

A-ALERT HOME INSPECTIONS

WWW.NJINSPECTORS.COM

**19 Water Street,
South River , NJ 08882**

Phone: 732-432-9101 -

THIS IS A SAMPLE REPORT NOT A FULL REPORT



Site Location:

Nice Ave.
Somewhere, NJ

Client:

Mr. Sample
Any Street
Any Town, NJ

Inspection Date: 6/3/2009
Inspection Time: 9:00:00 AM

Job Number: 546

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Summary

Exterior THIS IS NOT A FULL REPORT

The following opinion is based on an inspection of the visible portion of the exterior of the structure. If any conditions are listed a qualified contractor should correct them.

SIDING/TRIM:

Siding refers to the material forming the exterior walls. Masonry construction can perform structural as well as siding functions.

Siding:
Condition:

Brick
Cracks (major) --- Some cracks noted are more than what would normally be expected. This may indicate a structural problem. We recommend to have a qualified contractor further inspect, evaluate, and repair as needed.



Location: In the front of the home.

Rating: **Discussed** --- This was discussed at the inspection with the inspector.
Maintenance Required

WINDOWS:

Windows are an important part of the structure, gaining and losing more heat than any other element.

Type:
Condition:

Water trap --- There is a water trap [An area that will hold, cause water to enter, or flow toward the home.] Recommend to correct this condition to keep water flowing away from the home.



Comments: Location: At the base of two windows right front of the home.
This condition may be allowing water to enter behind the brick. There may be hidden damage. We recommend to have a qualified contractor evaluate and correct this condition.

Rating: Maintenance Required

Roof
THIS IS NOT A FULL REPORT
SAMPLE ONLY

This report is made on the basis of what was visible and accessible on the day of inspection. It is not a warranty of the roof system or of how long it may be watertight. If any conditions are listed a qualified contractor should correct them.

FLASHING:

Flashing is the material used to seal the junction of the main roof material and items such as chimneys or vents. It is also used where roof sections join (valleys). This is the most common area for leaks to occur.

Type:

Metal

Condition:

Open flashing --- Flashing appears to be open. Be sure to check and repair to help prevent leaks.

Comments: Improper Instillation was noted. Have this condition repaired by a professional.



Rating:

Location: In front of the home
Maintenance Required

Foundation / Structure THIS IS NOT A FULL REPORT SAMPLE ONLY

This inspection is based on observation of the visible portions of the foundation and structure. If any conditions are listed a qualified contractor should correct them.

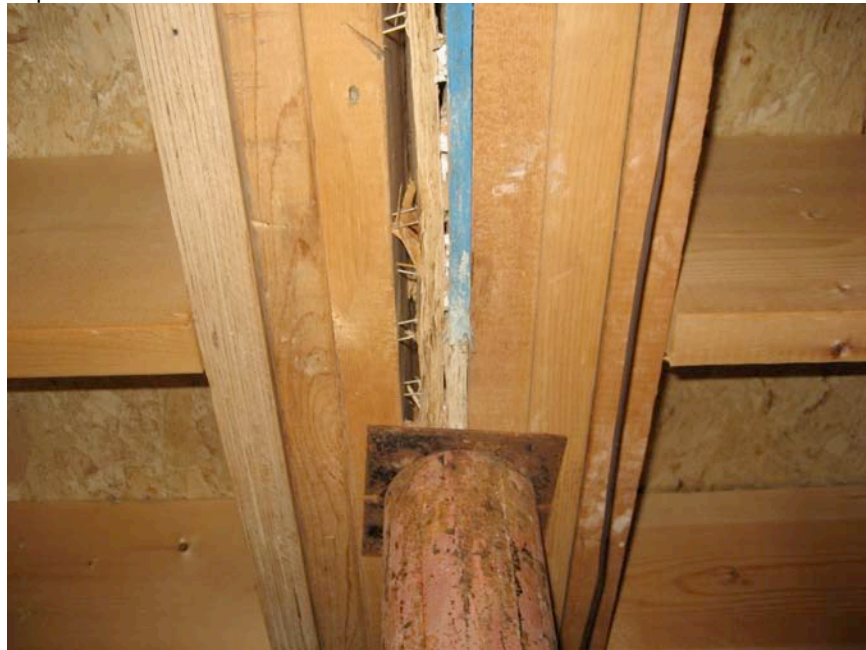
FOUNDATION: This is the support for the primary part of the structure. Therefore, it is very important that the proper material be used and installed. Ventilation is important in order to avoid excessive moisture and resulting structural damage.

Type: Basement
Condition: **Musty odor** --- The inspector detected a musty odor which indicates that moisture has been present. Eliminate the moisture source if possible.
Dehumidifier present --- A dehumidifier was noted. Be sure to keep a dehumidifier to help remove moisture from the air. Dehumidifiers are sometimes signs of moisture and/or condensation problems.
Rating: Marginal

Materials: Concrete
Rating: Acceptable

FLOORS: This section covers the floors, primarily in the areas of support and construction. Floor coverings are discussed in other sections.

Joist: Solid Wood
Rating: Acceptable
Beam:
Condition: **Poor bearing** --- Poor bearing surface was noted . This can cause framing to slip off the bearing surface resulting in damage to the structure. Repair is required.



Location: The left side in the basement.

Displacement --- Displacement was observed. This is do to erratic movement. The cause of misalignment should be investigated because it can be a sign of settling or sagging of the structure.



Location: The left side in the basement.

Contractor evaluate --- This condition can sometimes indicate a structural problem. Recommend a contractor to evaluate and repair as needed.
Maintenance Required

Rating:

Sub Floor: Plywood
Rating: Acceptable

Electrical SAMPLE REPORT ONLY

The following opinion is based on an inspection of the visible portion of the electrical system. If any conditions are listed a qualified electrician should correct them.

SERVICE: Exterior service up to and including the meter may be the responsibility of the local power company. If any problems are noted, contact them for repairs or questions.

Type: Overhead
Rating: Acceptable

Entrance Mat: Copper
Rating: Acceptable

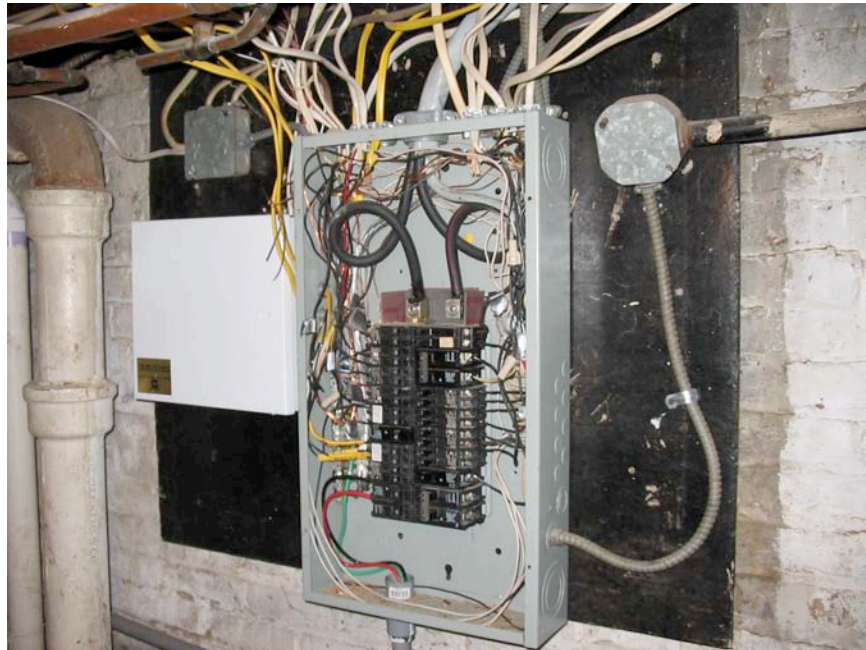
Ground: Water Line
Rating: Acceptable

Bond: Bonding Screw
Rating: Acceptable

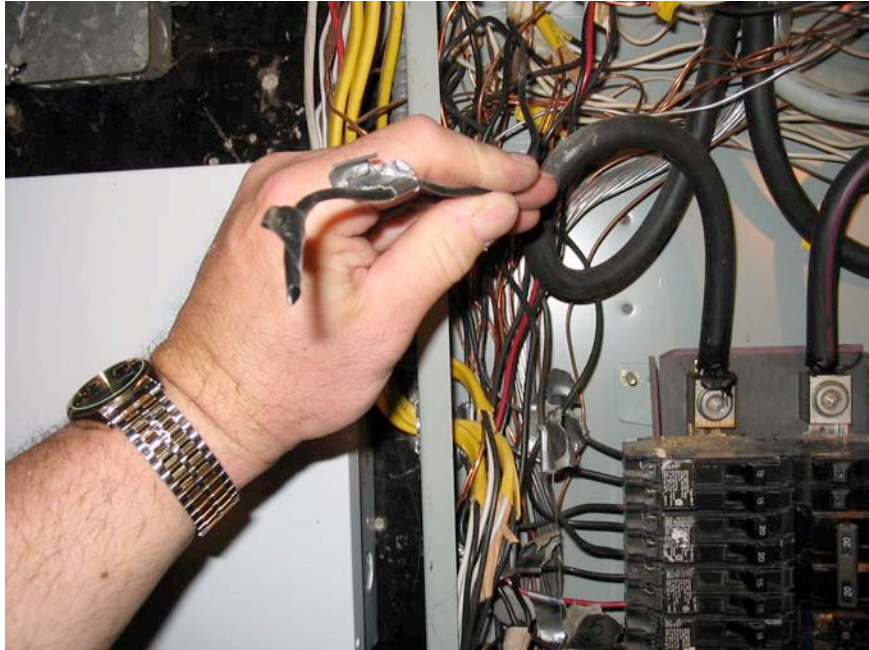
Amps: 150

MAIN PANEL: This is the main power supply panel. Become familiar with its location and study the circuit location markings if any.

Type: Breaker



Condition: **Abandoned wiring ---** The inspector observed abandoned wiring. It is recommended that this wiring be removed by a qualified person..



Main Panel



Sub Panel

Discussed --- This was discussed at the inspection with the inspector.

Rating: Hazardous
Location: Basement
Amp Rating: 150
Volts: 120/240

Heating / Fireplace SAMPLE REPORT ONLY

The heating system is one of the most important areas in the structure. Improper maintenance may cause uncomfortable heat and fuel bills can be excessively high. If any conditions are listed a qualified heat technician should correct them.

LOCATION: All heating equipment should be serviced annually.

Location: Basement
Rating: Acceptable

Age: (30) years old PLUS.

WARM AIR: Warm air systems heat air and distribute it to the living space via ductwork. These systems include gas and oil furnaces as well as heat pumps.

Furnace: Forced Air



Condition: **Dirty [heat unit]** --- The inspector feels that the heating equipment and or its components are dirty. Recommend to have a qualified person clean and service before closing.



Discussed --- This was discussed at the inspection with the inspector.
Rust/scaling heat exchange --- The inspector noted rust located at the bottom of the heating unit. The rust and or scaling may be from the heat exchange. We recommend to have the unit cleaned, inspected and serviced before the closing.



Budget to replace -- Heat unit --- In the inspectors opinion, the heating unit appears to be nearing the end of its life expectancy. Budget to replace.
Maintenance Required

Rating:

FUEL:

This section reports the type or types of fuel in use. Most equipment is designed for one type of fuel.

Fuel Type: Gas
Rating: Acceptable

Fuel Valve: at burner
Rating: Acceptable

Interior / Attic
NOT A FULL REPORT
SAMPLE ONLY

Cosmetic deficiencies may not be reported on unless they have an impact on habitation or have caused structural damage. If any conditions are listed a qualified contractor should correct them.

ATTIC: The attic is inspected (if possible) for roof support structure, and insulation.

Roof Framing: Rafters



Rating: Acceptable

Sheathing: Plywood



Rating: Acceptable

Insulation: Fiberglass

Condition: **Missing insulation** --- Insulation is missing. Recommend missing insulation be installed to lower heat loss.



Rating: Location: Right side of the attic.
Maintenance Required

Summary

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SAMPLE ONLY

Exterior

SIDING/TRIM

Siding

Brick

Condition: Cracks (major) - Some cracks noted are more than what would normally be expected. This may indicate a structural problem. We recommend to have a qualified contractor further inspect, evaluate, and repair as needed.

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Condition: Discussed - This was discussed at the inspection with the inspector.

Maintenance Required

WINDOWS

Type

Condition: Water trap - There is a water trap [An area that will hold, cause water to enter, or flow toward the home.]

Recommend to correct this condition to keep water flowing away from the home. Location: At the base of two windows right front of the home.

Comments: This condition may be allowing water to enter behind the brick. There may be hidden damage. We recommend to have a qualified contractor evaluate and correct this condition.

Maintenance Required

Roof

FLASHING

Type

Metal

Condition: Open flashing - Flashing appears to be open. Be sure to check and repair to help prevent leaks.

Comments: Improper installation was noted.

Have this condition repaired by a professional

Location: In front of the home

Maintenance Required

Foundation / Structure

FOUNDATION

Type

Basement

Condition: Musty odor - The inspector detected a musty odor which indicates that

moisture has been present. Eliminate the moisture source if possible.

Marginal

FLOORS

Beam

Condition: Poor bearing - Poor bearing surface was noted. This can cause framing to slip off the bearing surface resulting in damage to the structure. Repair is required.

Location: The left side in the basement.

Condition: Displacement - Displacement was observed. This is due to erratic movement. The cause of misalignment should be investigated because it can be a sign of settling or sagging of the structure.

Location: The left side in the basement.

Condition: Contractor evaluate - This condition can sometimes indicate a structural problem. Recommend a contractor to evaluate and repair as needed.

Maintenance Required

Electrical

MAIN PANEL

Type

Breaker

Condition: Abandoned wiring - The inspector observed abandoned wiring. It is recommended that this wiring be removed by a qualified person..

Condition: Discussed - This was discussed at the inspection with the inspector.

Hazardous

Heating / Fireplace

WARM AIR

Furnace

Forced Air

Condition: Dirty [heat unit] - The inspector feels that the heating equipment and or its components are dirty. Recommend to have a qualified person clean and service before closing.

Condition: Discussed - This was discussed at the inspection with the inspector.

Condition: Rust/scaling heat exchange - The inspector noted rust located at the

bottom of the heating unit. The rust and or scaling may be from the heat exchange. We recommend to have the unit cleaned, inspected and serviced before the closing.
Condition: Budget to replace -- Heat unit -
In the inspectors opinion, the heating unit appears to be nearing the end of its life expectancy. Budget to replace.
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Interior / Attic

ATTIC

Insulation

Fiberglass

Condition: Missing insulation - Insulation is missing. Recommend missing insulation be installed to lower heat loss.

Location: Right side of the attic.

Maintenance Required