



Home Inspection Report

Prepared for: George Washington

Inspected by:
Steve Pellecchia
All American Home Inspection, LLC

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All American Home Inspection, LLC.

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Client Information

Client George Washington

Inspection Company

Inspector Name Stephen Pellecchia

Company Name All American Home Inspection, LLC.

Conditions

Inspection Date 8-12-1776

Others Present - - - -, Buyer & Buyer's agent -

Property - - - - -, Occupied -

Temperature - - - - - 75 Degr

Weather - - - - -, Cloudy -

Soil Conditions - - - - -, Dry -

Summary Pages

ANPNI M D

1. ☒ ☐ ☐ ☐ ☐ - - - Marginal - Starts On Page - 46
 -
 - Defective - Starts On Page - 54

Attention

ANPNI M D

1. ☒ ☐ ☐ ☐ ☐ - - - Client has hired All American Home Inspection to do a non-Invasive inspection.
 Disclaimer :
 All American Home Inspection LLC cannot inspect or report on what cannot be

Attention (Continued)

- (continued)

seen at time of inspection.

Inspector cannot see inside walls, under flooring, behind clutter.

Inspector does not move personal belongings or furniture as outlined in the NJ standards of practice (In the NJ Admin Code NJAC 13:40-15.16.)

2. ☒ ☐ ☐ ☐ ☐

- - - Please read entire report.

THIS REPORT IS PRIVATE PROPERTY.

Co-Owned by All American Home Inspection LLC. & Prospective buyer(s) of this house.

Do not forward this report to anyone other than intended recipient(s) without permission from :

All American Home Inspection LLC. - Thank You.

Notices / Exclusions

ANPNI M D

1. ☒ ☐ ☐ ☐ ☐

Attention - - * The performed inspection is in accordance with the New Jersey Standards of Practice In the (NJ Admin Code NJAC 13:40-15.16.)

-

* All American Home Inspection LLC. only makes recommendations in accordance with the NJ. Standards Of Practice.

Inspector is not qualified to diagnose a problem.

That must be done by a qualified contractor.

Further action taken (or not taken) by client regarding any portion of the written report is the sole responsibility of the client.

Disclaimer :

All American Home Inspection LLC cannot inspect or report on what cannot be seen at time of inspection.

2. ☒ ☐ ☐ ☐ ☐

- - -

3. ☒ ☐ ☐ ☐ ☐

Client Attendance Yes - * To the Client.

You are a client first, and forever.

Are you having difficulty with something?

Are you in need of help with something?

Maybe I can help.

Please feel free to call me first.

Steve - 732-395-1417

4. ☒ ☐ ☐ ☐ ☐

Wood Destroying Insect Inspection Yes - -

5. ☒ ☐ ☐ ☐ ☐

Radon Test Performed No - -

6. ☒ ☐ ☐ ☐ ☐

Ground Sweep Performed No - * Ground Sweeps help in detecting anything buried underground.

7. ☒ ☐ ☐ ☐ ☐

- - -

Notices / Exclusions (Continued)

8. ☒☐☐☐☐ Occupied - - * House is occupied.
Some areas are cluttered.
Client should evaluate all areas during the walk-through.
-
Client should know that All American Home Inspection will NOT be liable for non-working, damaged, missing, or replaced devices, fixtures or appliances. People still have access to the house before the completed purchase.
All American Home Inspection has no way of knowing circumstances which may have happened between the time of the home inspection and the actual closing.
9. ☒☐☐☐☐ - - - -----
10. ☒☐☐☐☐ - - - * This report does not address any state or municipal code requirements. Inspector is NOT a code enforcer and would not have knowledge of that type or information.
-
* Home inspectors are prohibited from evaluation smoke alarms & carbon monoxide detectors.
11. ☒☐☐☐☐ - - - -----
12. ☒☐☐☐☐ Notice - - * Keep in mind people still have access to this house.
All American Home Inspection cannot be held responsible for any type of change and/or damages that someone may have made after the home inspection and prior to closing.
Recommendation :
TAKE YOUR TIME DURING THE WALK THROUGH TO VIEW THE VACANT HOME.
13. ☒☐☐☐☐ - - - -----
14. ☒☐☐☐☐ Additional Evaluations - - * Notice :
Not included in this home inspection and this report are items and areas that are beyond the scope of the home inspection as outlined in the New Jersey Standards of Practice (In the NJ Admin Code NJAC 13:40-15.16.)
-
* Water Quality Test * Radon * Air Quality Test * Mold / Fungus Test * Termite / Wood destroying insect report.
* Thermal Imaging * Lead & Asbestos Testing * Septic / Well * Irrigation * Window AC units.
-
* Home Inspectors are not obligated to evaluate :
EIFS Exterior (Stucco of any kind).
-
* Home Inspectors are not obligated for :
Locating or detecting any type of infestation that could not be detected at time of

Notices / Exclusions (Continued)

Additional Evaluations (continued)

inspection.

* Underground sweep for buried tanks * Interior inspection of HVAC Ducts & connections * Interior inspections of plumbing pipes & drain pipes which may or may not run underground.

* Inspectors are prohibited to open any type of valve that is in the closed position.

* Natural gas or oil lines which may or may not run underground. * Pressure testing of all/any pipes was not done at time of inspection. * Interior of flue pipes.

* Electrical wiring which may be inside walls, ceilings, or under insulation, or underground.

* Home inspectors are prohibited to inspect or test fire suppression systems and / or warning apparatuses such as, Smoke & Fire alarms * Carbon Monoxide detectors.

-

* These types of inspections are beyond the scope of the home inspection and may have been suggested, or discussed, however, it is in no way the responsibility of the home inspector to make such suggestions.

* Inspector is not qualified to diagnose a problem.

That must be done by a qualified contractor.

* It is recommended to speak with an attorney concerning additional testing prior to closing.

15. ☒ ☐ ☐ ☐ ☐

16. ☒ ☐ ☐ ☐ ☐

Hazardous Materials - - * As outlined in the New Jersey Standards of Practice In the (NJ Admin Code NJAC 13:40-15.16.)

All American Home Inspection & the Inspector are not responsible for locating, identifying, misidentifying, or any interpretations or, misinterpretations of hazardous materials or substances including but not limited to:

-

* Mold and, or mold-like substances or fungus growth.

* Asbestos, and, or asbestos-like substances.

* Lead based paint.

* Lead plumbing pipes.

* Animal or human feces of any kind.

* Tobacco or illegal drug paraphernalia.

* All American Home Inspection & the Inspector are not responsible for evaluating the air quality in the home.

It is beyond the scope of the home inspection.

* Note:

If the inspector observes what may appear to be hazardous materials, and includes the findings in the written report, client should know that additional hazardous materials may be present in the house that the inspector did not see,

Notices / Exclusions (Continued)

Hazardous Materials (continued)

therefor could not report on the findings.

Inspector does a non-invasive inspections of readily available for-view areas.

Inspector cannot see inside wall & ceiling cavities and in non-viewable areas.

17. ☒ ☐ ☐ ☐ ☐ -----

18. ☒ ☐ ☐ ☐ ☐ -----

Lead Paint Advisory - - * Prior to 1978 Lead paint may have been used.

19. ☒ ☐ ☐ ☐ ☐ -----

20. ☒ ☐ ☐ ☐ ☐ -----

Could Not Inspect/Test - - * Areas or devices which could not be inspected at time of inspection.

Marked as "Not Inspected", "Could not inspect", "Could not be inspected", "Could not fully inspect", "Could not test" or "Could not evaluate".

NOTE:

Because it is directly due to inaccessibility, clutter, season, or non-functioning at time of inspection, or by other means that the inspector could not test, evaluate or inspect, or view.

Reason will be indicated in the notes of that particular category.

-

Re-inspection is recommended by a qualified contractor after those area's are made accessible, and, or repair to device has been made, & prior to closing.

Sometimes this will require permission from the owner of the property.

INSPECTOR IS NOT OBLIGATED TO RETURN TO THE HOME TO REINSPECT ANYTHING THAT REQUIRES FURTHER EVALUATION BY A QUALIFIED CONTRACTOR.

-

Note :

Inspector could not inspect inside the walls & ceilings, under floors or underground to inspect piping and electrical wiring and / or structure.

Disclaimer :

All American Home Inspection LLC cannot inspect or report on what cannot be seen at time of inspection.

21. ☒ ☐ ☐ ☐ ☐ -----

22. ☒ ☐ ☐ ☐ ☐ -----

Floor & Wall Coverings - - * Inspection cannot be performed on Sub-flooring / floors which have any type of covering over them at time of inspection.

This would include Ceramic, Wood, linoleum, Concrete, Carpet, Rugs, Furniture, & clutter of any kind.

Inspector cannot see behind wallpaper or objects which may be hanging on walls, or behind clutter.

Disclaimer :

All American Home Inspection LLC cannot inspect or report on what cannot be seen at time of inspection.

23. ☒ ☐ ☐ ☐ ☐ -----

Notices / Exclusions (Continued)

24. ☒☐☐☐☐ Windows & Electrical Outlets - - * The performed inspection is in accordance with the New Jersey Standards of Practice - (NJ Admin Code NJAC 13:40-15.16.)
-
Home inspectors are required only to operate 1 window per room.
Home inspectors are required only to test 1 electric receptacle per room.
Any window or receptacle blocked by anything will not be evaluated.
25. ☒☐☐☐☐ - - - -----
26. ☒☐☐☐☐ Inaccessible - - * The performed inspection is in accordance with the New Jersey Standards of Practice - (NJ Admin Code NJAC 13:40-15.16.)
-
The inspector IS NOT REQUIRED TO:
1) Enter any area or perform any procedure which is in the opinion of the inspector unsafe.
2) Enter any area which does not have at least 24 inches of unobstructed vertical clearance and at least 30 inches of unobstructed horizontal clearance.
27. ☒☐☐☐☐ - - - -----
28. ☒☐☐☐☐ Screens - - * The performed inspection is in accordance with the New Jersey Standards of Practice - (NJ Admin Code NJAC 13:40-15.16.)
-
Screen evaluation is beyond the scope of a general home inspection.
Inspector may not be able to determine the condition of the screen
Further evaluation is needed.
29. ☒☐☐☐☐ - - - -----
30. ☒☐☐☐☐ Clothes Dryer Vent - - * Always keep dryer vent clean to avoid a lint fire.
Inspector has no idea when the last vent cleaning may have been.
Further evaluation may be needed.
31. ☒☐☐☐☐ - - - -----
32. ☒☐☐☐☐ Appliances - - * Home inspectors are not required to inspect or test kitchen appliances.
-
* Appliance testing is a courtesy to the client and is done at the discretion of the inspector.
* Testing will only be done in a clean & safe environment.
* Inspector is NOT obligated to determine the age of any device.
-
* Client should know that All American Home Inspection will NOT be liable for non-working or damaged, or missing, or replaced appliances.
* People still have access to the house before the completed purchase.
-
* All American Home Inspection has no way of knowing circumstances which may have happened to the appliances between the time of the home inspection and the

Notices / Exclusions (Continued)

Appliances (continued)

closing.

33. ☒ ☐ ☐ ☐ ☐ - - - -----
34. ☒ ☐ ☐ ☐ ☐ Air-Ducts - - * Interior of ducts were NOT inspected at time of inspection.
Ducts in walls, ceilings and other areas that could not be seen were not inspected.
Beyond the scope of the home inspection.
Inspector has no way of knowing if material defects may exist, and no way of knowing if interior cleaning has been recently done, or may need to be done.
Note:
Periodic cleaning of the interior of HVAC ducts is recommended.
35. ☒ ☐ ☐ ☐ ☐ - - - -----
36. ☒ ☐ ☐ ☐ ☐ Irrigation - - * Not Tested.
Beyond the scope of the home inspection.
Further evaluation (if applicable) may be needed.
37. ☒ ☐ ☐ ☐ ☐ - - - -----
38. ☒ ☐ ☐ ☐ ☐ Drain / Sewer Pipes - - * Interior camera scope or sewer camera service is beyond the scope of the home inspection. If the client requires such an inspection, client will need to hire a qualified contractor for that specific service.
Piping that is covered or blocked by insulation CANNOT be evaluated.
INSPECTOR DOES NOT MOVE INSULATION OF ANY TYPE.
Any pipe that cannot be seen CANNOT be evaluated at time of inspection.
Disclaimer :
All American Home Inspection LLC cannot inspect or report on what cannot be seen at time of inspection.
39. ☒ ☐ ☐ ☐ ☐ - - - -----
40. ☒ ☐ ☐ ☐ ☐ Water Pipes - - * Any pipe that cannot be seen CANNOT be evaluated at time of inspection.
Pipes behind drywall, in walls, ceilings & in concrete.
Piping that is covered or blocked by insulation CANNOT be evaluated.
INSPECTOR DOES NOT MOVE INSULATION OF ANY TYPE.
Inspectors are prohibited to open any type of valve that is in the closed position.
Disclaimer :
All American Home Inspection LLC cannot inspect or report on what cannot be seen at time of inspection.
41. ☒ ☐ ☐ ☐ ☐ - - - -----
42. ☒ ☐ ☐ ☐ ☐ Gas Pipes - - * Any pipe that cannot be seen CANNOT be evaluated at time of inspection.
Pipes behind drywall, in walls, ceilings, & in concrete.
Piping that is covered or blocked by insulation CANNOT be evaluated.
INSPECTOR DOES NOT MOVE INSULATION OF ANY TYPE.
Inspectors are prohibited to open any type of valve that is in the closed position.
Disclaimer :

Notices / Exclusions (Continued)

Gas Pipes (continued)

All American Home Inspection LLC cannot inspect or report on what cannot be seen at time of inspection.

43. ☒ ☐ ☐ ☐ ☐ - - -

44. ☒ ☐ ☐ ☐ ☐ Electrical - -

* Any wire that cannot be seen CANNOT be evaluated at time of inspection.

Wiring behind drywall, in walls, ceilings & in concrete.

Wiring that is covered or blocked by insulation CANNOT be evaluated.

INSPECTOR DOES NOT MOVE INSULATION OF ANY TYPE.

Disclaimer :

All American Home Inspection LLC cannot inspect or report on what cannot be seen at time of inspection.

45. ☒ ☐ ☐ ☐ ☐ - - -

46. ☒ ☐ ☐ ☐ ☐ Flue Pipes - -

* Not evaluated.

Inspector cannot see inside the flue.

Interior of flue was not inspected.

This type of inspection is beyond the scope of a general home inspection.

47. ☒ ☐ ☐ ☐ ☐ - - -

48. ☒ ☐ ☐ ☐ ☐ Outbuildings & Structures - -

* Not evaluated.

This type of inspection is beyond the scope of a general home inspection.

49. ☒ ☐ ☐ ☐ ☐ - - -

50. ☒ ☐ ☐ ☐ ☐ Service Contracts - -

* It is recommended to have a yearly service contract with a Qualified Heating & AC company after occupying home.

51. ☒ ☐ ☐ ☐ ☐ - - -

52. ☒ ☐ ☐ ☐ ☐ Always hire a Professional contractor - -

* Recommendation to evaluate, repair, or replace an item, should be done prior to contractual limitations (prior to closing) & only by a qualified, licensed & fully insured contractor.

All Estimated Costs for repair NEED to be known Prior to closing. This is for the clients benefit.

53. ☒ ☐ ☐ ☐ ☐ - -

Text Colors

ANPNI M D

1. ☒ ☐ ☐ ☐ ☐ Blue - -

* Indicates statements and / or notifications that the client should be aware of.

Not "Marginal or "Defective" items.

* Some recommendation may be included as well.

2. ☒ ☐ ☐ ☐ ☐ Red - -

* Marginal or Defective.

* Statements and / or recommendations by the inspector pertaining to further evaluation(s) or possibly needed repairs.

Marginal & Defective Categories

ANPNI M D

1. ☐☐☐☒☐ - - - The phrase "prior to closing" in this report implies to have all recommendations including but not limited to, "further evaluations" * "inspections" * "repairs" * "testing" etc. completed within your legal time allowance in your contract.
Contractual Limitations may apply.
It is recommended to speak with your lawyer pertaining to this matter.
2. ☐☐☐☒☐ - - - All American Home Inspection and the inspector can only inspect what can be seen and tested on the day of the inspection, and can in no way predict future occurrences and failure's.
Inspector is not qualified to diagnose a problem.
That must be done by a qualified contractor.
3. ☐☐☐☒☐ - - - Material Defects from one category may affect other area's & components in other categories which may not have been detected at time of inspection and, or, go beyond the scope of the inspection and may require further evaluation by a professional in that specific trade.
-
Inspector is a generalist & can only report on defects that can be seen at time of inspection.
Inspector is not qualified to diagnose a problem.
Diagnosis must be done by a qualified contractor.
This is why it is important to have indicated items further evaluated by a qualified contractor prior to closing or you (the buyer) assumes ALL responsibilities & liabilities associated with your decision not to take said advise.

ATTENTION

ANPNI M D

1. ☐☐☐☒☒ - - - * ALL Specified items, or components in the MARGINAL & DEFECTIVE categories should be FURTHER EVALUATED BY QUALIFIED CONTRACTOR(s) PRIOR TO CLOSING.
* All repair or correction costs should be known to the client prior to closing.
-
* Defining the phrase "Qualified Contractor".
* IT IS NOT THE RESPONSIBILITY OF THE HOME INSPECTOR TO DETERMINE THE QUALIFICATIONS OF A CONTRACTOR.
* This should be discussed with the clients legal representation prior to closing.
2. ☐☐☐☒☒ - - - * Client should know that All American Home Inspection will NOT be liable for non-working, damaged, missing, or replaced devices, fixtures or appliances.
* People still have access to the house before the completed purchase.
-
* All American Home Inspection has no way of knowing circumstances which

ATTENTION (Continued)

- (continued)

may have happened between the time of the home inspection and the actual closing.

Structure

ANPNI M D

1. ☐☐☐☒☐ Attention: - - This is a renovated house.
 At some point, (Inspector does not know when) exterior & Interior renovations were done. (Home Inspector is not a general contractor)
 Interior walls may have been removed.
 -
 Prior to closing:
 The client will need to check with the township that all proper construction permits were pulled.
 -
 Electrical, Plumbing, Structure.
 Township inspections are an extremely important part of the renovation process.
 "Final" inspections should have been done by township officials.
 All permits should be closed & final.
2. ☒☐☐☐☐ Type - Masonry & Wood frame
3. ☒☐☐☐☐ Foundation Type - Block
4. ☒☐☐☐☐ Beams - Solid wood
5. ☒☐☐☐☐ Piers/Posts - Block piers and posts
6. ☒☐☐☐☐ Subfloor Type - Plywood
7. ☒☐☐☐☐ Interior - Drywall & paint
8. ☒☐☐☐☐ Windows - Thermal
9. ☒☐☐☐☐ Entry Doors - Thermal
10. ☐☐☐☐☒ Door Bell - - - NOT - Working at time of inspection.



Structure (Continued)

11. ☐☐☐☐☒ Patio Door - Working at time of inspection - -
 Hard operation.
 Sticks on bottom.
 Adjustment needed.
 Further evaluation needed.



Exterior / Grounds

ANPNI M D

1. ☒☐☐☐☐ Type - Vinyl siding, Brick veneer
2. ☒☐☐☐☐ Driveway - Asphalt
3. ☒☐☐☐☐ Walks - Concrete
4. ☒☐☐☐☐ Grading - Minor slope
5. ☒☐☐☐☐ Vegetation - Trees, Shrubs
6. ☒☐☐☐☐ Main Gas Valve - Located at gas meter
7. ☒☐☐☐☐ Leader/Extension - Present

Roof

ANPNI M D

1. Method of Inspection: On roof
2. Type: Gable / asphalt shingle
3. ☐☐☐☒☐ Adequate "looking" Condition - - -
 Appears to be a newer install ?
 Age of shingles is not known to the inspector
 It is recommended to obtain age & installation information (Receipt) from seller.
 -
 * NOTICE:
 * SHINGLES HAVE A MANUFACTURERS WARRANTY.
 * IT IS VERY IMPORTANT TO OBTAIN INSTALLATION



Roof (Continued)

Adequate "looking" Condition - (continued)

INFORMATION.

*** WITHOUT IT YOU HAVE NO WARRANTY.**

4. ☐☐☐☒☐ - - - Disclaimer :
 No one from All American Home Inspection witnessed the installation of this roof.
 Materials such as ice shield, flashings, nails, & proper nail configuration, all cannot be confirmed. therefore it is recommended to obtain a receipt from the installer just in case a problem should arise in the future and repair is needed.



5. ☒☐☐☐☐ Chimney - - Metal - "B" Vent

Exterior Defects

ANPNI M D

1. ☐☐☐☐☒ - Hole in siding - -
 Right side of garage.
 Repair needed.
 Sealing is needed to keep rodents out.



Exterior Defects (Continued)

2. ☐☐☐☐☒ - Foundation cracks. -
Need to be sealed to prevent further cracking.



3. ☐☐☐☐☒ - Leader extension. -
Needs to be properly connected.

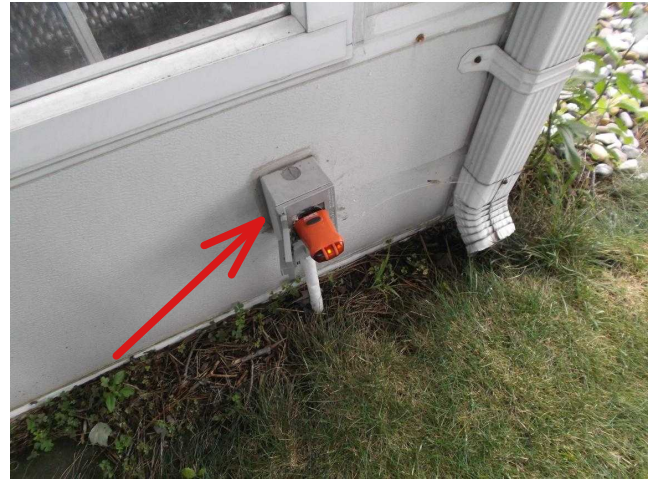


4. ☐☐☐☐☒ - Rear / side electric outlet. -
GFCI does not trip when tested.
Receptacle may need to be replaced.
-
Broken cover.
A new weather cover needs to be installed.



Exterior Defects (Continued)

5. ☐☐☐☐☒ - Rear electric outlet. -
Non-GFCI outlets.
Exterior outlets need to be GFCI
protected.
Correction needed.



6. ☐☐☐☐☒ - Rear leaders - -
Need to extend 3-6 feet away from
structure.



7. ☐☐☐☐☒ - AC lines into crawlspace - -
Sealing penetration is needed to keep
rodents out.



Exterior Defects (Continued)

8. ☐☐☐☐☒ - Crawlspace vents - -
Debris needs to be cleaned out of wells.
Vents need to allow air to go in.
Correction needed.



9. ☐☐☐☐☒ - Garage door surround. -
Weather-stripping needs to be installed.



10. ☐☐☐☐☒ - Rear gutter - -
Needs to be cleaned out.



Exterior Defects (Continued)

11. ☐☐☐☐☒ Jalousie Windows - Rear room - -
Poor / cracked glazing.
Re-glazing needed on several windows.



12. ☐☐☐☐☒ - Front windows - -
Missing screens.



Interior Defects

ANPNI M D

1. ☐☐☐☒☐ - Entry door deadbolt - -
Recommend replacing with twist type.
Keyed deadbolt is not recommended
for safety reasons.



2. ☐☐☐☐☒ - Dining room window - -
Broken lock.



3. ☐☐☐☐☒ Bathroom Electric Outlets - Working at
time of inspection. -
Both bathrooms...
Non-GFCI outlets.



Interior Defects (Continued)

4. ☐☐☐☐☒ - - - Bathroom wall outlets need to be GFCI protected.
Correction needed.



Kitchen

ANPNIM D

1. ☒☐☐☐☐ Appliances - - All tested & all working at time of inspection



2. ☒☐☐☐☐ Counter Tops - Granite
3. ☒☐☐☐☐ Electrical - 110 VAC GFCI, 110 VAC outlets and lighting circuits

Kitchen (Continued)

4. ☐ ☐ ☐ ☒ ☐ Oven - - - -

An anti-tip device needs to be installed for safety reasons.



5. ☒ ☐ ☐ ☐ ☐ Disclaimer - - - * Home inspectors are not required to inspect or test kitchen appliances.

-
- * Appliance testing is a courtesy to the client and is done at the discretion of the inspector.
- * Testing will only be done in a clean & safe environment.
- * Inspector is NOT obligated to determine the age of any device.
-
- * Client should know that All American Home Inspection will NOT be liable for non-working, damaged, missing, or replaced devices, fixtures or appliances.
- * People still have access to the house before the completed purchase.
-
- * All American Home Inspection has no way of knowing circumstances which may have happened between the time of the home inspection and the actual closing.

Garage

ANPNI M D

Garage (Continued)

1. ☐☐☐☒☐ Could Not Evaluate - - - **Cluttered at time of inspection.**
Further evaluation is needed after the area has been emptied & prior to closing.



2. ☒☐☐☐☐ Garage Doors - Metal
 3. ☒☐☐☐☐ Door Operation - Mechanized
 4. ☒☐☐☐☐ Door Opener - Working at time of inspection.
 5. ☒☐☐☐☐ Safety Cables - Present
 6. ☒☐☐☐☐ Entry Door - Thermal
 7. ☐☐☐☒☐ Wall - - -

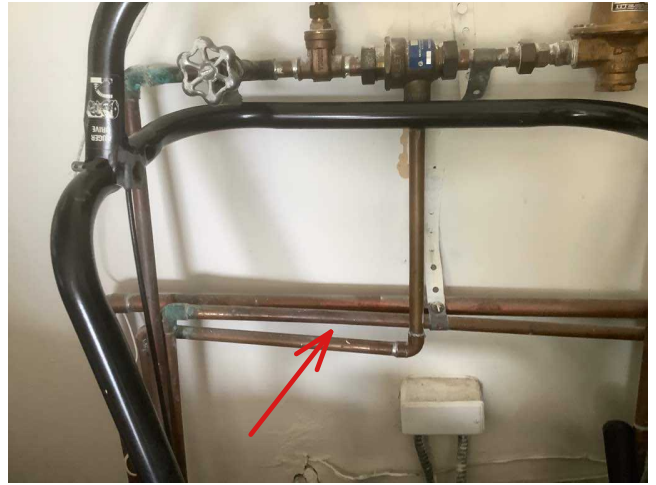
Evidence of past water penetration.
Possible drywall damage present.



8. ☐☐☒☐☐ Floor - - N/A - Could not evaluate.

Garage (Continued)

9. ☐☐☐☒☐ Water Pipes - - - It is recommended to insulate all water pipes.

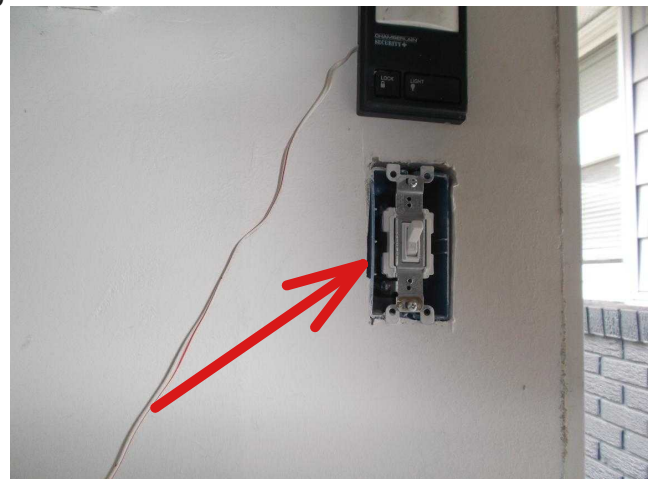


10. ☐☐☐☒☐ Irrigation - - Not Tested.
Beyond the scope of the home inspection.
Further evaluation is needed.



11. ☒☐☐☐☐ Electrical: 110 VAC outlets and lighting circuits

12. ☐☐☐☐☒ Light Switch Working At Time Of Inspection - -
Missing cover plate is a safety hazard.
Correction needed.



Garage (Continued)

13. ☐☐☐☐☒ NOTICE: - - -

Boiler and water heater have been installed on the floor of the garage. This is incorrect. Gas-fired devices when installed in a garage must be a minimum of 16 inches off of the floor. Correction is needed.

Note:

This report does not address any state or municipal code requirements. Inspector is NOT a code enforcer and would not have knowledge of that type or information.



Air Conditioning

ANPNI M D

1. ☒☐☐☐☐ Condenser Coleman - (York) / 2.5 Ton - -
Functional at time of inspection.



Air Conditioning (Continued)

Condenser (continued)



- 2. ☒ ☐ ☐ ☐ ☐ Age - MFD-2005
- 3. ☒ ☐ ☐ ☐ ☐ Condensate Removal - PVC
- 4. ☒ ☐ ☐ ☐ ☐ Air Handler / In attic - Goodman



- 5. ☒ ☐ ☐ ☐ ☐ Overflow Pan Metal
- 6. ☐ ☐ ☐ ☒ ☐ Filter - Disposable - In ceiling - -
Incorrect sized.
New (correct) filter needs to be installed.



Air Conditioning (Continued)

7. ☐☐☐☒☐ Air Ducts - Older / Fiber - -

Taped together...

Interior of ducts were not inspected at time of inspection.

Air ducts inspection is beyond the scope of the home inspection.

Inspector has no way of knowing if material defects exist.

Further evaluation is needed by a qualified HVAC contractor.



8. ☒☐☐☐☐ Disclaimer - - * Client should know that All American Home Inspection will NOT be liable for non-working or damaged, or missing, or replaced appliances.
* People still have access to the house before the completed purchase.
-
* All American Home Inspection has no way of knowing circumstances which may have happened to the appliances between the time of the home inspection and the closing.

Heating System

ANPNI M D

1. Manufacturer: Slant Fin / 120,000 BTU
2. Fuel Type: Natural gas
3. ☒☐☐☐☐ Location - Garage
4. ☒☐☐☐☐ Operation - Working at time of inspection



5. ☒☐☐☐☐ Age - MFD -
6. ☒☐☐☐☐ Flue Pipe - - Single wall to double wall
7. ☒☐☐☐☐ Disclaimer - - * Client should know that All American Home Inspection will NOT be liable for non-working or damaged, or missing, or replaced appliances.
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 -
 * All American Home Inspection has no way of knowing circumstances which may have happened to the appliances between the time of the home inspection and the closing.

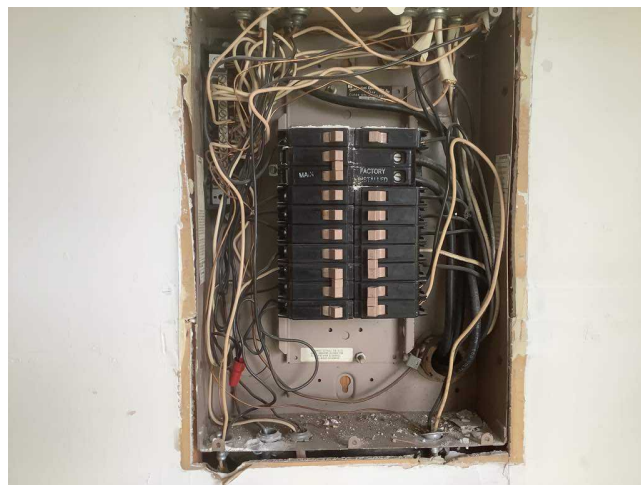
Electrical Panel & Components

ANPNI M D

1. ☒ ☐ ☐ ☐ ☐ Electric - ON
2. ☒ ☐ ☐ ☐ ☐ Electrical Service - Underground
3. ☒ ☐ ☐ ☐ ☐ Panel - Cutler-Hammer / In garage



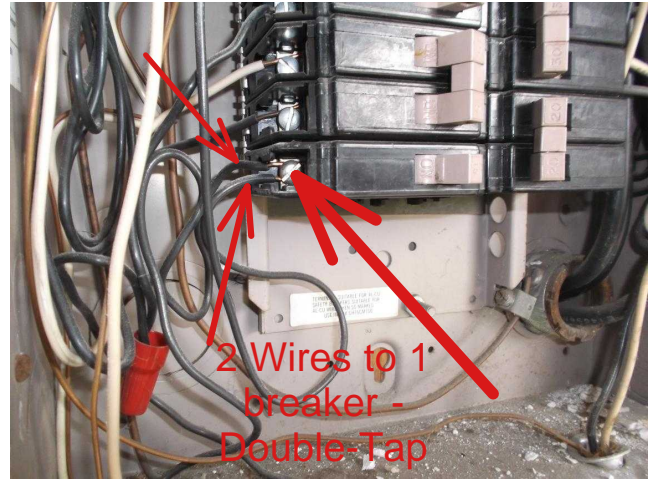
4. ☒ ☐ ☐ ☐ ☐ Ground - Plumbing and rod in ground
5. ☒ ☐ ☐ ☐ ☐ Main Breaker Size - 100 Amps
6. ☒ ☐ ☐ ☐ ☐ Branch Circuits - Copper



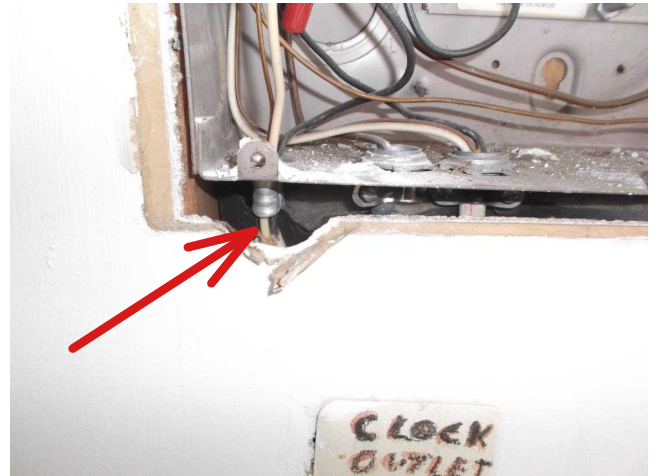
7. ☒ ☐ ☐ ☐ ☐ Conductor Type - Non-metallic sheathed cable

Electrical Panel & Components (Continued)

8. ☐☐☐☐☒ Repairs Needed - - - 1 Double-tap. /
Left - Bottom breaker.
Possible circuit overload.



9. ☐☐☐☐☒ - - - Bottom - Left.
Unsheathed branch wire into clamp is
a possible safety hazard.



10. ☐☐☐☐☒ - - - Described defects need immediate evaluation.
A qualified electrical contractor is needed to evaluate and repair if needed.
11. ☒☐☐☐☐ Disclaimer - - * Any wire that cannot be seen CANNOT be evaluated at time of inspection.
- * Wiring behind drywall, in walls & ceilings.
 - * Wiring in concrete.
 - * Wiring that is covered or blocked by insulation CANNOT be evaluated.
 - * INSPECTOR DOES NOT MOVE INSULATION OF ANY TYPE.

-
Disclaimer :

All American Home Inspection LLC cannot inspect or report on what cannot be seen at time of inspection.

Water Heater

ANPNI M D

1. Manufacturer: Whirlpool
2. Type: Natural gas Capacity: 40 Gal.
3. ☒ ☐ ☐ ☐ ☐ Location - In garage - -
4. ☒ ☐ ☐ ☐ ☐ Operation - Working at time of inspection.

5. ☐ ☐ ☐ ☒ ☐ Older - MFD- 2008 - -
 Water heater has exceeded design life,.
 After 10 years, the possibility of a leak/flood greatly increases.
 Recommend replacing this device.
 -
 Recommend installing a leak pan under the water heater as a precautionary measure.

6. ☒ ☐ ☐ ☐ ☐ Flue Pipe - Single wall
7. ☒ ☐ ☐ ☐ ☐ Water Lines - Copper
8. ☒ ☐ ☐ ☐ ☐ TPRV and Drain Tube - Copper
9. ☐ ☒ ☐ ☐ ☐ Leak Pan - None



Water Heater (Continued)

10. ☐☐☐☐☒ Bonding - None - -
 A visible bond wire needs to be installed that connects the hot and cold water pipes.



Laundry

ANPNI M D

1. ☒☐☐☐☐ Washer / Dryer - Working at time of inspection
2. ☒☐☐☐☐ Dryer - Natural gas
3. ☒☐☐☐☐ Washer Hose Bib - Multi-port



Laundry (Continued)

4. ☐☐☐☒☐ Washer Hoses - - - Recommend changing rubber hoses. It is recommended to use Steel Braided hoses to reduce the possibility of a flood due to a burst rubber hose.



5. ☒☐☐☐☐ Washer Drain - Wall mounted drain
 6. ☒☐☐☐☐ Dryer Vent - Metal flex
 7. ☐☐☐☒☐ Leak Pan - None - - Recommend installing a leak pan under the washer.



8. ☒☐☐☐☐ Disclaimer - - * Home inspectors are not required to inspect or test laundry appliances.
 -
 * Appliance testing is a courtesy to the client and is done at the discretion of the inspector.
 * Testing will only be done in a clean & safe environment.
 -
 * Client should know that All American Home Inspection will NOT be liable for non-working or damaged, or missing, or replaced appliances.
 * People still have access to the house before the completed purchase.
 -
 * All American Home Inspection has no way of knowing circumstances which may have happened to the appliances between the time of the home inspection and the closing.
9. ☒☐☐☐☐ - - - -

Laundry (Continued)

10. ☐☐☐☒☐ Door - - - Sticks on top.
Adjustment needed.



11. ☐☐☐☐☒ - Ceiling - -
Air vent needed to supply oxygen for
the gas dryer.



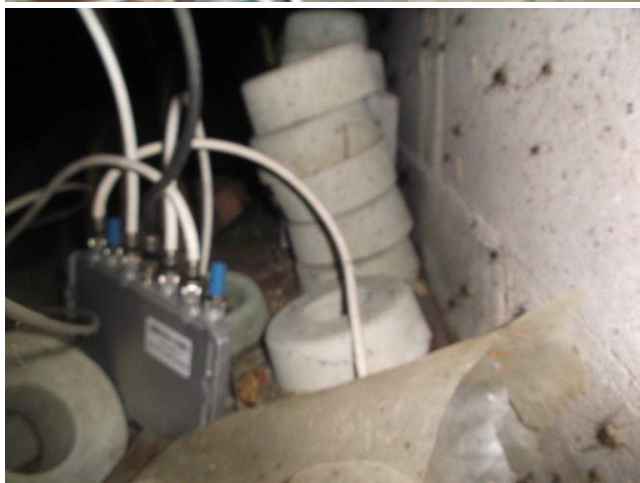
Crawl Space

ANPNI M D

1. Method of Inspection: In the crawl space
2. ☐☐☐☐☒ Debris Present - - All debris should be removed.

Crawl Space (Continued)

Debris Present (continued)



Crawl Space (Continued)

3. ☐☐☐☐☒ Vapor Barrier - Poor condition - -
A new vapor barrier will need to be installed.
The dirt floor needs to be completely encapsulated to reduce moisture in this area.
Correction needed.



4. ☐☐☐☐☒ Cave Crickets - Present - -
Further evaluation & treatment needed by pest control contractor.
-
Note:
Inspectors are not responsible for locating or detecting any type of infestation that could not be detected at time of inspection.



5. ☐☐☐☐☒ Dryer Vent Pipe - - Disconnected union will need repair.
.



Crawl Space (Continued)

6. ☐☐☐☐☒ - - - No flex should be used in the crawlspace.
Rigid pipe only.
Correction needed.



7. ☒☐☐☐☐ Floor - Dirt
8. ☐☐☐☐☒ Moisture Present - Left side. -
Inspector cannot comment on cause.
Possibilities:
Poor water drainage (swale).
Re-grading may be needed.
Sprinklers may be improperly adjusted.
-
Further evaluation is needed.



Crawl Space (Continued)

Moisture Present - (continued)



9. ☒ ☐ ☐ ☐ ☐ Ventilation - Vents
 10. ☐ ☒ ☐ ☐ ☐ Insulation: None
 11. ☐ ☒ ☐ ☐ ☐ Sump Pump - None

Fungus (Damages) Present

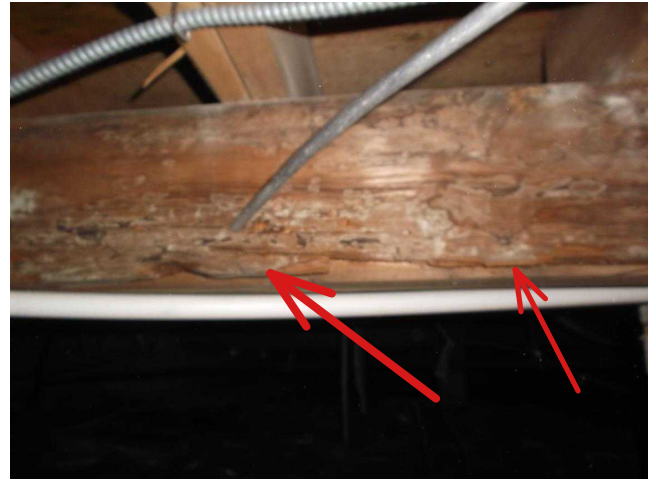
ANPNI M D

1. ☐ ☐ ☐ ☐ ☒ As Seen In Crawlspace - - **Damaged main beam section.**
 (Dry rot).
 Damaged due to moisture of the left side.
 Scope & depth of damages could not be ascertained by the inspector at time of inspection.



Fungus (Damages) Present (Continued)

2. ☐☐☐☐☒ - - - Note:
 The main beam assembly is in sections.
 It is possible that the entire affected section will need to be replaced.
 Further evaluation is needed by a qualified contractor.



3. ☐☐☐☐☒ - - - Discoloration / fungus growth present.
 Mold treatment is needed on any / all affected areas.
 Further evaluation & treatment needed by a qualified contractor.



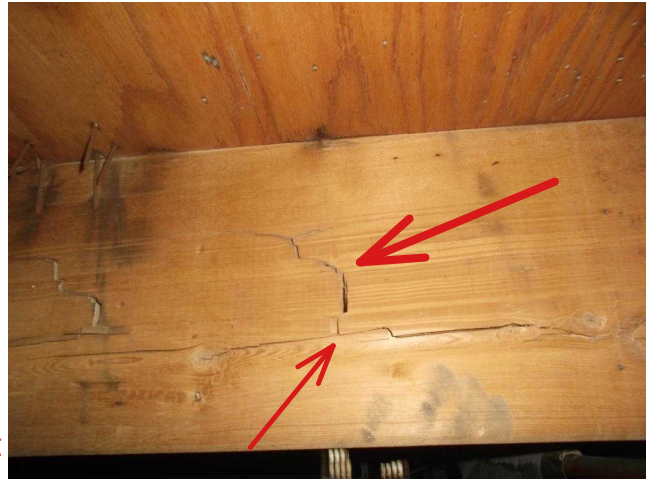
4. ☐☐☐☐☒ NOTICE : - - Home inspector is NOT a structural engineer.
 All structural issues in this report need further evaluation by a licensed structural engineer prior to closing.
 All repair / correction costs (if any) need to be known to the client prior to closing.

Floor Joist

ANPNI M D

Floor Joist (Continued)

1. ☐☐☐☐☒ Cracks Present - As seen from in the crawlspace - -
 Sometimes this occurs during the "seasoning" process, (heat treating).
 " Checking " does not necessarily mean the lumber is deficient.
 Note:
 Home inspector is not a structural engineer and cannot determine the integrity of the wood. Further evaluation is needed by a qualified contractor to determine if this floor joist will need to be replaced.



Plumbing Repairs Needed

ANPNI M D

1. ☐☐☐☐☒ As Seen In Crawlspace - - Drain pipe leak.
 Possibly from main bath shower.
2. ☐☐☐☐☒ - Heating pipes - -
 Need proper support.
 (Hangers).



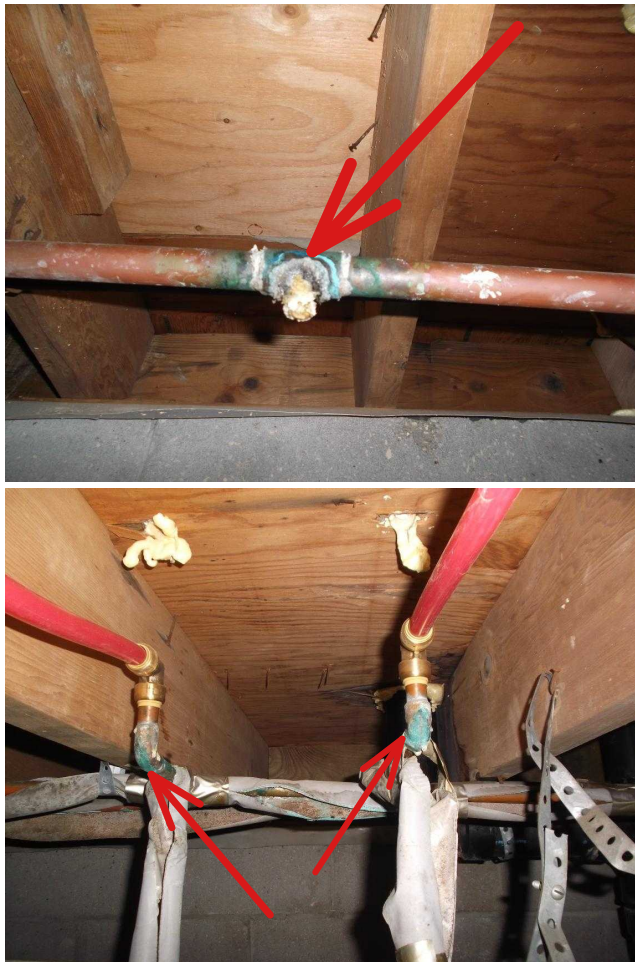
Plumbing Repairs Needed (Continued)

3. ☐☐☐☐☒ - Water pipes - -

Corrosion present.

Eventually all affected pipes may leak.

Further evaluation is needed on all water pipes by a licensed plumber prior to closing.



Plumbing Repairs Needed (Continued)

4. ☐☐☐☐☒ - Main shut-off valve - -
 Corrosion present.
 Eventually these unions may leak.
 Further evaluation is needed on all
 water pipes by a licensed plumber
 prior to closing.



5. ☐☐☐☐☒ NOTICE : - - Home inspector is NOT a licensed plumber.
 All plumbing issues in this report need further evaluation by a licensed plumber
 prior to closing.
 All repair / correction costs (if any) need to be known to the client prior to
 closing.

Plumbing

ANPNI M D

1. ☒☐☐☐☐ Service Line - Identification only - , Copper - -
 Condition of underground pipe could not be determined.
2. ☒☐☐☐☐ Water - ON
3. ☒☐☐☐☐ Main Water Shut-off - At water meter
 - In the garage



4. ☒☐☐☐☐ Water Lines - Copper
5. ☒☐☐☐☐ Drain Pipes - ABS
6. ☒☐☐☐☐ Service Caps - In the crawlspace
7. ☒☐☐☐☐ Gas Service Lines - Cast iron & Galvanized
8. ☐☐☒☐☐ Disclaimer - - * Interior camera scope or sewer camera service is beyond the

Plumbing (Continued)

Disclaimer (continued)

scope of the home inspection.

* If the client requires such an inspection, client will need to hire a qualified contractor for that specific service.

-

* Piping that is covered or blocked by insulation CANNOT be evaluated.

* INSPECTOR DOES NOT MOVE INSULATION OF ANY TYPE.

* Piping behind drywall and other areas cannot be evaluated.

* Any pipe that cannot be seen CANNOT be evaluated at time of inspection.

-

Disclaimer :

All American Home Inspection LLC cannot inspect or report on what cannot be seen at time of inspection.

Attic Over Garage

ANPNI M D

1. ☐☐☐☐☒ Pull Down Stairs - - - Do not reach the floor.
This is a safety hazard.
Repair or replacement needed.



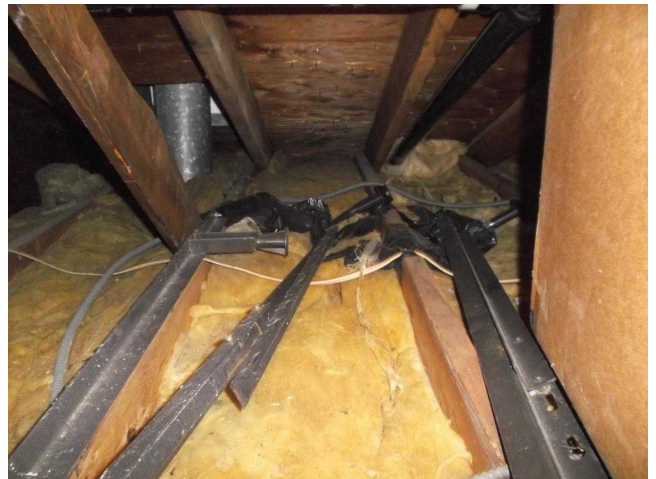
2. ☐☐☐☒☐ - - - Personal items present.

Attic Over Garage (Continued)

- (continued)



3. ☐☐☐☒☐ - - - Cluttered at time of inspection. Further evaluation is needed after the area has been emptied & prior to closing.



Attic

ANPNI M D

1. ☒ ☐ ☐ ☐ ☐ ☐ Roof Framing - 2x8 Rafter

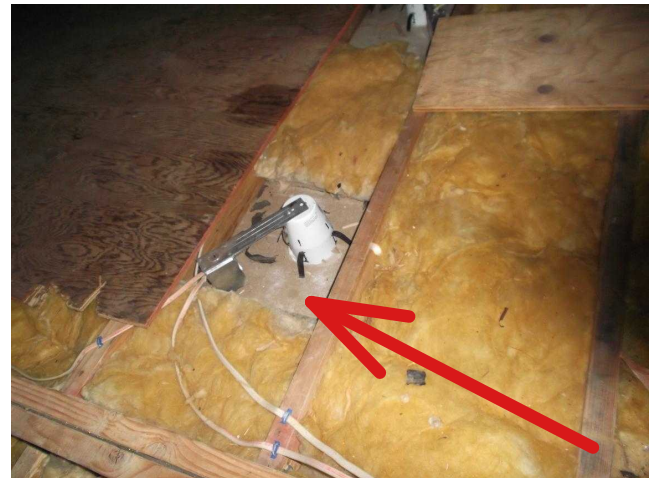


2. ☒ ☐ ☐ ☐ ☐ ☐ Sheathing - Plywood
 3. ☒ ☐ ☐ ☐ ☐ ☐ Ventilation - Ridge and soffit vents & Attic fan
 4. ☒ ☐ ☐ ☐ ☐ ☐ Insulation - Fiberglass
 5. ☒ ☐ ☐ ☐ ☐ ☐ Fan - - Thermostat controlled / Working
 6. ☐ ☐ ☒ ☐ ☐ ☐ Bathroom Fan Venting - N/A - Did not locate
 7. ☐ ☐ ☐ ☐ ☒ ☐ Recessed Light Cans - Missing insulation around all. -

Fireproof Draft-Stop covers need to be installed over the light can.
 These may aid in reducing heating costs.

-

Missing insulation will need to be installed.



Notice

ANPNI M D

1. ☐☐☐☐☒ - - Specified items, or components in the MARGINAL & DEFECTIVE categories should be FURTHER EVALUATED BY QUALIFIED CONTRACTOR(s) - All repair or correction costs should be known to the client prior to closing.
2. ☐☐☐☐☒ - - Please read entire report.
THIS REPORT IS PRIVATE PROPERTY Co-Owned by All American Home Inspection LLC. & Prospective buyer(s) of this house. Do not forward this report to anyone other than intended recipient(s) without permission from All American Home Inspection LLC. - Thank You.

----- Thank You -----

ANPNI M D

1. ☐☐☐☐☒ - - - For Choosing
All American Home Inspection LLC.
855 Ocean View Dr.
Toms River, NJ 08753
-
Stephen Pellecchia Owner / Inspector
NJ. Lic. # 24G100102500
NJ. Radon Lic. # MET12824
www.allamericanhomeinspectionllc.com
spellecchia1@comcast.net - 732-395-1417
2. ☐☐☐☐☒ - - - You are a valued customer.
If there is something that you may be having difficulty with, or are in need of an explanation, maybe I can help. - Please feel free to call me.

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Marginal & Defective Categories

1. - - - The phrase "prior to closing" in this report implies to have all recommendations including but not limited to, "further evaluations" * "inspections" * "repairs" * "testing" etc. completed within your legal time allowance in your contract.
Contractual Limitations may apply.
It is recommended to speak with your lawyer pertaining to this matter.
2. - - - All American Home Inspection and the inspector can only inspect what can be seen and tested on the day of the inspection, and can in no way predict future occurrences and failure's.
Inspector is not qualified to diagnose a problem.
That must be done by a qualified contractor.
3. - - - Material Defects from one category may affect other area's & components in other categories which may not have been detected at time of inspection and, or, go beyond the scope of the inspection and may require further evaluation by a professional in that specific trade.
-
Inspector is a generalist & can only report on defects that can be seen at time of inspection.
Inspector is not qualified to diagnose a problem.
Diagnosis must be done by a qualified contractor.
This is why it is important to have indicated items further evaluated by a qualified contractor prior to closing or you (the buyer) assumes ALL responsibilities & liabilities associated with your decision not to take said advise.

ATTENTION

4. - - - * ALL Specified items, or components in the MARGINAL & DEFECTIVE categories should be FURTHER EVALUATED BY QUALIFIED CONTRACTOR(s) PRIOR TO CLOSING.
* All repair or correction costs should be known to the client prior to closing.
-
* Defining the phrase "Qualified Contractor".
* IT IS NOT THE RESPONSIBILITY OF THE HOME INSPECTOR TO DETERMINE THE QUALIFICATIONS OF A CONTRACTOR.
* This should be discussed with the clients legal representation prior to closing.
5. - - - * Client should know that All American Home Inspection will NOT be liable for non-working, damaged, missing, or replaced devices, fixtures or appliances.
* People still have access to the house before the completed purchase.
-
* All American Home Inspection has no way of knowing circumstances which may have happened between the time of the home inspection and the actual closing.

Marginal Summary (Continued)

Structure

6. Attention: - - This is a renovated house.
 At some point, (Inspector does not know when) exterior & Interior renovations were done. (Home Inspector is not a general contractor)
 Interior walls may have been removed.
 -
 Prior to closing:
 The client will need to check with the township that all proper construction permits were pulled.
 -
 Electrical, Plumbing, Structure.
 Township inspections are an extremely important part of the renovation process.
 "Final" inspections should have been done by township officials.
 All permits should be closed & final.

Roof

7. Adequate "looking" Condition - - - Appears to be a newer install ?
 Age of shingles is not known to the inspector
 It is recommended to obtain age & installation information (Receipt) from seller.
 -
 * NOTICE:
 * SHINGLES HAVE A MANUFACTURERS WARRANTY.
 * IT IS VERY IMPORTANT TO OBTAIN INSTALLATION INFORMATION.
 * WITHOUT IT YOU HAVE NO WARRANTY.
8. - - - Disclaimer :
 No one from All American Home Inspection witnessed the installation of this roof.
 Materials such as ice shield, flashings, nails, & proper nail configuration, all cannot be confirmed.
 therefore it is recommended to obtain a receipt from the installer just in case a problem should arise in the future and repair is needed.



Marginal Summary (Continued)

Interior Defects

9. - Entry door deadbolt - -
Recommend replacing with twist type.
Keyed deadbolt is not recommended for safety reasons.



Kitchen

10. Oven - - - -
An anti-tip device needs to be installed for safety reasons.



Garage

11. Could Not Evaluate - - - Cluttered at time of inspection.
Further evaluation is needed after the area has been emptied & prior to closing.



Marginal Summary (Continued)

12. Wall - - -

Evidence of past water penetration.
Possible drywall damage present.



13. Water Pipes - - - It is recommended to insulate all water pipes.



14. Irrigation - - Not Tested. Beyond the scope of the home inspection. Further evaluation is needed.



Marginal Summary (Continued)

Air Conditioning

15. Filter - Disposable - In ceiling - -

Incorrect sized.

New (correct) filter needs to be installed.



16. Air Ducts - Older / Fiber - -

Taped together...

Interior of ducts were not inspected at time of inspection.

Air ducts inspection is beyond the scope of the home inspection.

Inspector has no way of knowing if material defects exist.

Further evaluation is needed by a qualified HVAC contractor.



Marginal Summary (Continued)

Water Heater

17. Older - MFD- 2008 - -

Water heater has exceeded design life,.
After 10 years, the possibility of a leak/flood greatly increases.

Recommend replacing this device.

-
Recommend installing a leak pan under the water heater as a precautionary measure.



Laundry

18. Washer Hoses - - - Recommend changing rubber hoses.

It is recommended to use Steel Braided hoses to reduce the possibility of a flood due to a burst rubber hose.



19. Leak Pan - None - -

Recommend installing a leak pan under the washer.



Marginal Summary (Continued)

20. Door - - - Sticks on top.
Adjustment needed.

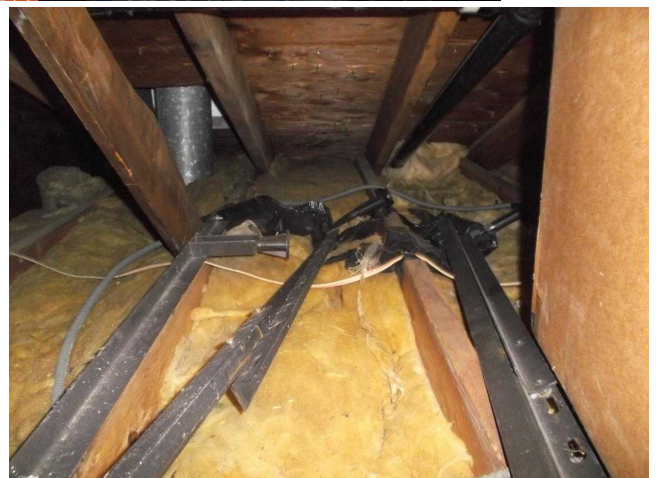


Attic Over Garage

21. - - - Personal items present.



22. - - - Cluttered at time of inspection.
Further evaluation is needed after the area has been emptied & prior to closing.



Marginal Summary (Continued)

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

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 -
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Structure

3. Door Bell - - - NOT - Working at time of inspection.



Defective Summary (Continued)

4. Patio Door - Working at time of inspection - -
Hard operation.
Sticks on bottom.
Adjustment needed.
Further evaluation needed.



Exterior Defects

5. - Hole in siding - -
Right side of garage.
Repair needed.
Sealing is needed to keep rodents out.
6. - Foundation cracks. -
Need to be sealed to prevent further cracking.



Defective Summary (Continued)

7. - Leader extension. -

Needs to be properly connected.



8. - Rear / side electric outlet. -

GFCI does not trip when tested.
Receptacle may need to be replaced.

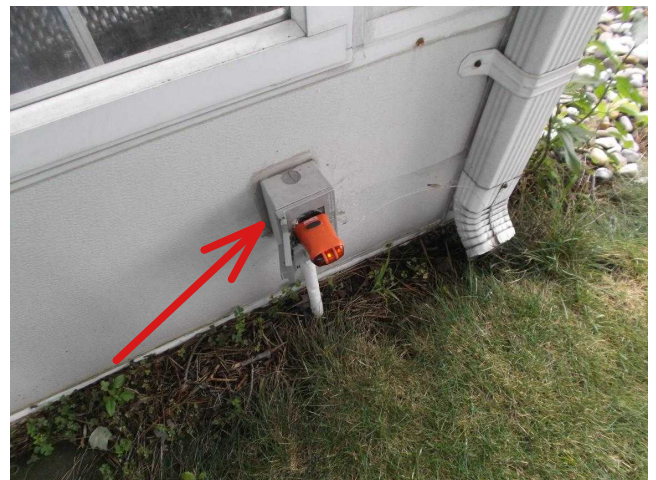
-

Broken cover.
A new weather cover needs to be installed.



9. - Rear electric outlet. -

Non-GFCI outlets.
Exterior outlets need to be GFCI protected.
Correction needed.



Defective Summary (Continued)

10. - Rear leaders - -

Need to extend 3-6 feet away from structure.



11. - AC lines into crawlspace - -

Sealing penetration is needed to keep rodents out.



12. - Crawlspace vents - -

Debris needs to be cleaned out of wells.

Vents need to allow air to go in.

Correction needed.



Defective Summary (Continued)

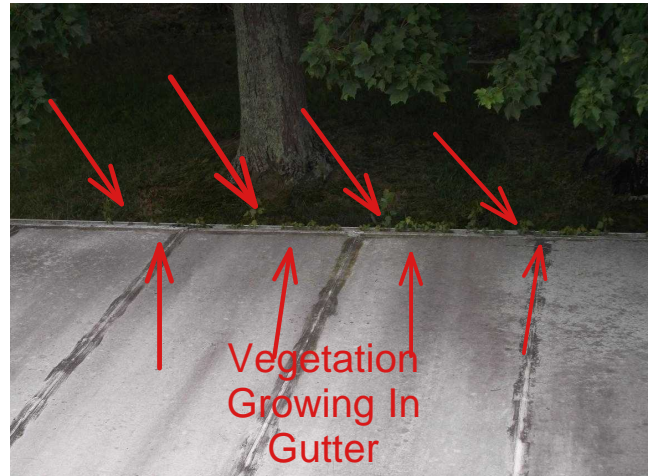
13. - Garage door surround. -

Weather-stripping needs to be installed.



14. - Rear gutter - -

Needs to be cleaned out.



15. Jalousie Windows - Rear room - -

Poor / cracked glazing.

Re-glazing needed on several windows.



16. - Front windows - -

Missing screens.

Exterior Defects (Continued)

- (continued)



Interior Defects

17. - Dining room window - -
Broken lock.



18. Bathroom Electric Outlets - Working at time of inspection. -
Both bathrooms...
Non-GFCI outlets.



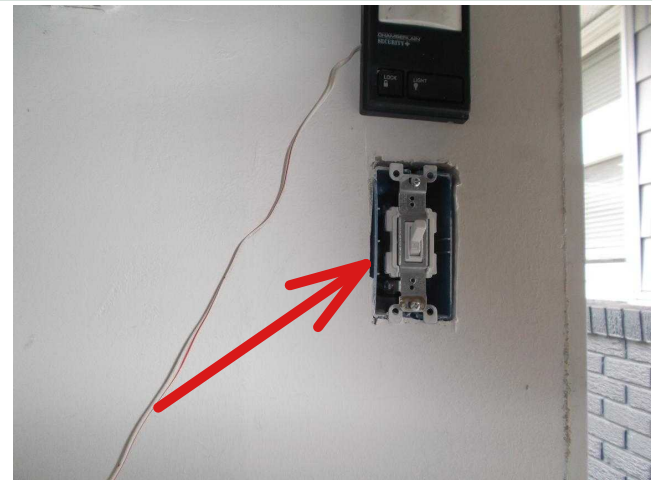
Defective Summary (Continued)

19. - - - Bathroom wall outlets need to be GFCI protected.
Correction needed.

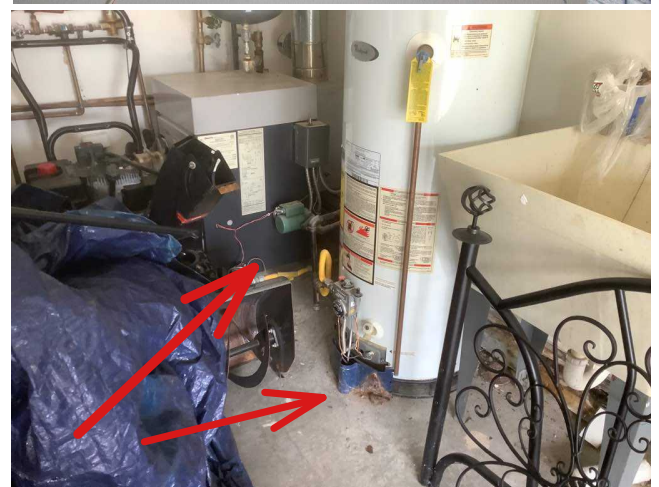


Garage

20. Light Switch Working At Time Of Inspection - -
Missing cover plate is a safety hazard.
Correction needed.



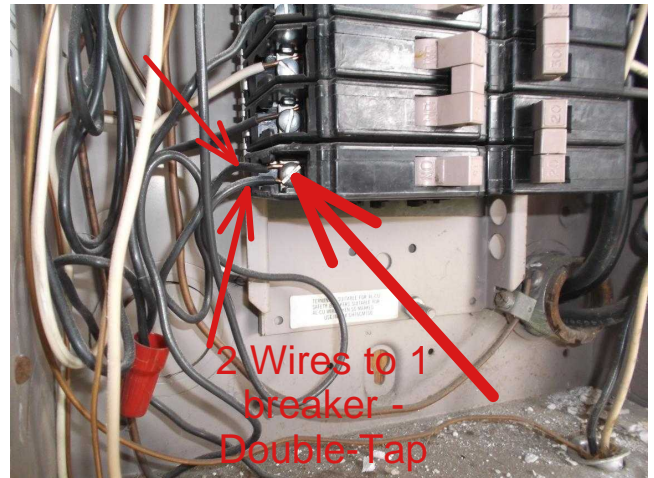
21. NOTICE: - - -
Boiler and water heater have been installed on the floor of the garage.
This is incorrect. Gas-fired devices when installed in a garage must be a minimum of 16 inches off of the floor. Correction is needed.
Note:
This report does not address any state or municipal code requirements.
Inspector is NOT a code enforcer and would not have knowledge of that type or information.



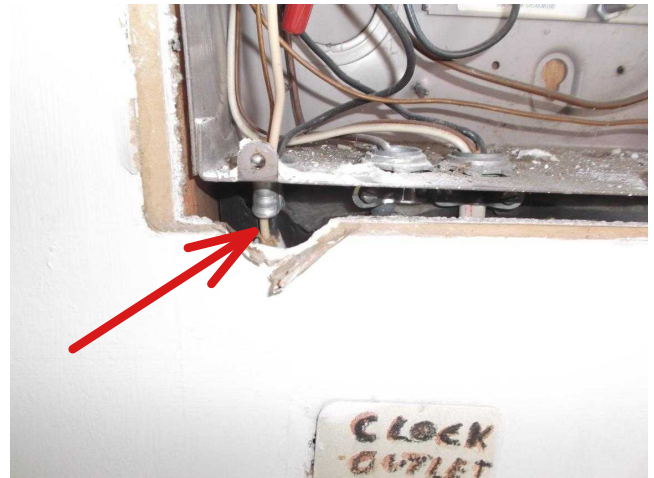
Defective Summary (Continued)

Electrical Panel & Components

22. Repairs Needed - - - 1 Double-tap. / Left - Bottom breaker.
Possible circuit overload.



23. - - - Bottom - Left.
Unsheathed branch wire into clamp is a possible safety hazard.



24. - - - Described defects need immediate evaluation.
A qualified electrical contractor is needed to evaluate and repair if needed.

Water Heater

25. Bonding - None - -
A visible bond wire needs to be installed that connects the hot and cold water pipes.



Defective Summary (Continued)

Laundry

26. - Ceiling - -
Air vent needed to supply oxygen for the gas dryer.



Crawl Space

27. Debris Present - - All debris should be removed.



Defective Summary (Continued)

28. Vapor Barrier - Poor condition - -

A new vapor barrier will need to be installed.
The dirt floor needs to be completely encapsulated to reduce moisture in this area.
Correction needed.



29. Cave Crickets - Present - -

Further evaluation & treatment needed by pest control contractor.

-

Note:

Inspectors are not responsible for locating or detecting any type of infestation that could not be detected at time of inspection.



30. Dryer Vent Pipe - - Disconnected union will need repair.

.



Defective Summary (Continued)

31. - - - No flex should be used in the crawlspace.
Rigid pipe only.
Correction needed.



32. Moisture Present - Left side. -
Inspector cannot comment on cause.
Possibilities:
Poor water drainage (swale).
Re-grading may be needed.
Sprinklers may be improperly adjusted.
-
Further evaluation is needed.



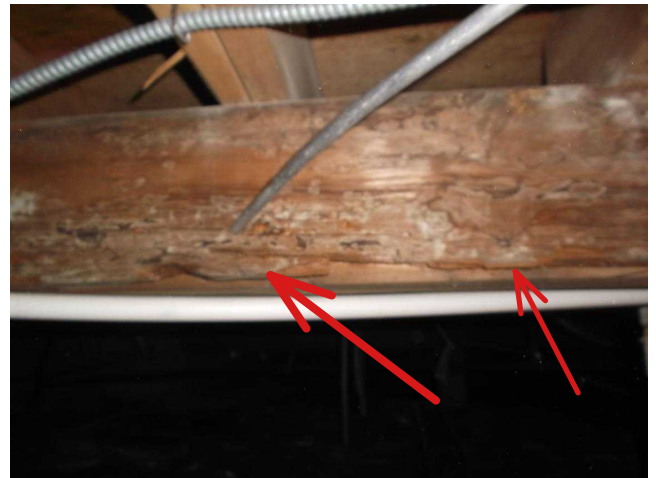
Defective Summary (Continued)

Fungus (Damages) Present

33. As Seen In Crawlspace - - Damaged main beam section.
(Dry rot).
Damaged due to moisture of the left side.
Scope & depth of damages could not be ascertained by the inspector at time of inspection.



34. - - - Note:
The main beam assembly is in sections.
It is possible that the entire affected section will need to be replaced.
Further evaluation is needed by a qualified contractor.



35. - - - Discoloration / fungus growth present.
Mold treatment is needed on any / all affected areas.
Further evaluation & treatment needed by a qualified contractor.



36. NOTICE : - - Home inspector is NOT a structural engineer.
All structural issues in this report need further evaluation by a licensed structural engineer prior to closing.
All repair / correction costs (if any) need to be known to the client prior to closing.

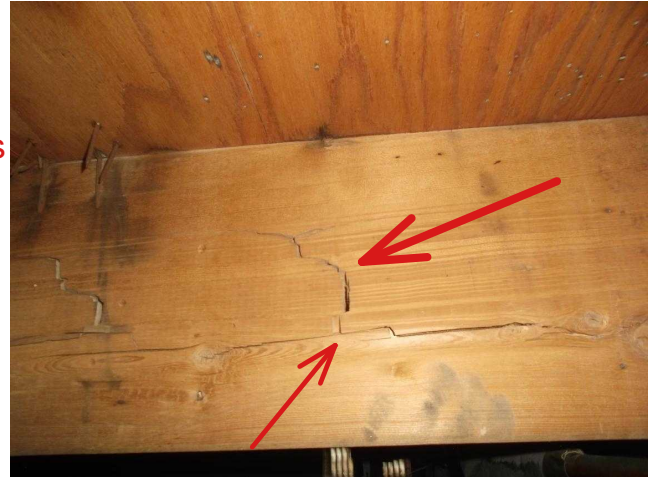
Defective Summary (Continued)

Floor Joist

37. Cracks Present - As seen from in the crawlspace - Sometimes this occurs during the "seasoning" process, (heat treating). " Checking " does not necessarily mean the lumber is deficient.

Note:

Home inspector is not a structural engineer and cannot determine the integrity of the wood. Further evaluation is needed by a qualified contractor to determine if this floor joist will need to be replaced.



Plumbing Repairs Needed

38. As Seen In Crawlspace - - Drain pipe leak.
Possibly from main bath shower.



39. - Heating pipes - -
Need proper support.
(Hangers).



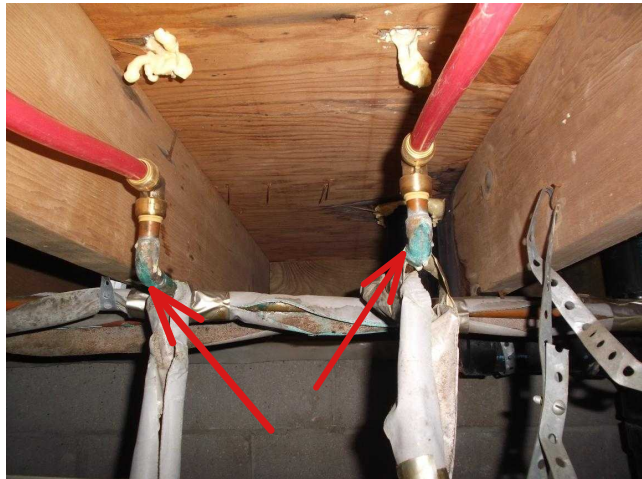
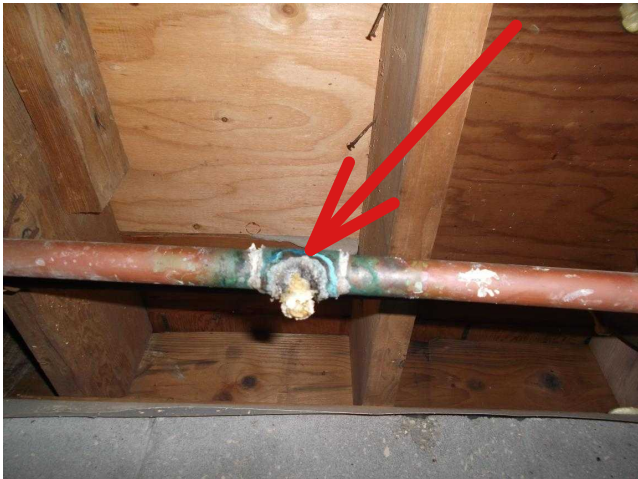
Defective Summary (Continued)

40. - Water pipes - -

Corrosion present.

Eventually all affected pipes may leak.

Further evaluation is needed on all water pipes by a licensed plumber prior to closing.



41. - Main shut-off valve - -

Corrosion present.

Eventually these unions may leak.

Further evaluation is needed on all water pipes by a licensed plumber prior to closing.



42. NOTICE : - - Home inspector is NOT a licensed plumber.

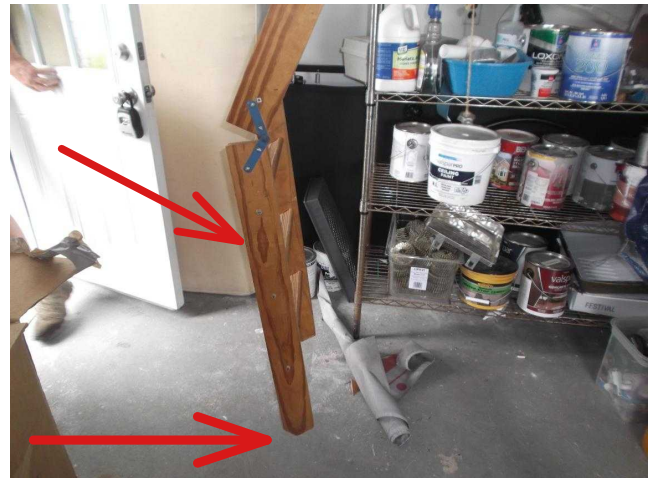
All plumbing issues in this report need further evaluation by a licensed plumber prior to closing.

All repair / correction costs (if any) need to be known to the client prior to closing.

Defective Summary (Continued)

Attic Over Garage

43. Pull Down Stairs - - - Do not reach the floor.
This is a safety hazard.
Repair or replacement needed.



Attic

44. Recessed Light Cans - Missing insulation around all. -
Fireproof Draft-Stop covers need to be installed over the light can.
These may aid in reducing heating costs.
-
Missing insulation will need to be installed.



Notice

45. - - Specified items, or components in the MARGINAL & DEFECTIVE categories should be FURTHER EVALUATED BY QUALIFIED CONTRACTOR(s) - All repair or correction costs should be known to the client prior to closing.
46. - - Please read entire report.
THIS REPORT IS PRIVATE PROPERTY Co-Owned by All American Home Inspection LLC. & Prospective buyer(s) of this house. Do not forward this report to anyone other than intended recipient(s) without permission from All American Home Inspection LLC. - Thank You.

----- Thank You -----

47. - - - For Choosing
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Defective Summary (Continued)

- (continued)

Toms River, NJ 08753

-

Stephen Pellecchia Owner / Inspector

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48. - - - You are a valued customer.

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