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**Settlers  
Home Inspections  
617 Stokes Rd.Suite 4-301  
Medford, NJ 08055  
1.866.744.3991**

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Printed Wednesday, February 14, 2007

Inspected By:  
**Steve West**

Referral Information  
**Realtor**

Client Information: Record Number 011807abc

**Sample, John and Mary  
124 Any Street  
Any Town, NJ**

Inspected 1/18/07 9:30 AM

FRONT STRUCTURAL VIEW <<<



*INSPECTION REPORT INFORMATION, REPORT  
OPINION DEFINITIONS:*

REPORT INFORMATION:

This inspection and report was performed following the home inspection "Standards of Practice" sections 13:40 - 15:16 as set forth by the NJ Department of Law and Public Safety Division of Consumer Affairs Home Inspection Advisory Committee Statutes and Regulations dated December 2002 and in accordance with the Inspection Agreement which you have read and signed. Our inspection is based on the conditions that existed at time of inspection only.

This report is NOT to be considered, expressed and or implied as a code inspection, warranty and or guarantee of any kind.

The age of the structure will be taken in to consideration. Normal wear, cosmetic, minor and or normal maintenance items will not be addressed.

Through out the report some references may be given for ages and or life expectancies. These are given in a general sense and should not be taken as absolute.

Where items are found to be near the end or past their normal life expectancy and or in need of repair we recommend to have licensed specialist in that field further evaluate and provide you with a cost estimate as prices can and do vary..

The inspection summary was written for you to high light recommended repairs, safety issues and concerns. The summary is merely a part of the inspection report and not the entire report. Only the ENTIRE inspection report applies.

REPORT OPINION DEFINITIONS:

**SATISFACTORY** - System, components still operating as designed. Some normal wear may be present. Some future, normal maintenance or upgrading may be needed. limitations, Exclusions and additional comments may apply.

**SERVICE REPAIR** - Further evaluation, repair, service or replacement by a specialist in that field. Additional hidden damage, repair or conditions may be present and may not be fully evident until work has begun. Recommend to have a licensed specialist in that field to evaluate, estimate and perform needed work. Recommend to obtain written documentation prior to settlement for all work needed or done. We do not provide estimates. We cannot recommend contractors to perform the work needed.

**SAFETY/ CONCERNS and / or IMPORTANT COMMENTS** - These are items that require further attention or action by you or your representative. These items may also point out a limitation, improvement or suggestion that we feel may be helpful.

The following are our findings.

\*\*\*PLEASE READ THE ENTIRE REPORT\*\*\*

# Inspection Summary

Settlers  
Home Inspections  
617 Stokes Rd.Suite 4-301  
Medford, NJ 08055  
1.866.744.3991

Record 011807abc - Sample, John and Mary 124 Any Street, Any Town, NJ

## SERVICE REPAIR / MATERIAL DEFECTS

### WOOD DESTROYING INSECTS

#### WOOD DESTROYING INSECTS

Termite mud tunnels were observed in the garage right wall on the concrete.

\*Termite evidence noted does not include hidden damage that may exist. This inspection can not conclude any amount of damage exists inside an area that is not visible to the inspector.\*

Further evaluation and treatment recommended by a licensed pest control company.



### INTERIOR COMPONENTS

#### Windows

The window spring rods are not connected for the front left main level room window and in the master bedroom. The second floor bathroom and the rear bedroom windows will not open. The master bedroom front window bottom sash plastic is cracked and pulling away from the glass.

Evaluation of all windows and repair is needed by a qualified licensed contractor.



## IMPORTANT CONCERNS

### EXTERIOR COMPONENTS

#### Garage Door(s)

Remote controls are not inspected or included in this inspection. Recommend obtaining remote control devices from the seller.

# IMPORTANT CONCERNS

## ELECTRICAL SYSTEM

### Electrical Special Features

The smoke alarm(s) were not tested. This devices should be tested and certified by a fire official prior to settlement and then tested by the owner on a regular basis. We recommend when present that the battery be changed at least twice a year for safety.

Carbon monoxide detector(s) are not tested. This devices should be tested and certified by a fire official prior to settlement and then tested by the owner on a regular basis. We recommend when present that the battery be changed at least twice a year for safety.

The security system was not tested. We recommend to have the company which installed the system inspect and test it for you. You should also have the code changed after moving in.

## HEATING SYSTEM

### Filter System/ Accessories

The electronic air filter should be cleaned every three months for proper operation. Recommend you obtain and service contract with a local provider for yearly service for the heating and air conditioning.

## COOLING SYSTEM

### Cooling System On

The air conditioner could not be tested at this time due to low outside temperatures (below 60 degrees) and the possibility of damaging the compressor. We recommend to have the unit tested prior to settlement when the temperature is warmer.

## INTERIOR COMPONENTS

### Interior Ceilings

There old water stains on the rear bedroom ceiling. The stains are not wet at the time of inspection. Inquire of the seller about past water leakage and repairs completed. Obtain seller receipts for work completed.



# Inspection Report Details

Record 011807abc - Sample, John and Mary 124 Any Street, Any Town, NJ

## GENERAL INFORMATION

**SATISFACTORY** Structure Style - Two Story

Two Story

**SATISFACTORY** Approximate Age - 5 to 10 years

5 to 10 Years

**SATISFACTORY** Weather - Clear

Clear

**SATISFACTORY** Temperature - 30 to 40 degrees

30 to 40 Degrees

**SATISFACTORY** Present at Inspection - Buyers Realtor, Owner(s)

Buyers Realtor

Owner(s)

## WOOD DESTROYING INSECTS

**SERVICE REPAIR / MATERIAL DEFECTS** WOOD DESTROYING INSECTS - Possible Active Termites

Termite mud tunnels were observed in the garage right wall on the concrete.

\*Termite evidence noted does not include hidden damage that may exist. This inspection can not conclude any amount of damage exists inside an area that is not visible to the inspector.\*

Further evaluation and treatment recommended by a licensed pest control company.

## STRUCTURAL COMPONENTS

**SATISFACTORY** Foundation - Concrete

**SATISFACTORY** Floor Structure/ Support Girders - Wood, Steel, Truss, 2x10's, 16 O.C.

**SATISFACTORY** Wall Structure - Wood 2x4's, Not Visible

The wall structure was not visible due to the wall cladding and coverings.

**SATISFACTORY** Ceiling Structure - 2x4's, 24 inches on Center

Insulation limits inspection of the ceiling framing.

**SATISFACTORY** Columns or Piers - Steel Lally Columns

**SATISFACTORY** Roof Structure / Material - Engineered Wood Truss, Plywood, 2x4's

**SATISFACTORY** Roof Type - Gable

**SATISFACTORY** Method to Observe Crawlspace - No Crawlspace

## STRUCTURAL COMPONENTS

**SATISFACTORY** Foundation Condensation or Water Penetration - None Visible

**SATISFACTORY** Method to Observe Attic - Entered, Hatch

**SATISFACTORY** Visible Moisture Penetration in Attic - No Active Leakage Noted, Dry on Day of Inspection

## EXTERIOR COMPONENTS

**SATISFACTORY** Siding Material - Vinyl

**SATISFACTORY** Trim Work/ Soffit/ Fascia - Aluminum

**SATISFACTORY** Exterior Entry Doors - Metal, Patio, Insulated Glass

**SATISFACTORY** Garage to House Entry Door - Metal

**IMPORTANT CONCERNS** Garage Door(s) - Remote Control Device, Overhead, Metal/ Aluminum

Remote controls are not inspected or included in this inspection. Recommend obtaining remote control devices from the seller.

**SATISFACTORY** Window Types - Vinyl, Insulated, Single Hung

**SATISFACTORY** Attached or Adjacent - Steps, Porches, Applicable Railings

**SATISFACTORY** Attached or Adjacent - Walkways, Driveway(s)

**SATISFACTORY** Inspection Items - Vegetation, Grading, Drainage, Limitations

Vegetation, grading, drainage, and retaining walls are inspected with respect to their immediate detrimental effect on the condition of the residential building, excluding fences, geological and/ or soil conditions, sea walls, break walls, bulkheads and docks, or erosion control and earth stabilization.

**SATISFACTORY** Additional Information - Comments

As with any siding trees and shrubs should be kept cut back to help prevent moisture and insect problems. Wood siding and trim require painting and caulking from time to time and is prone to rot if not maintained.

## ROOFING SYSTEM

**SATISFACTORY** How Inspected - From Ground

**SATISFACTORY** Roof Access Restricted - Height

Roof could not be walked due to height.

## ROOFING SYSTEM

- SATISFACTORY** Approx. Age - 5 thru 10
- SATISFACTORY** Roof Covering - Asphalt Shingle
- SATISFACTORY** Number of Layers - 1
- SATISFACTORY** Roof Drainage System(s) - Aluminum, Downspouts
- SATISFACTORY** Flashing - Rubber Boot, Not Visible
- SATISFACTORY** Chimney (Exterior) - One, Covered with siding material

## PLUMBING SYSTEM

- SATISFACTORY** Water Service On - YES
- SATISFACTORY** Water Source - Municipal
- SATISFACTORY** Main Water Supply Line Material - Copper, 1 inch
- SATISFACTORY** Main Water Shut Off (Location) - Basement
- SATISFACTORY** Visible Interior Water Pipe Distribution - Copper, 3/4 inch
- SATISFACTORY** Predominant Drain / Waste / Venting Materials - Plastic, With Clean Outs
- SATISFACTORY** Interior Fixtures and Faucets - Functional Water Flow Tested, Functional Drainage Tested, Toilets, Sinks, Tubs/ Showers
  - Functional water flow is tested for a few minutes per fixture.
  - Functional drainage is tested per fixture.
- SATISFACTORY** Additional Plumbing Features - Sump Pump/ French Drain
- SATISFACTORY** Water Heater On - Yes
- SATISFACTORY** Number of Water Heaters - One
- SATISFACTORY** Manufacturer(s) - Bradford White

## PLUMBING SYSTEM

**SATISFACTORY** Water Heater Capacity - 50 Gallon

**SATISFACTORY** Approximate Water Heater Age(s) - 4

**SATISFACTORY** Water Heater Power Source - Natural Gas

**SATISFACTORY** Additional Information - Comments

We recommend periodic inspection of all water and waste lines as well as compression fittings as they can start to leak at any time and if caught early can help prevent damage. We do not operate shut off valves as they are prone to leakage from opening and closing and should be only used in an emergency.

All plumbing lines should be protected from freezing. We strongly recommend turning off the outside faucets during winter months. Turn off from inside and open outside faucet and let drain out.

<<<< LIMITATIONS OF A PLUMBING INSPECTION>>>>

The majority of the plumbing system, drainage and supply pipes are encased in the walls and floors. This prevents a thorough evaluation of their condition. No claims are made as to their condition or future conditions of the underground drain, water or gas pipes. As with all inaccessible items - hidden damage may exist. Please budget for maintenance and repair of any aging pipe.

## ELECTRICAL SYSTEM

**SATISFACTORY** Electric Service On - YES

**SATISFACTORY** Main Electrical Service - Underground Cable, In Conduit

The underground installation of the main electrical supply limits our view.

**SATISFACTORY** Incoming Voltage and Amperage - 120/240 volts, 200 amps

**SATISFACTORY** Location of Main Disconnect/Main Panels/Sub Panels - Garage

**SATISFACTORY** Main Electric Disconnect(s) / Type - Main Breaker

**SATISFACTORY** Main Panel Rating - 200 amp

**SATISFACTORY** Main Disconnect Rating - 200 amp

**SATISFACTORY** Interior House Wiring - Copper

**SATISFACTORY** Predominant Type of Wiring - Romex

The visible and accessible interior wiring only was inspected.

**SATISFACTORY** Service Grounding - Water Pipe, Driven Rod

**SATISFACTORY** Electrical Ground Fault Interupters - Kitchen, Bathroom, Exterior

## ELECTRICAL SYSTEM

**SATISFACTORY** Electrical Outlets, Switches ,Fans - 3 Slotted Outlets, Ceiling Fans, Bathroom Fans, Switches, Light Fixtures, Limited Access House Occupied, Random Sample Tested

**IMPORTANT CONCERNS** Electrical Special Features - Smoke Detectors, Carbon Monoxide Detectors, Security Alarms

The smoke alarm(s) were not tested. This devices should be tested and certified by a fire official prior to settlement and then tested by the owner on a regular basis. We recommend when present that the battery be changed at least twice a year for safety.

Carbon monoxide detector(s) are not tested. This devices should be tested and certified by a fire official prior to settlement and then tested by the owner on a regular basis. We recommend when present that the battery be changed at least twice a year for safety.

The security system was not tested. We recommend to have the company which installed the system inspect and test it for you. You should also have the code changed after moving in.

**SATISFACTORY** Additional Information - Comments

The caulking must be maintained at the points where the service cable enters the meter and building to prevent moisture from entering and causing corrosion or possible shorting.

It is important to monitor the condition of the electrical system. If lights blink or become dim or breakers trip off, it may be an indication that the circuit is overloaded and should be checked by an electrician for safety.

If you plan on using heavy duty appliances we recommend to have an electrician check the circuit to determine if it will safely meet the demand or additional circuits may need to be added.

## HEATING SYSTEM

**SATISFACTORY** Heating System On - YES

**SATISFACTORY** Number of Units - 1

**SATISFACTORY** Heating Equipment/ Distribution Type - Air Ducts, Forced Hot Air

**SATISFACTORY** Heating System Manufacturer(s) - York

**SATISFACTORY** Energy Source/ Fuel Storage Tanks - Natural Gas

**SATISFACTORY** Primary Heating Unit Age(s) - 8

**SATISFACTORY** Primary System BTU Rating(s) - In Put

115,000 btu(s)

**SATISFACTORY** Visible Accessible Areas of Heat Exchanger - Not Inspected

**IMPORTANT CONCERNS** Filter System/ Accessories - Electronic

The electronic air filter should be cleaned every three months for proper operation.

Recommend you obtain and service contract with a local provider for yearly service for the heating and air conditioning.

**SATISFACTORY** Presence Of Installed Heat Source In Each Room - Yes

## HEATING SYSTEM

**SATISFACTORY** **Chimneys/ Flues/ Vents - Inspected**

Combustion vent systems and chimneys, excluding interiors of flues or chimneys are inspected.

**SATISFACTORY** **Additional Information - Comments**

The heating sources in each room should be cleaned periodically and left unobstructed. Where air filters are present, they should be cleaned or replaced about once every two months.

## COOLING SYSTEM

**IMPORTANT CONCERNS** **Cooling System On - NO , TOO COLD TO TEST**

The air conditioner could not be tested at this time due to low outside temperatures (below 60 degrees) and the possibility of damaging the compressor. We recommend to have the unit tested prior to settlement when the temperature is warmer.

**SATISFACTORY** **Number of Units - 1**

**SATISFACTORY** **Cooling Equipment Type/ Energy Source - Central Unit, Integral with Furnace**

**SATISFACTORY** **Central Air Manufacturer - York**

**SATISFACTORY** **Cooling System Tonnage - 3.5 Ton**

**SATISFACTORY** **Approximate Age Of Cooling System(s) - 7**

**SATISFACTORY** **Condensate Drain - Plastic**

**SATISFACTORY** **Additional Information - Comments**

As we do not know the exact size of the property and other important factors we make no representations as to whether the current unit is adequately sized for your property. You may wish to consult a cooling specialist if this is a concern of yours.

We recommend to test the unit at pre settlement walk thru if the unit wasn't tested by us due to low outside temperatures at the time of the inspection. We do not test units when temperatures are below 60 degrees for more than 48 hours due to the possibility of damage to the unit.

We recommend to have the unit tested and serviced each year to help keep it operating efficiently. We also recommend changing the air filters at least every two months.

## INTERIOR COMPONENTS

**SATISFACTORY** **Interior Walls - Dry Wall**

It is not uncommon to have settlement cracks and nail pops with this type of covering. Nail pops should be reset, filled in and settlement cracks spackled prior to painting. This is considered to be normal maintenance.

**IMPORTANT CONCERNS** **Interior Ceilings - Dry Wall**

There old water stains on the rear bedroom ceiling. The stains are not wet at the time of inspection. Inquire of the seller about past water leakage and repairs completed. Obtain seller receipts for work completed.

**SATISFACTORY** **Interior Floors - Carpet**

If an animal was present in the home there could be hidden damage or urine odors. We do not lift carpeting to inspect the floor below.

## INTERIOR COMPONENTS

**SATISFACTORY** Step/ Stairways and Railings - With Hand Railings

**SERVICE REPAIR / MATERIAL DEFECTS** Windows - Operated, Sample Number Operated

The window spring rods are not connected for the front left main level room window and in the master bedroom. The second floor bathroom and the rear bedroom windows will not open. The master bedroom front window bottom sash plastic is cracked and pulling away from the glass.

Evaluation of all windows and repair is needed by a qualified licensed contractor.

**SATISFACTORY** Storm and Screens - with screens only

**SATISFACTORY** Interior Passage Doors - Wood

**SATISFACTORY** Installed Kitchen Wall Cabinets - Secure

**SATISFACTORY** Built - In Kitchen Appliances - Kitchen Range/ Oven, Dishwasher, Garbage Disposer

The kitchen range and oven are inspected to determine operation of burners or heating elements excluding microwave ovens and the operation of self-cleaning cycles and appliance timers and thermostats.

Dishwashers are inspected to determine water supply and drainage.

Garbage disposers are inspected for operation.

## INSULATION COMPONENTS AND VENTILATION SYSTEM

**SATISFACTORY** Insulation In Unfinished Spaces - Blown, Fiberglass

**SATISFACTORY** R-Value - R-30 or Better

**SATISFACTORY** Exhaust Fan Types - Fan With Light

kitchen exhaust fan and light in microwave

**SATISFACTORY** Dryer Power Source - Gas Connection

**SATISFACTORY** Dryer Vent - Flexible Metal

**SATISFACTORY** Ventilation Attic/ Crawlspace - Ridge Vents, Soffit Vents, Thermostatically Controlled Fan

## FIREPLACE AND SOLID FUEL BURNING APPLIANCES

**SATISFACTORY** Fireplace/ Wood Stove - Metal, Gas Logs

**SATISFACTORY** Energy Source - Gas

## FIREPLACE AND SOLID FUEL BURNING APPLIANCES

### **SATISFACTORY** Visible Draft Characteristics - Other

No damper/ open flue

## NEW JERSEY HOME INSPECTION STANDARDS OF PRACTICE

### **SATISFACTORY** Structural - Inspect, Describe

Inspect: Foundation, floors, walls, ceiling and roof

Describe: Foundation construction type and material, floor construction type and material, Wall construction type and material, ceiling construction type and material and roof construction type and material.

Probe where structural components where deterioration is suspected unless such probing would cause damage any finished surface; and

Describe in the home inspection report the methods used to inspect under-floor crawl spaces and attics.

### **SATISFACTORY** Exteriors - Inspect, Describe

Inspect: Exterior surfaces, excluding shutters, and screening, awnings, and other similar seasonal accessories;

Exterior doors excluding storm doors or safety glazing;

Windows excluding storm windows and safety glazing;

Attached or adjacent decks, balconies, stoops, steps, porches, and their railings;

Vegetation, grading, drainage, and retaining walls with respect to their immediate detrimental effect on the condition of the residential building, excluding fences, geological and/ or soil conditions, sea walls, break-walls, bulkheads and docks, or erosion control and earth stabilization;

Attached or adjacent walkways, patios, and driveways; and

garage doors including automatic door openers and entrapment protection mechanisms, excluding remote control devices; and

Describe: Exterior wall surface type and material.

### **SATISFACTORY** Roofing - Inspect, Describe

Inspect: Roof surface, excluding antennae and other installed accessories such as solar heating systems, lightning arresters, and satellite dishes;

Roof drainage systems;

Flashing;

Skylights; and

Exteriors of chimneys;

Describe: Roof surface;

Roof drainage systems;

Flashing;

Skylights; and

Chimneys;

Employ reasonable, practicable and safe methods to inspect the roof such as:

Walking on the roof;

Observation from a ladder at roof level; or

Visual examination with binoculars from ground level; and

Describe the methods used to inspect the roof.

## NEW JERSEY HOME INSPECTION STANDARDS OF PRACTICE

### **SATISFACTORY** Plumbing - Inspect, Describe

Inspect: Interior water supply and distribution systems including functional water flow and functional drainage, excluding wells, well pumps, well water sampling or water storage related equipment, determination of water supply quantity or quality and water conditioning systems and lawn irrigation systems;

All interior fixtures and faucets, excluding shut off valves, wells, well pumps well water sampling and water storage related equipment;

Drain waste and vent systems;

Domestic water heating systems, without operating safety valves or automatic safety controls, and excluding solar water heating systems;

Combustion vent systems excluding the interiors of flues and chimneys;

Fuel distribution systems; and

Drainage sumps, sump pumps and related piping; and

Describe: Predominant interior water supply and distribution piping materials;

Predominant drain, waste and vent piping materials; and

Water heating equipment including energy sources.

### **SATISFACTORY** Electrical - Inspect, Describe

Inspect: Service entrance system;

Main disconnects, main panel and sub panels, including interior components of main and sub panels;

Service grounding;

Wiring without measuring amperage, voltage or impedance, excluding and wiring not a part of the primary electrical power distribution system, such as central vacuum systems, remote control devices, telephone or cable system wiring, intercom systems, security systems and low voltage wiring systems;

Over-current protection devices and the compatibility of their ampacity with that of the connected wiring;

At least one of each interior installed lighting fixture, switch, and receptacle per room and at least one exterior installed lighting fixture, switch, and receptacle per side of house; and

Ground fault circuit interrupters; and

Describe: Amperage and voltage of the service;

Location of main disconnect, main panels, and sub-panels;

Type of over-current protection devices;

Predominant type of wiring;

Presence of knob and tube branch circuit wiring; and

Presence of solid conductor aluminum branch circuit wiring.

### **SATISFACTORY** Heating - Inspect, Describe

Inspect: Installed heating equipment and energy sources, without determining heat supply adequacy or distribution balance, and without operating automatic safety controls or operating heat pumps when weather conditions or other circumstances may cause damage to the pumps, and excluding humidifiers, electronic air filters and solar heating systems;

Combustion vent systems and chimneys, excluding interiors of flues or chimneys;

Fuel storage tanks, excluding propane and underground storage tanks; and

Visible and accessible portions of the heat exchanger, removing the flame roll-out shield if applicable; and

Describe: Heating equipment and distribution type; and energy sources.

### **SATISFACTORY** Cooling - Inspect, Describe

Inspect: Central cooling system, excluding electronic air filters and excluding determination of cooling supply and adequacy or distribution balance and without operating central cooling equipment when weather conditions or other circumstances may cause damage to the cooling equipment;

Permanently installed hard-wired, through- wall individual cooling systems; and

Energy sources; and

Describe: Cooling equipment and distribution type; and

Energy sources.

## NEW JERSEY HOME INSPECTION STANDARDS OF PRACTICE

### **SATISFACTORY** Interior - Inspect, Describe

Inspect: Walls, ceilings, and floors excluding paint, wallpaper and other finish treatments, carpeting and other non-permanent floor coverings;

Step, stairways, and railings;

Installed kitchen wall cabinets to determine if secure;

At least one interior passage door and operate one window per room excluding window treatments; and

Household appliances limited to:

(1) The kitchen range and oven to determine operation of burners or heating elements excluding microwave ovens and the operation of self-cleaning cycles and appliance timers and thermostats;

(2) Dishwashers to determine water supply and drainage; and

(3) Garbage disposer.

### **SATISFACTORY** Insulation and Ventilation - Inspect, Describe

Inspect: Insulation in unfinished spaces without disturbing insulation;

Ventilation of attics and crawlspaces; and

Mechanical ventilation systems; and

Describe: Insulation in unfinished spaces adjacent to heated areas; and

Evidence of inadequate attic and crawlspace ventilation.

### **SATISFACTORY** Fireplaces and Solid Fuel Burning Appliances - Inspect, Describe

Inspect: Fireplaces and solid fuel burning appliances, without testing draft characteristics, excluding fore screens and doors, seals and gaskets, automatic fuel feed devices, mantles and non-structural fireplace surrounds, combustion make-up air devices, or gravity fed and fan assisted heat distribution systems; and Chimneys and combustion vents excluding interiors of flues and chimneys; and

Describe: Type of fireplaces and/or solid fuel burning appliances;

Energy source; and

Visible evidence of draft characteristics.

**END**

### **SATISFACTORY** Thanks - Comments

Thank you for using our company for your inspection needs. If you should have any questions regarding your inspection please feel free to contact our office. Once again THANKS!

Sincerely,

Steven West