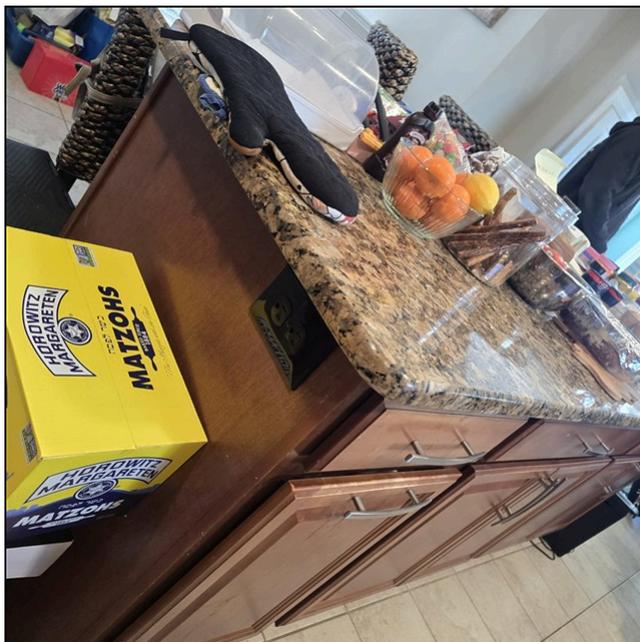


8.3 Item 1 (Picture)



8.3 Item 2 (Picture)

(2) There is an outlet on the side of the kitchen island. A child can pull a wire plugged into this location and be injured. I recommend not using this plug and or removal of the plug.



8.3 Item 3 (Picture)

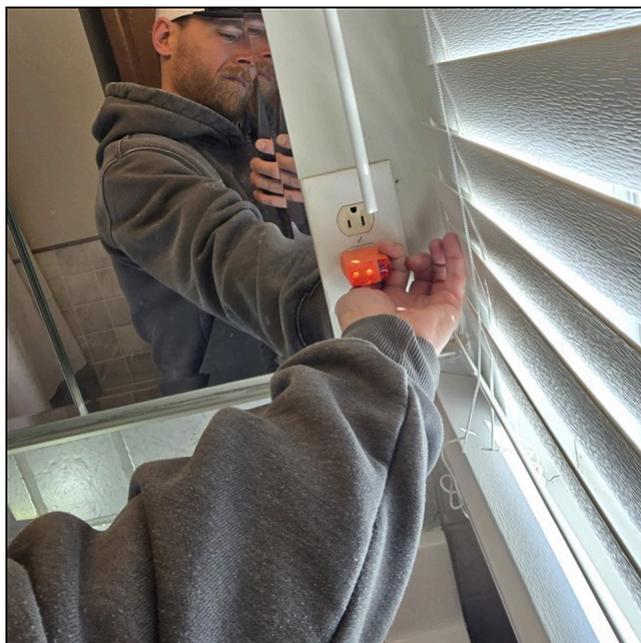
8.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Comments: Inspected

No Ground Fault Circuit Interrupter (GFCI) protection of the home's (see photograph(s) below for locations) electrical outlets was provided in the home at the time of inspection. I suggest having a licensed contractor installed GFCI protected outlets in this/these area(s) for safety.

GFCI stands for Ground Fault Circuit Interrupter, which is an electrical safety device that can protect

people from electrical shocks. It works by monitoring the flow of electrical current through a circuit, and it can detect when there is an imbalance in the current, which can be caused by a ground fault. When a ground fault is detected, the GFCI quickly shuts off the power to the circuit to prevent electrical shock.



8.4 Item 1 (Picture) upstairs bathroom.

8.5 Smoke Detectors and Carbon Monoxide Detectors

Comments: Not Inspected

The home was not inspected for fire and carbon monoxide tester as it is outside the scope of the NJ Standards of Practice.

It is recommended to replace smoke detectors and carbon monoxide detectors immediately before moving into home even if detectors are newer to ensure they are in proper working order. It is also recommended to replace smoke and carbon monoxide detectors at least every 10 years. I recommend a qualified contractor check the dates on each of the units and test the units on a regular basis. Be sure to have the proper smoke detectors, carbon monoxide detectors, and fire extinguishers placed throughout the house as recommended by the manufacturer. These products save lives.

8.6 Other

Comments: Not Inspected

The security system is outside the scope of the home inspection. I suggest contacting the seller or having the system fully evaluated by a home security specialist.



8.6 Item 1 (Picture)

8.7 Limitations.

Comments: Not Inspected

ELECTRICAL DISCLAIMER

The electrical system of the home was inspected and reported on based on the components that were readily accessible and visible at the time of the inspection. We are limited to what can be seen without dismantling or invasive testing, and we cannot inspect wiring concealed behind walls, ceilings, or finishes.

Outlets, switches, and fixtures were tested only where accessible. Devices located behind furniture, appliances (such as refrigerators), or in otherwise obstructed areas were not inspected. Outlet covers were not removed, and wiring inside junction boxes was not evaluated.

The inspection does not include flipping breakers, testing overcurrent protection devices, or identifying which circuits feed specific areas of the home. Electrical tracing, load calculations, and the inspection of low-voltage or ancillary systems are beyond the scope of a standard home inspection.

Any safety concerns or potential defects mentioned in this report should be addressed by a licensed electrician as soon as possible. These items may pose a safety risk and should be resolved prior to occupancy or continued use.

Electrical systems are sometimes modified over time, and those modifications may not have been completed under permit or inspected by local authorities. It is recommended that buyers verify with the seller and/or local building department whether any recent electrical work was performed and if it was properly permitted and inspected.

9. Built-In Kitchen Appliances

APPLIANCES OVERVIEW

The kitchen appliances were inspected to evaluate their basic operation and condition at the time of the inspection. Only permanently installed appliances were inspected, and testing was limited to normal, user-accessible operation. This inspection is not a comprehensive performance test and does not guarantee future operation.

The inspector is required to observe and operate the basic operation of permanently installed appliances including the dishwasher, range, cooktop, oven, trash compactor, garbage disposal, ventilation equipment or range hood, and the built-in microwave oven. Appliances are operated using standard controls when accessible and when the units are not already in use or shut down.

The inspector is not required to observe the operation of clocks, timers, self-cleaning features, or thermostats for calibration or automatic operation. Non built-in or portable appliances, as well as refrigerators or standalone freezers, are not included in the inspection.

The inspector is not required to operate appliances that are already in use or shut down at the time of inspection. Appliances are not moved during the inspection, and components such as water lines, gas connections, or ventilation systems located behind or beneath the appliances are not visible or evaluated.

Clients are encouraged to consult the seller regarding the age, maintenance history, and warranty status of all appliances. Final confirmation of full appliance operation should be performed during the final walkthrough prior to closing.

Items

9.0 Dishwasher

Comments: Inspected

The dishwasher was tested and operational during the time of inspection.



9.0 Item 1 (Picture)

9.1 Ranges/Ovens/Cooktops

Comments: Inspected

The stove was operational. Anti tip bracket was present.



9.1 Item 1 (Picture)

9.2 Range Hood (s)

Comments: Not Present

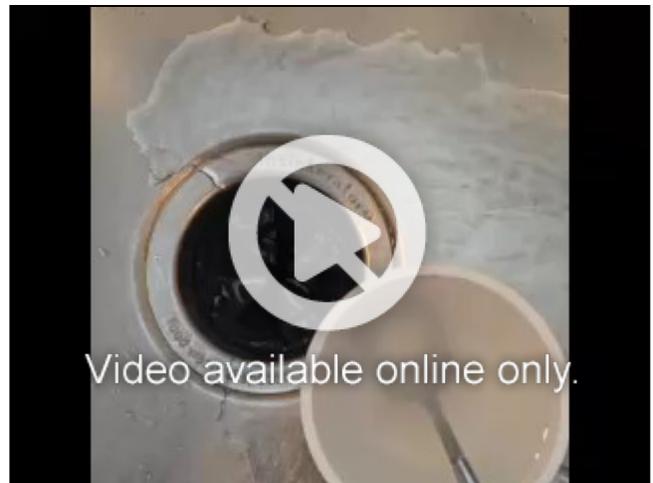
9.3 Food Waste Disposer

Comments: Inspected

The food waste disposer was operational during the time of inspection.



9.3 Item 1 (Picture)



9.3 Item 2 (Video)

9.4 Microwave Cooking Equipment

Comments: Inspected

The microwave was operational.



9.4 Item 1 (Picture)

9.5 Refrigerator

Comments: Inspected

The refrigerator was operational during the time of inspections.



9.5 Item 1 (Picture)

APPLIANCE DISCLAIMER

The kitchen appliances were inspected using standard controls to evaluate basic operation only. Each appliance was turned on or activated, where possible, to confirm that it responded during a brief and limited inspection. Appliances were not tested in every available mode, cycle, or setting.

This inspection does not evaluate performance under load, energy efficiency, or advanced features such as self-cleaning cycles, programmable settings, or internal temperature regulation. Appliances are not moved during the inspection, and components behind or beneath them-including gas, water, and electrical connections-are not visible or inspected.

The inspector does not determine the age of appliances, review model or serial numbers, or verify manufacturer specifications. Only readily accessible, permanently installed appliances are included in this inspection. Portable appliances and refrigeration units are excluded.

Photographs of the appliances are included in the report for documentation. These images serve to confirm what was present and observed at the time of the inspection. Clients are advised to confirm full appliance operation during the final walkthrough and consult the seller regarding maintenance history, age, and warranty coverage.

10. Garage

GARAGE OVEVIEW

The garage was inspected as part of the general home inspection to evaluate the condition and safety of visible, readily accessible components. The inspection included a visual assessment of the structure, overhead doors, automatic door openers, floor surfaces, wall and ceiling coverings, and other installed features as they relate to the overall integrity and safety of the space.

The home inspector is required to observe the operation of garage doors and associated automatic openers, including the functionality of manual controls and automatic safety reversal systems when present and accessible. Floors, walls, ceilings, and structural components within the garage are visually inspected, along with electrical receptacles, lighting, and ventilation where applicable.

Special attention is given to the presence and condition of fire separation between the garage and any adjoining living spaces, which may include fire-rated doors, sealed wall and ceiling penetrations, and appropriate drywall materials. These features are essential for reducing fire spread and increasing occupant safety.

The inspection is limited to components that are visible and accessible at the time of the inspection. Stored items, vehicles, or construction materials may restrict access to certain areas. The inspector does not determine code compliance, perform destructive testing, or evaluate mechanical systems such as heating, plumbing, or specialty shop equipment unless they are part of the primary home systems.

Any concerns related to structural issues, fire safety, or mechanical door operation are noted in the report. Further evaluation by a qualified contractor may be recommended where conditions cannot be fully assessed.

Styles & Materials

Garage Door Type:

One automatic

Garage Door Material:

Metal

Items

10.0 Garage Ceilings

Comments: Inspected

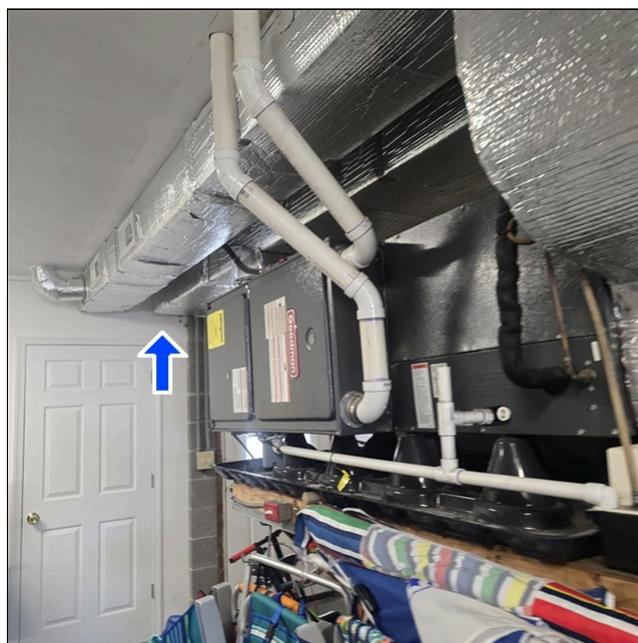
10.1 Garage Fire Proofing/Seperation

Comments: Inspected

Some areas were observed where fire could potentially travel from the garage to the living space. Recommend fireproofing these sections as a precaution to improve separation and safety.



10.1 Item 1 (Picture)



10.1 Item 2 (Picture)

10.2 Exterior Walls

Comments: Inspected

10.3 Garage Floor

Comments: Inspected

10.4 Garage Windows

Comments: Not Present

10.5 Garage Electric

Comments: Inspected

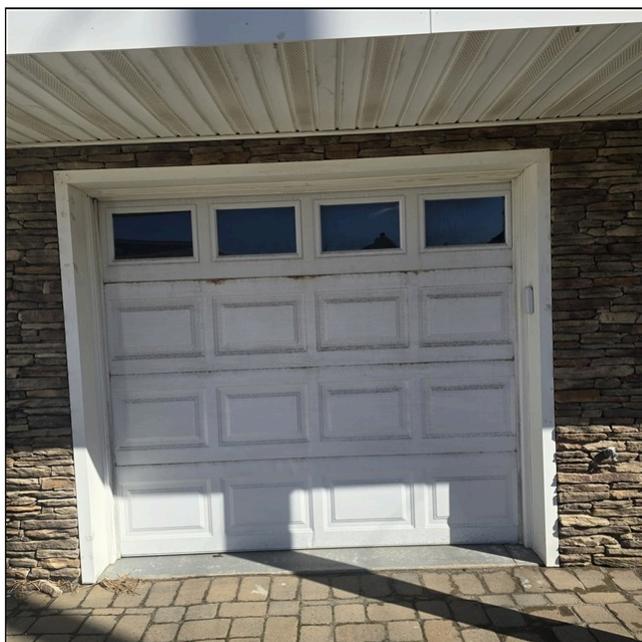
10.6 Garage Door leading into the Home

Comments: Inspected

10.7 Garage Door (To exterior)

Comments: Inspected

The metal garage door exhibited areas of rust and corrosion. Flaking paint was also observed and may contain lead. Have the door further evaluated and repainted to help prevent further deterioration and prolong its serviceable life. Use caution when disturbing painted surfaces.



10.7 Item 1 (Picture)



10.7 Item 2 (Picture)



10.7 Item 3 (Picture)



10.7 Item 4 (Picture)

10.8 Limitations:

Comments: Not Inspected

The complete inspection of the property is limited by furnishings and personal items in place at the time of the inspection. These items may cover hidden defects. I recommend a careful and thorough walk-through prior settlement once these personal items have been removed to inspect areas that were unable to be seen at the time of the inspection.

GARAGE DISCLAIMER

The garage was inspected based on visible and readily accessible components at the time of the inspection. This is a visual, non-invasive evaluation and does not include dismantling or destructive testing. Finishes, coverings, or stored items may have limited the inspector's view of some areas.

The inspector does not determine building code compliance, fire resistance ratings, or perform testing on specialized mechanical equipment located in the garage. Wall and ceiling coverings are not removed to verify the presence or rating of fire-resistant materials. Electrical, heating, or plumbing systems located in the garage are only inspected if they are part of the primary systems serving the home and are readily accessible.

If any concerns are noted in this section, or if the report recommends further evaluation of fire separation or structural components, it is strongly advised that a qualified contractor assess the area to ensure safe and proper conditions are present.

Repair/Replace Summary

Master Building Inspections

70 Church Rd
Flemington NJ 08822
6095577722
MBINJ.com

Customer
Susan Green

Address
75 West Amazing Life Steet
Near the Beach NJ 08540

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. Exterior

1.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, and Applicable Railings

Inspected

(3) An additional elevated deck was observed above the rear deck, located over a roof surface. Safe access was not available. This deck appears to be installed over an asphalt shingle roofing surface and also supports a roof deck above.

The deck was observed to be in poor condition. Mechanical connections were rusted and deteriorated, and the walking surface and associated roofing materials were in poor condition.

The client provided an aerial image of the home showing that the structure previously consisted of a deck over a roof surface with an additional higher deck above it. The highest section has since been removed; however, portions remain, including deck boards that are now acting as a roof surface to some degree. This configuration is improper and increases the risk of water intrusion and structural concerns.

This condition is unsafe. Recommend removal or full replacement of this deck.



1.3 Item 14 (Picture)



1.3 Item 15 (Picture)



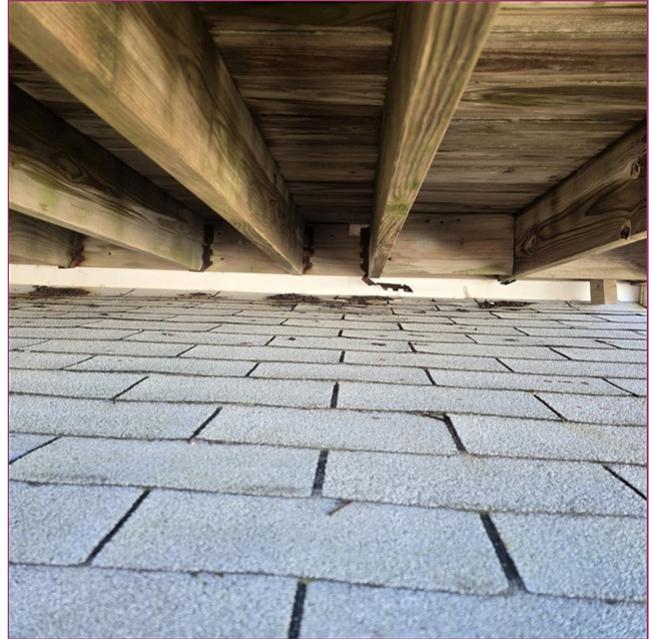
1.3 Item 16 (Picture)



1.3 Item 17 (Picture)



1.3 Item 18 (Picture)



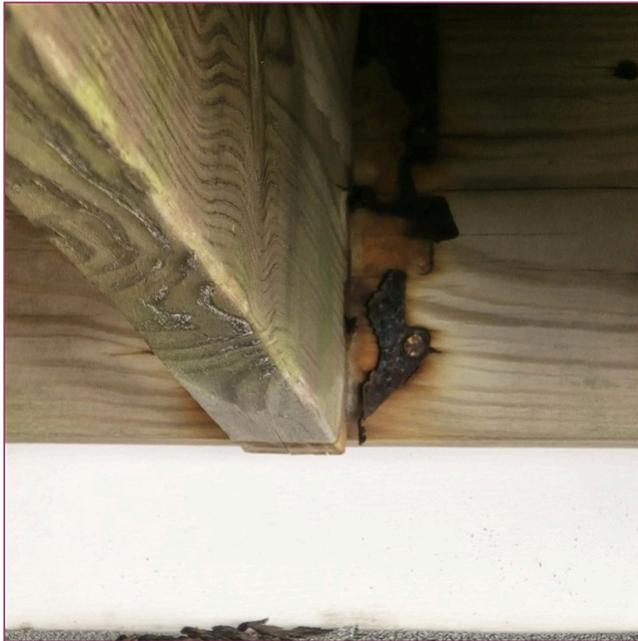
1.3 Item 19 (Picture)



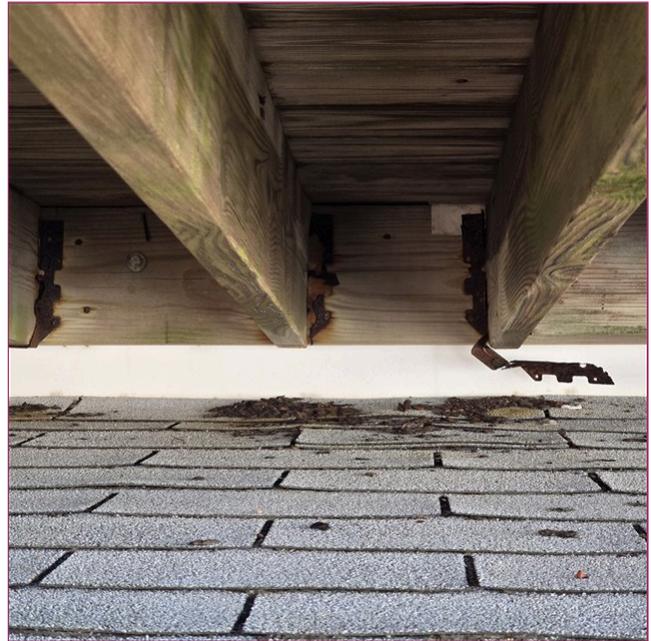
1.3 Item 20 (Picture)



1.3 Item 21 (Picture)



1.3 Item 22 (Picture)



1.3 Item 23 (Picture)



1.3 Item 24 (Picture)



1.3 Item 25 (Picture)



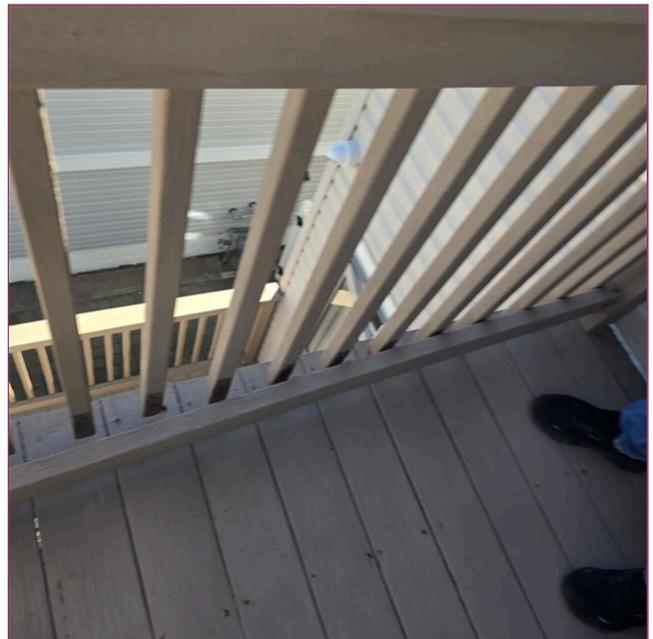
1.3 Item 26 (Picture)



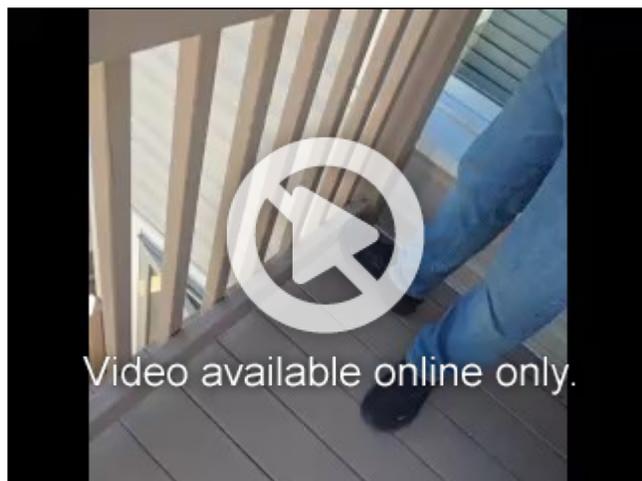
1.3 Item 27 (Picture)



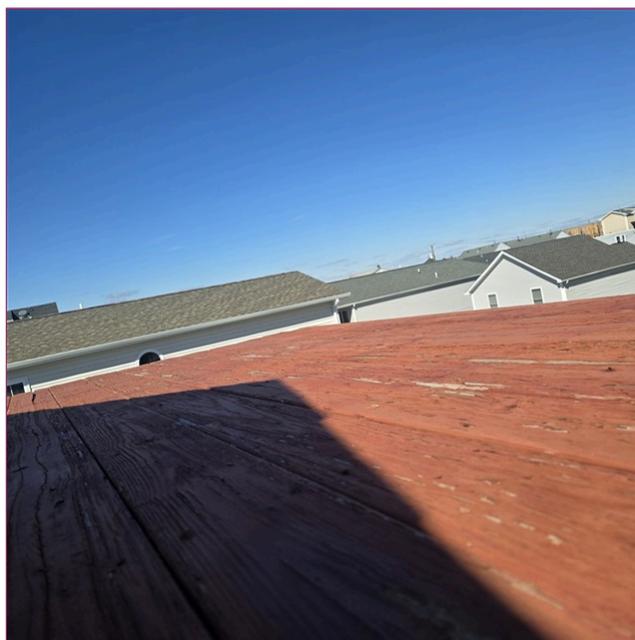
1.3 Item 28 (Picture)



1.3 Item 29 (Picture)



1.3 Item 30 (Video)



1.3 Item 31 (Picture)

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

Inspected

(3) Openings consistent with vents or drains were observed at the base of the foundation. The home appears to have been elevated at some point to raise the living space above the flood line. These openings are typically intended to allow for water movement and pressure equalization in flood conditions.

At the time of inspection, several of these vents were obstructed by foam insulation boards and covers, and no metal grates were observed. Obstruction of these openings may limit proper function during flood events. The neighboring property was observed to have more frequent vent openings.

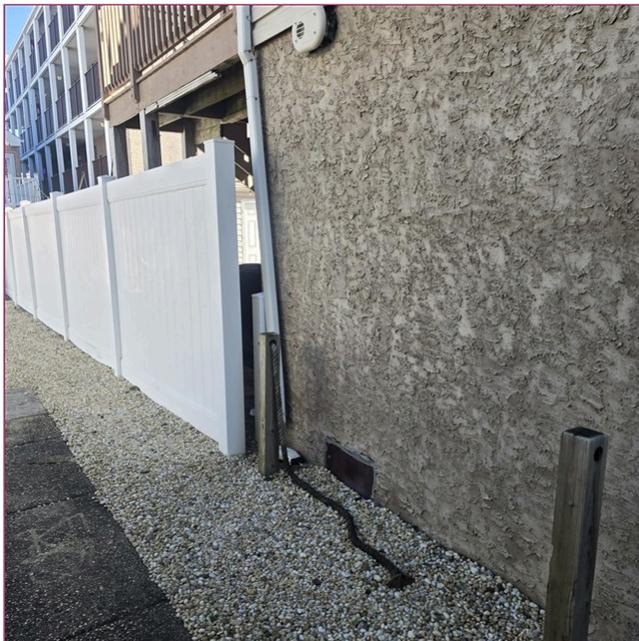
These openings are often subject to FEMA flood vent requirements. The inspector is not familiar with specific FEMA compliance requirements. Recommend further evaluation and confirmation that the installation meets applicable FEMA requirements, and optimize the number, placement, and condition of these vents/drains as needed.



1.4 Item 2 (Picture)



1.4 Item 3 (Picture)



1.4 Item 4 (Picture)



1.4 Item 5 (Picture)

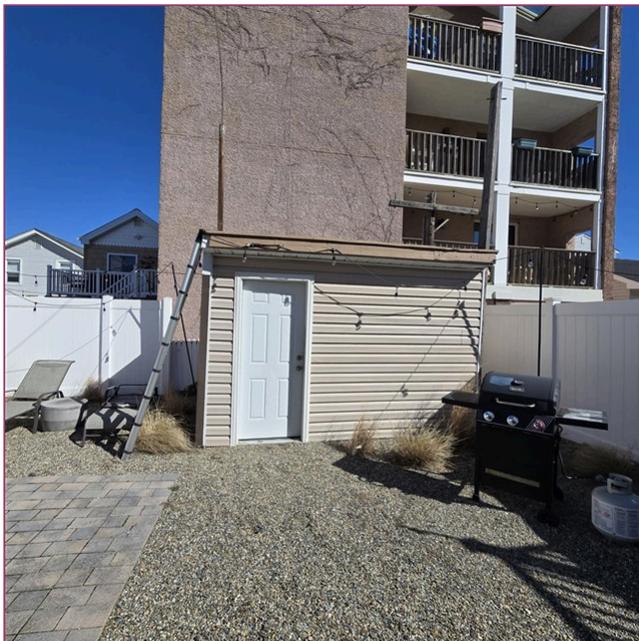


1.4 Item 6 (Picture) may need additional vents.

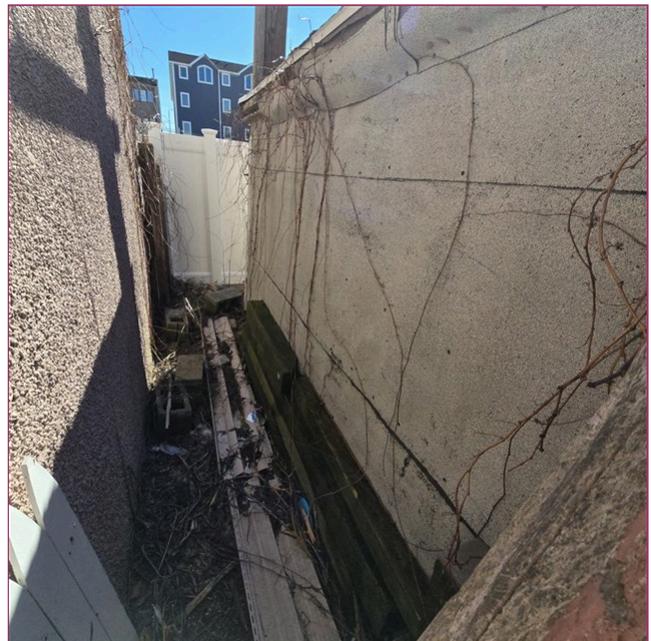
1.6 Other

Not Inspected

The shed was observed to be in poor condition. The rolled roofing material was worn, and the exterior cladding showed deterioration. The interior framing was obstructed by installed OSB panels, limiting inspection. The shed appears to be built directly on grade. Recommend repairs or replacement as needed.



1.6 Item 1 (Picture)



1.6 Item 2 (Picture)



1.6 Item 3 (Picture)



1.6 Item 4 (Picture)



1.6 Item 5 (Picture)



1.6 Item 6 (Picture)

2. Roofing

2.0 Roof Coverings

Inspected

The main asphalt shingle roof was observed to be in fair to good condition. The ridge vent cap was damaged and should be repaired to help prevent moisture intrusion.

The roofing surface over the upper deck consisted of wood deck planks. These were observed to be worn and may require maintenance or replacement.

The shed roof was observed to be in poor condition, with exposed fiberglass present. Replacement is recommended.

The roofing surfaces over the front balcony and beneath the upper rear deck were observed to be older, with evidence of damage, exposed fiberglass, and active leaking in one or more locations. Recommend replacement of these smaller roofing sections. The rear deck will need to be removed to properly address the roofing beneath.



2.0 Item 1 (Picture)



2.0 Item 2 (Picture)



2.0 Item 3 (Picture)



2.0 Item 4 (Picture)



2.0 Item 5 (Picture)



2.0 Item 6 (Picture)



2.0 Item 7 (Picture)



2.0 Item 8 (Picture)



2.0 Item 9 (Picture)



2.0 Item 10 (Picture)



2.0 Item 11 (Picture)



2.0 Item 12 (Picture)



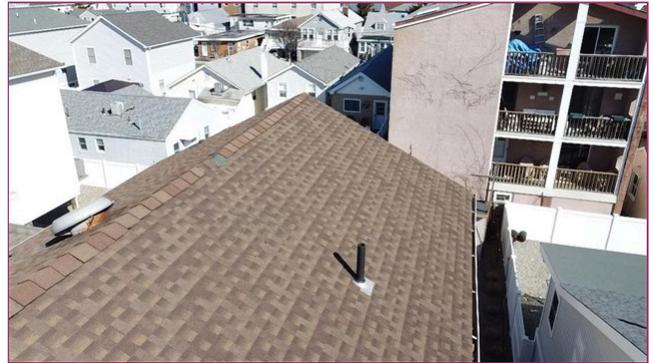
2.0 Item 13 (Picture)



2.0 Item 14 (Picture)



2.0 Item 15 (Picture)



2.0 Item 16 (Picture)



2.0 Item 17 (Picture)



2.0 Item 18 (Picture)



2.0 Item 19 (Picture)



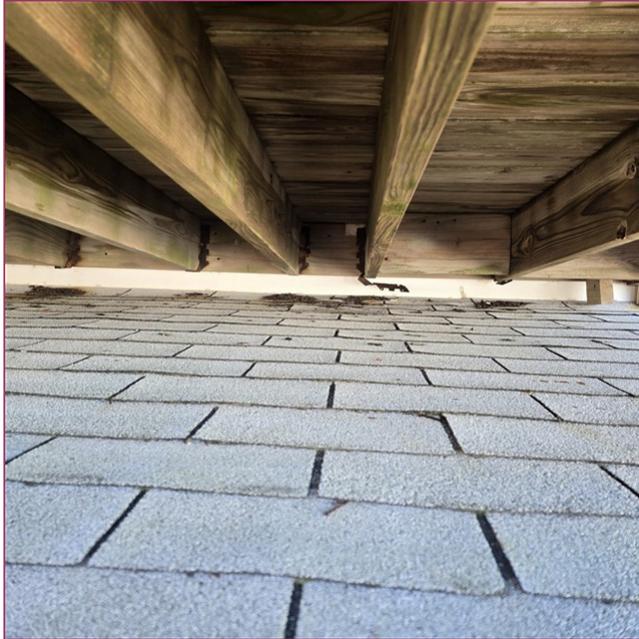
2.0 Item 20 (Picture)



2.0 Item 21 (Picture)



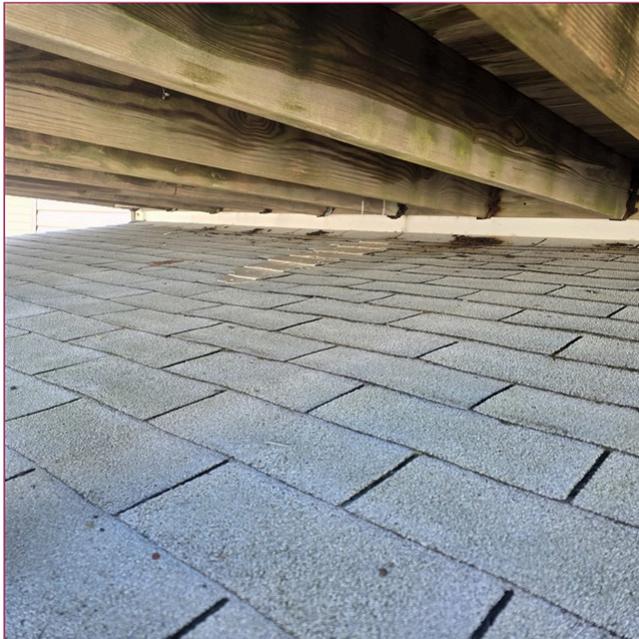
2.0 Item 22 (Picture)



2.0 Item 23 (Picture)



2.0 Item 24 (Picture)



2.0 Item 25 (Picture)



2.0 Item 26 (Picture)



2.0 Item 27 (Picture)



2.0 Item 28 (Picture)

4. Structural Components

4.2 Limitations

Not Inspected

Portions of the foundation at the rear of the dwelling were obstructed, as the utility closets in the garage were locked. This limited evaluation of the foundation in these areas.

Concealed conditions such as cracking, moisture intrusion, or structural concerns may be present and could result in costly repairs if not identified. Recommend gaining access and having these areas further evaluated prior to purchase.

5. Interiors

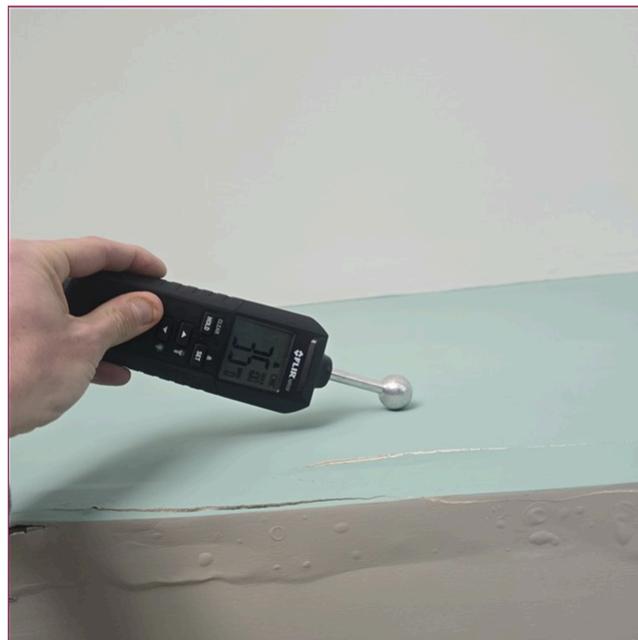
5.0 Ceilings and Walls

Inspected

An active leak was observed at the second-floor front section of the home. The headwall flashing appears to be failing, and the roof is older. Moisture testing with a non-destructive meter indicated elevated readings consistent with saturation. Concealed damage should be expected. Recommend further evaluation and repair as needed.



5.0 Item 1 (Picture)



5.0 Item 2 (Picture)



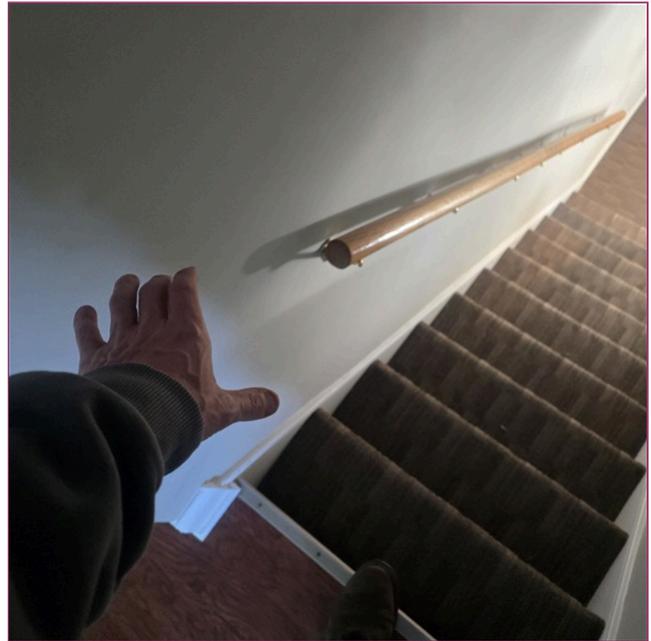
5.0 Item 3 (Picture)

5.2 Steps, Stairways, Balconies and Railings Inspected

(2) The handrail does not fully extend to the top floor, creating a safety hazard. Extend or modify the handrail to provide continuous support.



5.2 Item 2 (Picture)



5.2 Item 3 (Picture)

5.4 Doors (representative number)

Inspected

(1) The pull-down attic stairs were overextended, creating a potentially unsafe condition. Repair or adjustment is recommended to ensure proper operation and safe use.



5.4 Item 1 (Picture)

5.7 Other

Not Inspected

(4) I suggest checking with the local municipality in regards to egress for the 3rd floor and complying with local standards for safety. Proper egress saves lives.

(5) It is recommended a Lead evaluation be performed by a qualified lead contactor for safety. See ATTACHMENTS for more information and requirements.

This program implements the requirements of P.L. 2021, c. 182 for the period inspection of lead-based paint hazards in certain rental single-family, two-family, and multiple dwelling units.

Regulations for P.L. 2021, c. 182 are forthcoming and on July 18, 2022, proposed as [N.J.A.C. 5:28A](#). Public comment period ends September 16, 2022.

The method of inspection for each municipality is available here: [Municipal Listing - Visual and Dust Wipe Inspections](#)

To view the answers to all questions received during the DCA informational webinar series, click [HERE](#).

For more information, please see the Lead-Based Paint in Rental Dwellings Guidelines attached to this report as a PDF. See attachments.

What is lead and its associated hazards?

Lead is a toxic, naturally occurring element and heavy metal in our environment that was widely used in commercial products such as gasoline, paint, cosmetics, spices, and pottery. Lead exposure in children can cause nervous system and kidney damage, as well as learning disabilities, attention-deficit disorder, and decreased intelligence. It can also cause behavior, speech, and language problems, hearing damage, decreased muscle and bone growth, and poor muscle coordination.

How does one identify lead-based paint hazards?

Lead-based paint is usually not a hazard if it is in good condition, and the paint is not on an impact or friction surface, such as a window. Deteriorating lead-based paint (peeling, chipping, chalking, cracking, or damaged paint) is a hazard and needs attention. Lead dust can form when lead-based paint is scraped, sanded, or heated. Dust also forms when painted surfaces bump or rub together. Lead chips and dust can reside on surfaces and objects that people touch.

What are the requirements of municipalities under P.L. 2021, c. 182?

The law imposes an obligation on municipalities to perform or hire a certified lead evaluation contractor to perform inspections of certain single-family, two-family, and multiple rental dwellings for lead-based paint hazards every three years or upon tenant turnover where there is no valid lead-safe certification. Municipalities must permit dwelling owners/landlords to directly hire a certified lead evaluation contractor for this purpose.

What are the requirements of property owners under P.L. 2021, c. 182?

If lead-based paint hazards are identified, then the owner of the dwelling shall remediate the hazards through abatement or lead-based paint hazard control mechanisms. Property owners must also report all tenant turnover activity to the municipality. Lastly, property owners must provide a copy of N.J.A.C. 5:28A, any lead-safe certifications, and the accompanying guidance document, Lead-Based Paint in Rental Dwellings, to any prospective owners of the dwelling during the real estate transaction, settlement, or closing.

What dwellings are required to be inspected and what dwellings are exempt?

All single-family, two-family, and multiple rental dwellings must be inspected. The following dwellings are exempt:

Dwellings that were constructed during or after 1978.

Single-family and two-family seasonal rental dwellings which are rented for less than six-months duration each year by tenants that do not have consecutive lease renewals.

Dwellings that have been certified to be free of lead-based paint pursuant to N.J.A.C. 5:17-3.6(b).

Multiple rental dwellings that have been registered with the Department of Community Affairs for at least ten years and have no outstanding lead violations from the most recent cyclical inspection performed on the multiple dwelling under the "Hotel and Multiple Dwelling Law" (N.J.S.A. 55:13A-1).

This means that all multiple dwellings constructed prior to 1978 and registered with the Department for at least ten years that have a certificate of inspection issued by the Department of Community Affairs, Bureau of Housing Inspection, are exempt from this requirement.

A multiple dwelling that has been registered with the Department for at least ten years with an open inspection that has no violations for paint is also exempt from this requirement.

Dwellings with a valid lead-safe certificate issued pursuant to this law, P.L.2021, c.182. Lead-safe certificates are valid for two years from the date of issuance.

What is the periodic inspection procedure?

For dwellings located in a municipality in which less than three percent of children tested, six years of age or younger, have a blood lead level greater than or equal to five micrograms per deciliter, the inspection may be carried out through visual inspection.

For dwellings located in a municipality in which at least three percent of children tested, six years of age or younger, have a blood lead level greater than or equal to five micrograms per deciliter, the inspection must be carried out through dust wipe sampling.

All rental dwelling units required to be inspected must be inspected for lead-based paint within two years of the effective date of the law, July 22, 2022, or upon tenant turnover, whichever is earlier. This means that the first inspection must take place no later than July 22, 2024.

After the initial inspection, all units shall be inspected for lead-based paint hazards every three years, or upon tenant turnover, whichever is earlier. An inspection upon tenant turnover is not required if the owner has a valid lead-safe certificate. Lead-safe certificates are valid for two years. If the lead-safe certificate has expired, and there will be a tenant turnover, an inspection will be necessary before the three-year inspection.

In all scenarios, the next inspection should be scheduled three years from the date of issuance of the most recent valid lead-safe certification.

What is a visual assessment?

A visual assessment is an examination of all painted building components for deteriorated paint or visible surface dust, debris, or residue. The inspector should also look for paint chips or dust from painting activities that were not cleaned up and paint residue on floors.

What are dust wipe samplings?

Dust wipe sampling is collected by wiping a representative surface, including floors (both carpeted

and uncarpeted), interior windowsills, and other similar surfaces, and testing in accordance with a method approved by the United States Department of Housing and Urban Development (HUD). These samples must be undertaken properly to ensure that results are accurate.

What does interim controls mean?

Interim controls are a set of measures designed to reduce temporarily human exposure or likely exposure to lead-based paint hazards, including specialized cleaning, repairs, maintenance, painting, temporary containment, ongoing monitoring of lead-based paint hazards or potential hazards.

What does abatement mean?

Lead abatement is a set of measures designed to permanently eliminate lead-based paint hazards.

Who can perform lead evaluation?

The New Jersey Department of Community Affairs certifies lead evaluation contractors. The New Jersey Department of Health licenses individual lead inspectors and risk assessors.

Who can perform lead remediation work?

The New Jersey Department of Community Affairs certifies lead abatement contractors; the New Jersey Department of Health licenses individual lead abatement workers; the United States Environmental Protection Agency (EPA) certifies Renovation, Repair, and Painting (RRP) contractors. These firms are certified to perform RRP projects that address lead-based paint in homes.

What is required for municipal record keeping to be in compliance with the Act?

Municipalities must maintain a record of all dwellings subject to this Chapter which shall include up-to-date information on inspection schedules, inspection results, and tenant turnover. Municipalities must also maintain a record of all lead-safe certifications issued pursuant to this Chapter; any time a lead evaluation contractor performs the inspection, the lead evaluation contractor must provide a copy of any lead-safe certifications issued to the municipality. Finally, municipalities must maintain a record of all lead-free certifications issued pursuant to N.J.A.C. 5:17.

What investigations are required under the Act?

Municipalities are authorized to conduct investigations and issue penalties to enforce a property owner's failure to comply with the requirements of P.L.2021, c.182. If a municipality determines that a property owner has failed to comply with the requirements of this law, the property owner must be given 30 days to cure any violation by ordering the necessary inspection or by initiating remediation.

When a complaint is filed with the Department of Community Affairs, or of the Commissioner's own accord, the Commissioner is authorized to conduct investigations and issue penalties against a municipality for its failure to comply with the requirements of P.L.2021, c.182. The Department will give the municipality 30 days to undertake necessary inspections and provide proof in the form of valid lead-safe certifications or notification that lead-based paint hazards exist in a dwelling.

What are the penalties for failure to comply with the Act?

If the dwelling owner has not cured the violation within 30 days, the owner shall be subject to a penalty not to exceed \$1,000 per week until the required inspection has been conducted or remediation efforts have been initiated.

If the municipality has not cured the violation within 30 days, they shall be subject to a penalty not to exceed \$1,000 per week until the necessary action has been taken.

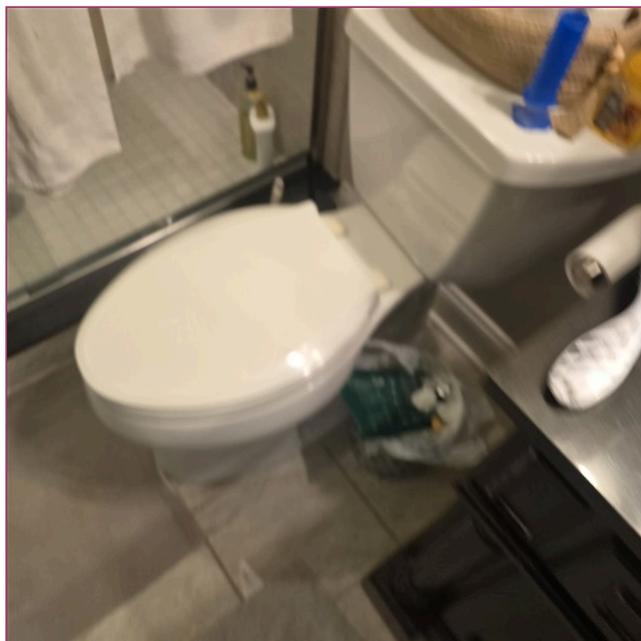
6. Plumbing System

6.1 Plumbing Drain, Waste and Vent Systems

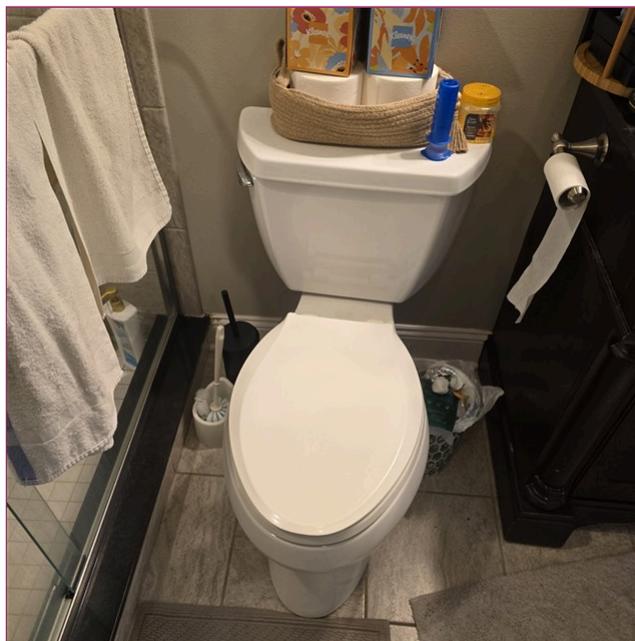
Inspected

(2) The toilet base is loose in the room(s) in the photographs below. A loose toilet can have several implications, including: Water leaks: If the toilet is not securely anchored to the floor, it can cause water to leak around the base of the toilet. This can cause damage to the surrounding flooring and even lead to mold growth. Unpleasant odors: If the toilet is not tightly sealed to the drainpipe, sewer gases can escape and cause unpleasant odors in the bathroom. Structural damage: A loose toilet can eventually cause damage to the surrounding flooring and subflooring. If left unrepaired, this can lead to costly repairs. Safety hazards: A wobbly toilet can be a safety hazard, especially for children or the elderly, who may be at risk of falling or slipping. Inefficient flushing: A loose toilet can result in inefficient flushing, which can lead to clogs and require more frequent cleaning. It is important to address a loose toilet promptly to prevent these potential problems and ensure the safety and functionality of your bathroom.

I recommend further evaluation to ensure no concealed damage is present. I recommend repairs as needed by a licensed professional.



6.1 Item 1 (Picture)



6.1 Item 2 (Picture)

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

Not Inspected

(3) The water heater was not accessible at the time of inspection, as two closets in the garage were locked. As a result, the age, condition, and overall installation of the unit could not be determined.

A high-efficiency sidewall vent was observed terminating at the rear of the home near the deck. While this vent is consistent with typical exhaust for a high-efficiency appliance such as a water heater or furnace, its exact source could not be confirmed. This type of vent discharges exhaust gases and moisture; use caution in this area.

Recommend having the water heater made accessible and fully evaluated prior to purchase to determine its age, condition, and any defects. Failure to do so may result in unexpected repair or

replacement costs.

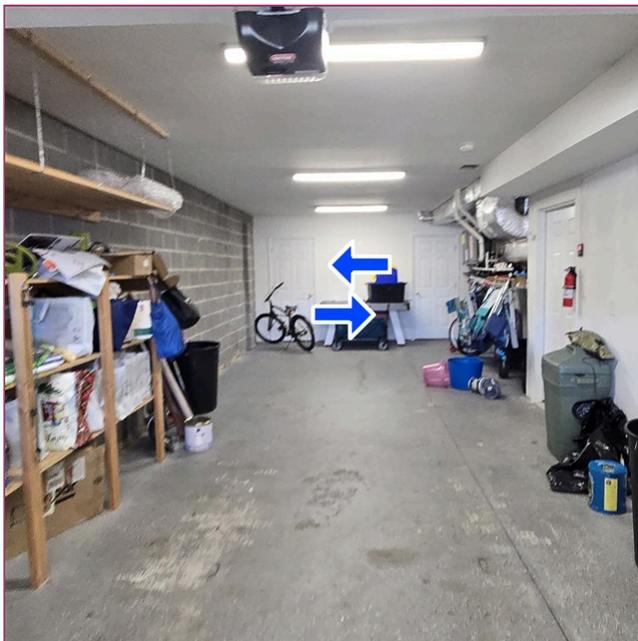


6.2 Item 1 (Picture)

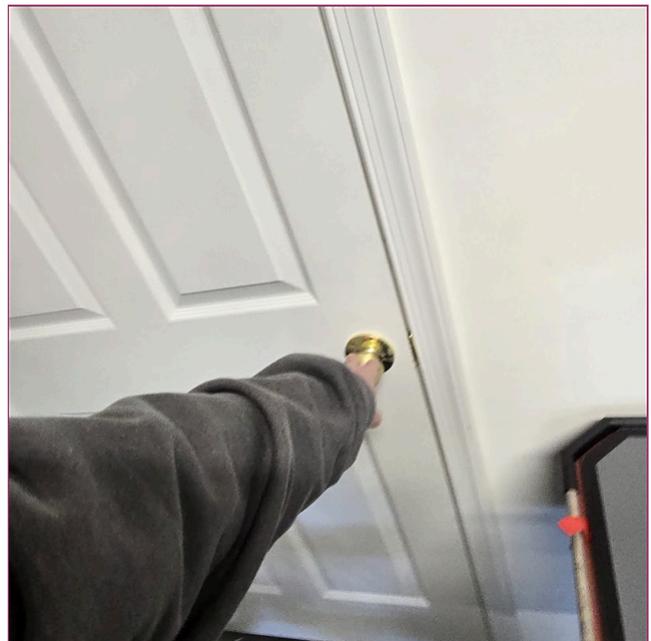
6.8 Limitations

Not Inspected

Plumbing components, including the waste piping, main water shut-off, and water heater, were not observed as the utility closets in the garage were locked. Failure to have these areas inspected prior to purchase may result in significant unexpected expenses. Recommend gaining access and having these areas fully inspected prior to purchase.



6.8 Item 1 (Picture)



6.8 Item 2 (Picture)

7. Heating / Central Air Conditioning

7.0 Heating Equipment

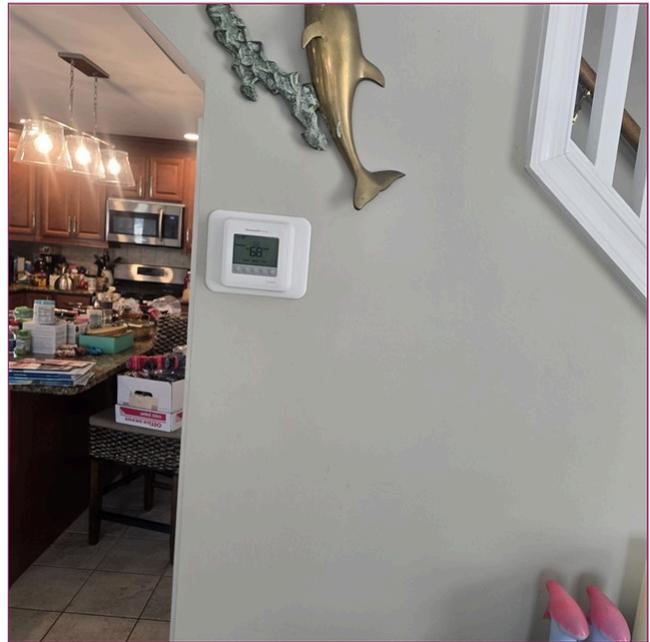
Inspected

The furnace was manufactured in 2013 and is located in the garage in an elevated position. Evidence of rust and corrosion was observed. Corrosion was noted beneath the vent connection, indicating a need for service.

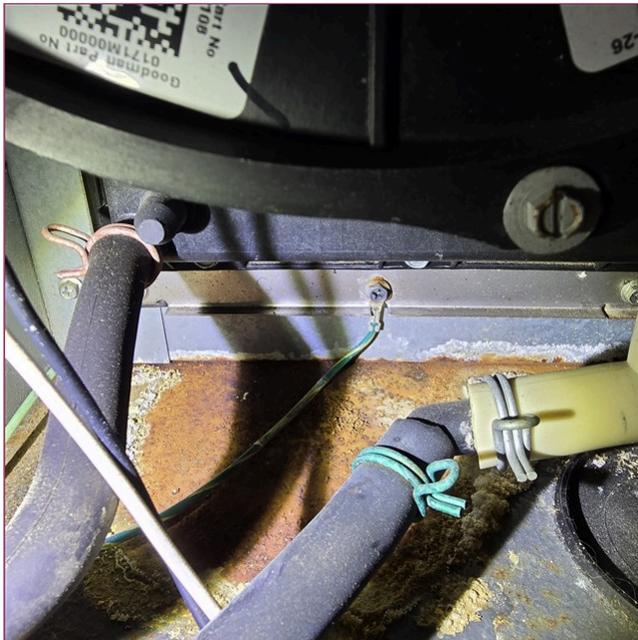
The system is in need of servicing. As a precaution, the heat exchanger should be evaluated. Similar furnaces typically have an estimated serviceable life of approximately 15 to 20 years under normal conditions. In coastal environments, the serviceable life is often reduced due to exposure to moisture and salt air. Based on the observed condition and age, budget for replacement.



7.0 Item 1 (Picture)



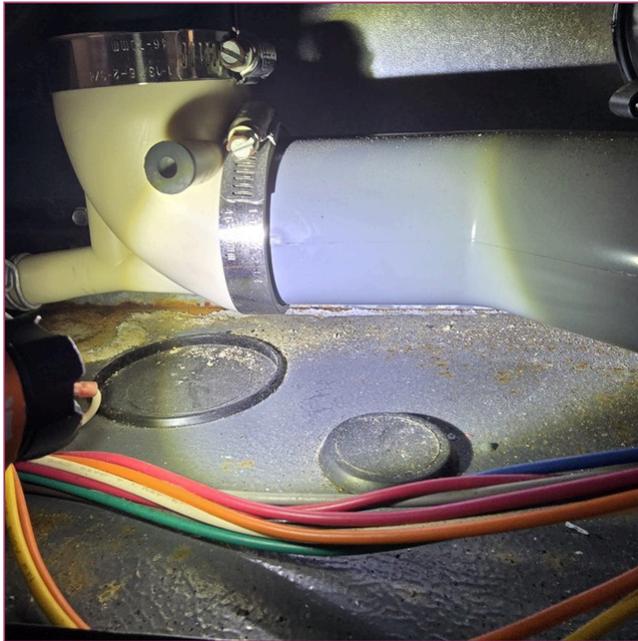
7.0 Item 2 (Picture)



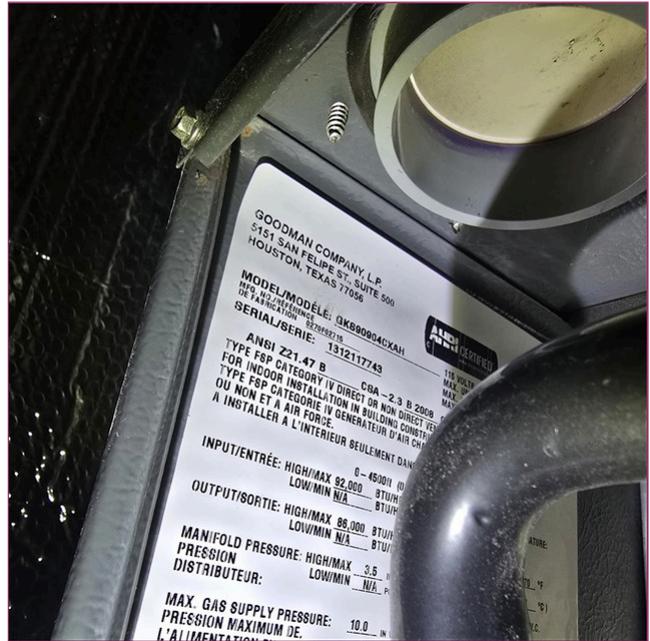
7.0 Item 3 (Picture)



7.0 Item 4 (Picture)



7.0 Item 5 (Picture)



7.0 Item 6 (Picture)



7.0 Item 7 (Picture)

7.5 Cooling and Air Handler Equipment or Exterior Unit for Heat Pump Inspected

The air conditioning condenser was manufactured in 2014 and was observed to be in poor condition. Significant corrosion was present, consistent with prolonged exposure to a coastal environment. The system was not tested due to outdoor temperatures being below 65 degrees at the time of inspection. Window air conditioning units were observed serving the upstairs bedrooms.

Based on the observed condition, the main system may require immediate replacement. Budget for replacement is recommended.

In coastal environments, air conditioning equipment is subject to accelerated deterioration due to salt air and moisture. Similar systems in these conditions typically have a reduced serviceable life compared to inland units. Routine maintenance, including regular cleaning, coil rinsing, and protective coatings, can help prolong equipment life. Equipment specifically designed for coastal or high-corrosion environments may also be considered for improved durability.



7.5 Item 1 (Picture)



7.5 Item 2 (Picture)



7.5 Item 3 (Picture)



7.5 Item 4 (Picture)



7.5 Item 5 (Picture)



7.5 Item 6 (Picture)

8. Electrical System

8.3 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

(2) There is an outlet on the side of the kitchen island. A child can pull a wire plugged into this location and be injured. I recommend not using this plug and or removal of the plug.



8.3 Item 3 (Picture)

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

Inspected

No Ground Fault Circuit Interrupter (GFCI) protection of the home's (see photograph(s) below for locations) electrical outlets was provided in the home at the time of inspection. I suggest having a licensed contractor installed GFCI protected outlets in this/these area(s) for safety.

GFCI stands for Ground Fault Circuit Interrupter, which is an electrical safety device that can protect people from electrical shocks. It works by monitoring the flow of electrical current through a circuit, and it can detect when there is an imbalance in the current, which can be caused by a ground fault. When a ground fault is detected, the GFCI quickly shuts off the power to the circuit to prevent electrical shock.



8.4 Item 1 (Picture) upstairs bathroom.

8.5 Smoke Detectors and Carbon Monoxide Detectors**Not Inspected**

The home was not inspected for fire and carbon monoxide tester as it is outside the scope of the NJ Standards of Practice.

It is recommended to replace smoke detectors and carbon monoxide detectors immediately before moving into home even if detectors are newer to ensure they are in proper working order. It is also recommended to replace smoke and carbon monoxide detectors at least every 10 years. I recommend a qualified contractor check the dates on each of the units and test the units on a regular basis. Be sure to have the proper smoke detectors, carbon monoxide detectors, and fire extinguishers placed throughout the house as recommended by the manufacturer. These products save lives.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every problem. Also because our inspection is essentially visual, latent defects could

exist. We can not see behind walls. Therefore, you should not regard our inspection as a guarantee, or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner you should expect problems to occur. Roofs will leak, basements will have water problems, and systems may fail without warning. We can not predict future events. For these reasons you should keep a comprehensive insurance policy current.

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Monitor/Evaluate Summary

Master Building Inspections

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Customer
Susan Green

Address
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Near the Beach NJ 08540

This summary contains recommendations for routine upkeep, monitoring, or evaluation by a professional of a system or component to keep it in proper functioning condition. 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. Exterior

1.1 Doors (Exterior)

Inspected

(2) Exterior back door was built at the same level as back deck/patio/porch. This can allow rain or overflow from gutters to penetrate door jam area causing damage to framing below. It is recommended to have a 4 inch step up from exterior doors to prevent this issue. This is not possible with out rebuilding the deck/patio/porch. I recommend further evaluation to determine if the flashing is present. If no flashing is present, have the contactor install a proper flashing or water sealant under at bottom door jam/transition can be sufficient.



1.1 Item 2 (Picture)

1.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, and Applicable Railings

Inspected

(2) The home has an elevated rear deck with stairs from the ground. The deck was observed to be in fair condition. The stairs have open risers; use caution. Mechanical connections exhibited some corrosion at fasteners, indicating age and exposure. Recommend maintenance and repairs as needed to help prolong the life of the deck.

One concern was noted with the deck framing. The floor boards are secured at the center of the deck to doubled floor joists, with a connection occurring between the ledger board and rim board within the deck plane. This configuration suggests that a portion of the deck load may be transferred through interior framing members rather than being fully supported at the ledger and outer beam as typically expected. This is an unconventional load path.

Recommend checking for permits and having the deck framing further evaluated to confirm proper structural design and support.



1.3 Item 7 (Picture)



1.3 Item 8 (Picture)



1.3 Item 9 (Picture)



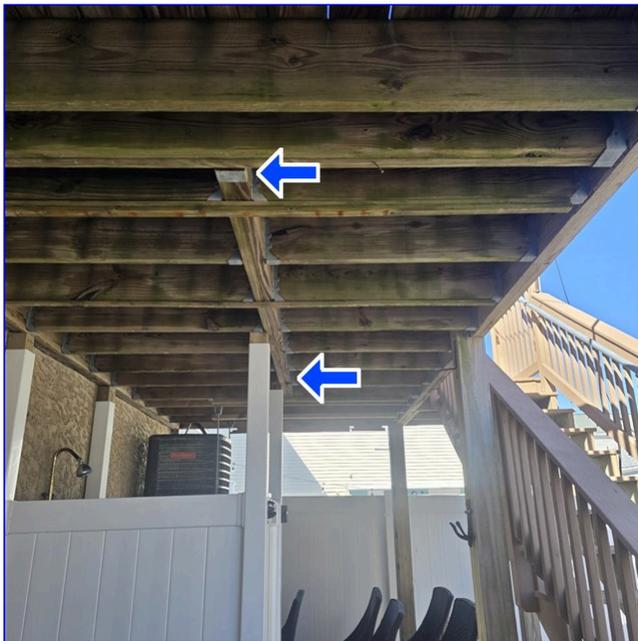
1.3 Item 10 (Picture)



1.3 Item 11 (Picture)



1.3 Item 12 (Picture)



1.3 Item 13 (Picture)

3. Insulation and Ventilation

3.0 Insulation in Attic

Inspected

The attic was floored over, which obstructed the view of most to all insulation. This limited evaluation of insulation levels and condition. Further evaluation is recommended as a precaution. Inadequate or unknown insulation may contribute to increased energy costs.



3.0 Item 1 (Picture)



3.0 Item 2 (Picture)



3.0 Item 3 (Picture)

3.1 Ventilation of Attic and Foundation Areas

Inspected

The attic ventilation consisted of gable vents and a thermostatically controlled fan. No ridge or soffit vents were observed. This configuration is considered inadequate.

Limited ventilation can lead to excessive heat and moisture buildup, which may contribute to reduced shingle life, condensation, mold growth, and decreased energy efficiency.

Recommend adding proper ventilation, such as soffit and ridge vents, to improve airflow and overall

attic performance.

3.2 Venting Systems (Kitchens, Baths and Laundry)

Inspected

We can not inspect the full length of a dryer vent during time of inspection. The dryer should be cleaned as a precaution as soon as possible. Dryer vent maintenance is important for several reasons, including: Fire prevention: One of the most important reasons to maintain your dryer vent is to prevent the risk of a fire. A clogged dryer vent can cause the dryer to overheat, which can lead to a fire. Energy efficiency: A clogged dryer vent can cause the dryer to work harder than it needs to, which can result in increased energy consumption and higher utility bills. Improved dryer performance: A clean dryer vent can improve the performance of your dryer, allowing it to dry clothes faster and more efficiently. Longer dryer lifespan: Proper dryer vent maintenance can help extend the lifespan of your dryer by reducing the strain on the machine and preventing mechanical issues caused by overheating. Indoor air quality: A clogged dryer vent can release dust, debris, and lint into the air in your home, which can negatively affect indoor air quality and potentially cause health issues. To maintain your dryer vent, it is important to regularly clean the lint trap after each load and clean the dryer vent at least once a year. This involves disconnecting the vent from the dryer and cleaning out any accumulated lint and debris. It is also important to ensure that the vent is properly installed and that there are no kinks or bends that could restrict airflow. By properly maintaining your dryer vent, you can help ensure the safety and efficiency of your dryer and prevent potential damage or fire hazards.

3.3 Ventilation Fans and Thermostatic Controls in Attic

Not Inspected

The attic fan was not tested as the temperature was too cool to initiate the fan. I suggest making the sure the fan is operational and safe when the exterior temperature is much warmer. The fans purpose is to aid in venting the hot attic air during warmer months. This helps the roof surface cooler which prolongs the life of the roof.



3.3 Item 1 (Picture)

5. Interiors

5.4 Doors (representative number)

Inspected

(2) The interior doors may have older paint that may contain lead, especially considering the age of the home. These doors are considered friction surfaces, and repeated opening and closing can create lead dust, posing a potential health hazard. Further evaluation or testing by a certified lead professional is recommended, particularly if the home will be occupied by young children or pregnant individuals.

5.7 Other

Not Inspected

(1) The home is a coastal property that has been elevated, likely due to potential flooding conditions. The bedrooms are located on the upper level, which increases the importance of emergency egress. The windows were tested and operated at the time of inspection; however, the elevated height presents an added safety concern in the event of an emergency.

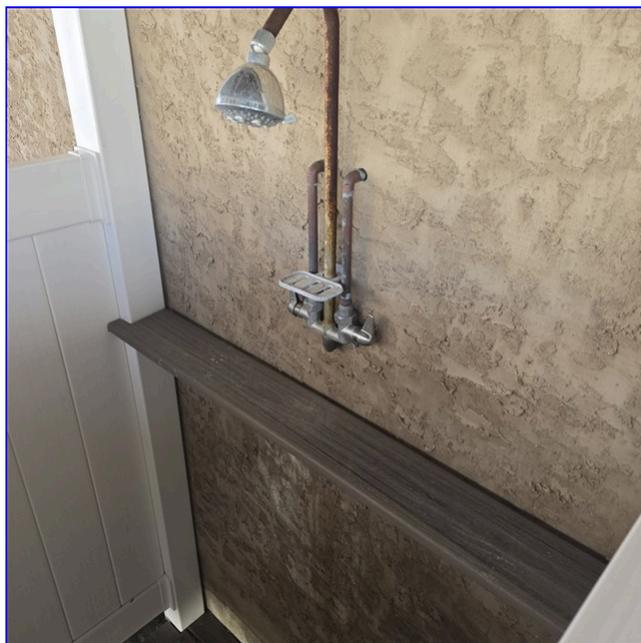
Consider implementing additional egress measures, such as emergency escape ladders or similar safety devices, to improve the ability to exit safely from these areas.

6. Plumbing System

6.0 Plumbing Water Supply, Distribution System and Fixtures

Inspected

(1) An exterior shower was present and appeared to be winterized at the time of inspection. The utility room in the basement was locked, and the internal plumbing components associated with this system were not inspected. Recommend further evaluation prior to purchase to confirm proper condition and to ensure no defects are present.



6.0 Item 1 (Picture)

(2) The shower pan had a line of sealant applied along a mortar joint, indicating a past repair. The utility room below was locked, which limited evaluation of this area. Further evaluation is recommended to ensure there are no active leaks or concealed damage.



6.0 Item 2 (Picture)



6.0 Item 3 (Picture)



6.0 Item 4 (Picture)

6.1 Plumbing Drain, Waste and Vent Systems

Inspected

(1) The main waste pipe from the home to the street or septic was not inspected unless sewer scoping services were specifically ordered and a signed agreement was in place. There is no way to confirm the condition of the underground lateral drain line without the use of a telescoping camera. You may want to consider having the line scoped by a licensed plumber to ensure it is clear, free of cracks or blockages, and in good condition. Undetected issues in the waste line can lead to backflow, which may cause significant interior damage and be costly to repair.

(3) We ran water in this home for a significant amount of time and did everything within the limits of a home inspection to ensure proper drainage exists. Although proper drainage existed during time of inspection, there is no way of knowing for sure or not the drain waste line is completely clear and in tact from the home to the street unless a telescoping camera is used. You may want to consider contacting a licensed plumber to ensure drain is clear and crack free. Back flow of drain lines can cause severe damage to interior components and be costly to fix.

6.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports,)**Not Inspected**

Many gas heated buildings were once heated with oil. When converted to natural gas these underground fuel storage tanks were never removed. The history of this property is not known to us, and we cannot determine if an abandoned underground oil storage tank remains on this property. We highly recommend that an oil tank sweep be conducted for a conclusive determination. Unknown or abandoned tanks are common place. A tank sweep is performed outward the exterior foundation with ground penetrating electronic tank detection equipment. It is possible that a tank may still be present somewhere on this property. Many homes constructed were initially heated with oil. After natural gas conversion tanks were forgotten about or never completely removed. Finding a tank after ownership can result in significant expenses for removal or cleanup to the new homeowner. The testing of an active heating oil tank or location of an abandoned heating oil tank is beyond the scope of this home inspection. We cannot guarantee that this property is tank free unless an oil tank sweep is performed and HIGHLY recommend you have a licensed professional oil tank scan specialist perform one.

7. Heating / Central Air Conditioning**7.7 Presence of Installed Heat Source in Each Room****Not Inspected**

I was unable to determine if all the rooms had heat supplied to them as the home was full of furniture and personal belongings. I highly suggest having the rooms check for heat supplies prior to purchase when the home is empty.

7.8 Limitations**Not Inspected**

(1) The temperature was under 65 F. The air conditioning was not tested as testing could damage the compressor to each exterior AC condenser. I highly recommend having a licensed HVAC company fully evaluate the air conditioning systems prior to use when the weather is above 65 F for at least 48 hours.

Running a condenser below 65 degrees F has implications such as:

Reduced Efficiency: Lower temperatures make the air conditioning system less efficient, leading to higher energy consumption and increased costs.

Icing of Coils: Moisture can freeze on the condenser coils, causing reduced airflow and potentially shutting down the system.

Compressor Damage: Extremely low temperatures can harm the compressor, potentially causing malfunctions or complete failure.

Decreased System Lifespan: Regular operation under 65 degrees F can accelerate component wear, requiring costly repairs or system replacement.

In summary, running a condenser below 65 degrees F reduces efficiency, causes coil icing, risks compressor damage, and shortens the system's lifespan. Consider system compatibility or alternative heating/cooling options in cold climates.

(2) The complete inspection of the property is limited by furnishings and personal items in place at the time of the inspection. These items may cover hidden defects. I recommend a careful and thorough walk-through prior settlement once these personal items have been removed to inspect areas that were unable to be seen at the time of the inspection. It is suggest to confirm a heat source in each room prior to purchase.

7.9 Other**Not Inspected**

It is recommended the heating and air conditioning equipment (if applicable) be evaluated and services regularly to prolong the life of the equipment. I suggest setting up a service plan with a local reputable HVAC company to service the home's HVAC equipment every season.

8. Electrical System

8.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels Inspected

(1) The integrity of the home's electrical ground could not be verified with a visual inspection. As a safety precaution, I highly recommend having a licensed electrician evaluate the ground and bonding to ground throughout the home to ensure it is safe and in working order.

It is impossible to verify the integrity of a home's electrical ground during a visual inspection because the electrical ground is typically concealed within the wiring and infrastructure of the house. The ground wire is connected to the electrical system's grounding electrode, which is usually buried or hidden within the walls, floors, or foundation of the home.

To accurately assess the integrity of the electrical ground, specialized equipment and testing methods are required, such as a ground impedance tester or a ground resistance meter. These tools measure the resistance of the ground connection and ensure that it meets the necessary safety standards.

Visual inspections can only provide limited information about the electrical system, focusing primarily on visible components such as outlets, switches, and panels. While a visual inspection may reveal some obvious issues, it cannot provide a comprehensive evaluation of the electrical ground's integrity.

(2) The integrity of the home's electrical ground could not be verified with a visual inspection. As a safety precaution, I highly recommend having a licensed electrician evaluate the ground and bonding to ground throughout the home to ensure it is safe and in working order.

It is impossible to verify the integrity of a home's electrical ground during a visual inspection because the electrical ground is typically concealed within the wiring and infrastructure of the house. The ground wire is connected to the electrical system's grounding electrode, which is usually buried or hidden within the walls, floors, or foundation of the home.

To accurately assess the integrity of the electrical ground, specialized equipment and testing methods are required, such as a ground impedance tester or a ground resistance meter. These tools measure the resistance of the ground connection and ensure that it meets the necessary safety standards.

Visual inspections can only provide limited information about the electrical system, focusing primarily on visible components such as outlets, switches, and panels. While a visual inspection may reveal some obvious issues, it cannot provide a comprehensive evaluation of the electrical ground's integrity.

8.6 Other Not Inspected

The security system is outside the scope of the home inspection. I suggest contacting the seller or having the system fully evaluated by a home security specialist.



8.6 Item 1 (Picture)

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every problem. Also because our inspection is essentially visual, latent defects could exist. We can not see behind walls. Therefore, you should not regard our inspection as a guarantee, or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner you should expect problems to occur. Roofs will leak, basements will have water problems, and systems may fail without warning. We can not predict future events. For these reasons you should keep a comprehensive insurance policy current.

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Improve/Upgrade Summary

Master Building Inspections

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Susan Green

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Near the Beach NJ 08540

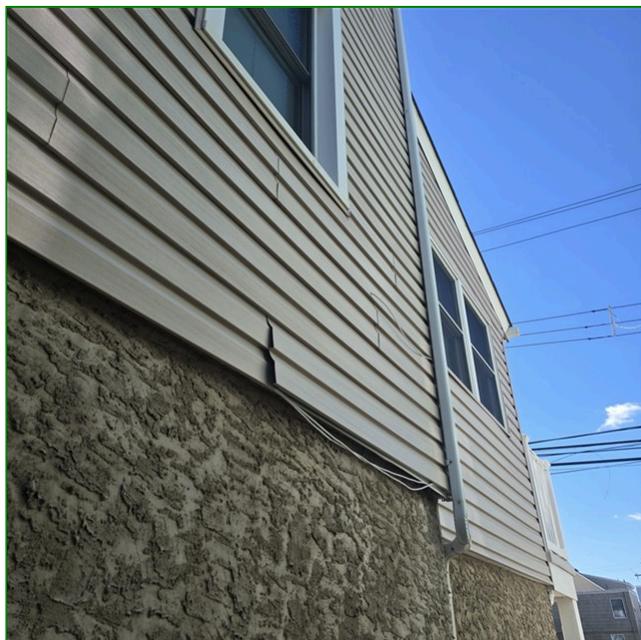
This summary contains recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Exterior

1.0 Wall Cladding and Trim

Inspected

One section of vinyl siding on the side of the home was observed to be loose. Repair as needed to ensure proper attachment and to help prevent moisture intrusion and wind damage.



1.0 Item 1 (Picture)

1.1 Doors (Exterior)**Inspected**

(1) Areas of the front door weatherstripping is damaged and/or missing. This can allow for loss of homes conditioned air increasing electric and gas bills. I recommend having a qualified contractor repair/replace damaged areas



1.1 Item 1 (Picture)

6. Plumbing System**6.2 Hot Water Systems, Controls, Chimneys, Flues and Vents****Not Inspected**

(1) A water heater has an estimated serviceable life is 8 to 10 years. Proper maintenance of your water heater is essential for both safety and to prolong the life of the equipment. Here are some maintenance tips:

Check the TPR Valve: The Temperature and Pressure Relief (TPR) valve is an important safety feature that prevents the water heater from exploding. Make sure the TPR valve is working properly by testing it once a year.

Drain the Tank: Over time, sediment can build up in the bottom of the tank, which can reduce efficiency and shorten the lifespan of the water heater. To prevent this, drain the tank once a year to remove the sediment.

Inspect the Anode Rod: The anode rod helps prevent rust and corrosion inside the tank. Check the anode rod once a year and replace it if it is worn out.

Check the Pressure Relief Valve: The pressure relief valve is another safety feature that prevents the water heater from exploding. Test the valve once a year to make sure it is working properly.

Insulate the Tank: Insulating the tank can help reduce heat loss and improve efficiency. Wrap the tank with an insulation blanket to help reduce energy costs.

Adjust the Temperature: Lowering the temperature of the water heater to 120°F can help reduce energy costs and prevent scalding.

Keep the Area Around the Tank Clear: Keep the area around the water heater clear of clutter to prevent fires and allow for proper ventilation.

By following these water heater maintenance tips, you can help ensure safety, prolong the life of the equipment, and save money on energy costs. If you're unsure about performing any of these maintenance tasks, it's always best to consult a licensed plumber.

(2) A water heater has an estimated serviceable life is 8 to 10 years. Proper maintenance of your water heater is essential for both safety and to prolong the life of the equipment. Here are some maintenance tips:

Check the TPR Valve: The Temperature and Pressure Relief (TPR) valve is an important safety feature that prevents the water heater from exploding. Make sure the TPR valve is working properly by testing it once a year.

Drain the Tank: Over time, sediment can build up in the bottom of the tank, which can reduce efficiency and shorten the lifespan of the water heater. To prevent this, drain the tank once a year to remove the sediment.

Inspect the Anode Rod: The anode rod helps prevent rust and corrosion inside the tank. Check the anode rod once a year and replace it if it is worn out.

Check the Pressure Relief Valve: The pressure relief valve is another safety feature that prevents the water heater from exploding. Test the valve once a year to make sure it is working properly.

Insulate the Tank: Insulating the tank can help reduce heat loss and improve efficiency. Wrap the tank with an insulation blanket to help reduce energy costs.

Adjust the Temperature: Lowering the temperature of the water heater to 120°F can help reduce energy costs and prevent scalding.

Keep the Area Around the Tank Clear: Keep the area around the water heater clear of clutter to prevent fires and allow for proper ventilation.

By following these water heater maintenance tips, you can help ensure safety, prolong the life of the equipment, and save money on energy costs. If you're unsure about performing any of these maintenance tasks, it's always best to consult a licensed plumber.

8. Electrical System

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

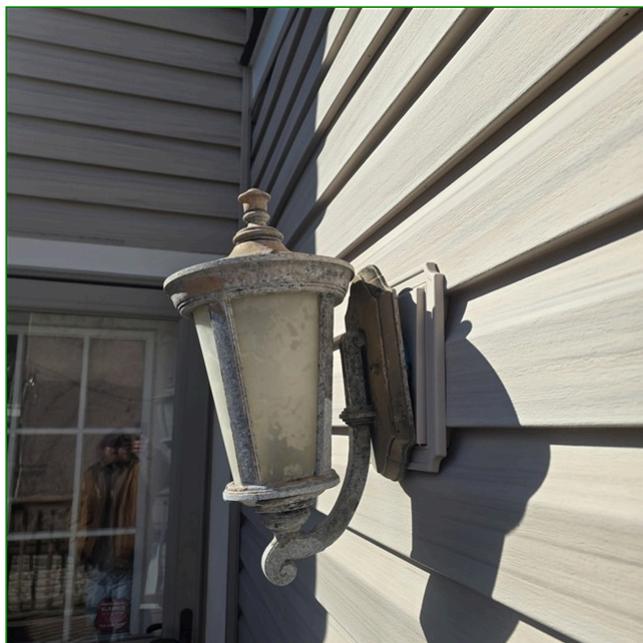
Inspected

Although older homes were not required to have arc fault protection for breakers for several different areas of home, you may want to consider having them installed. Arc fault protection can prevent possible safety/fire hazards in the electrical panel. I recommend consulting with a licensed electrician and adding where needed, recommended and/or required. This is for your information.

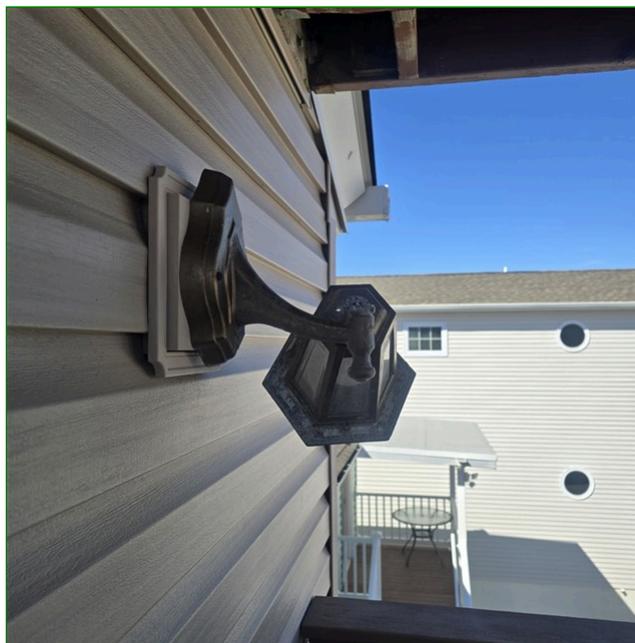
8.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected

(1) Two exterior light fixtures were observed to be loose and hanging from the wall. Repair or secure as needed to ensure proper mounting and safe operation.



8.3 Item 1 (Picture)



8.3 Item 2 (Picture)

10. Garage

10.7 Garage Door (To exterior)

Inspected

The metal garage door exhibited areas of rust and corrosion. Flaking paint was also observed and may contain lead. Have the door further evaluated and repainted to help prevent further deterioration and prolong its serviceable life. Use caution when disturbing painted surfaces.



10.7 Item 1 (Picture)



10.7 Item 2 (Picture)



10.7 Item 3 (Picture)



10.7 Item 4 (Picture)

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every problem. Also

because our inspection is essentially visual, latent defects could exist. We can not see behind walls. Therefore, you should not regard our inspection as a guarantee, or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner you should expect problems to occur. Roofs will leak, basements will have water problems, and systems may fail without warning. We can not predict future events. For these reasons you should keep a comprehensive insurance policy current.

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.

Master Building Inspections

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Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Lead Info](#)

[Lead Info](#)

[NPMA-33 Wood Destroying Insect Inspection Report](#)