

Homeowner's Helper of Morris, LLC.
Home Inspection Services
17 Anderson Road
Wharton, New Jersey 07885
(973)328-8920

Ms. Home Buyer
1313 Mockingbird Ln.
Somewhere, New Jersey

March 10, 2008

Dear Ms. Home Buyer:

As per your request a visual inspection was performed at 1313 Mockingbird Lane, Somewhere, New Jersey. The inspection was performed in accordance to the State of New Jersey and The ASHI Standards of Practice. These standards are available at www.ASHI.com or through my office upon request. This inspection report does not in any way suggest a guarantee or warrantee of any kind. For more information regarding limitations please review the contract you signed with Homeowner's Helper of Morris, LLC. prior to the inspection.

The items listed below are taken from the report to bring to your attention. It is recommended the report is **READ IN ITS ENTIRETY** in order to get a better understanding of the overall condition of the building.

EXTERIOR

SIDING

Condition:

Repairs recommended from a licensed Contractor.

BASEMENT AND CRAWLSPACE

FOUNDATION

Condition:

Efflorescence observed.

PLUMBING SYSTEM

WATER SERVICE

Supply And Drain Pipe Condition:

Repairs recommended from a licensed Plumber. Corroded.

HOT WATER HEATER 1

Comments:

Older unit. Budgeting for replacement recommended.

ELECTRICAL SYSTEM

MAIN PANEL

Panel Characteristics:

100 amp panel installed. This is a smaller amperage panel and may not be adequate to run all of today's appliances. Upgrade may be necessary.

HVAC SYSTEM

HEATING UNIT 1

Unit Condition:

Older unit installed but operating. Budgeting for a replacement in the future recommended. Recommend unit is cleaned and serviced prior to heating season. Replace filter regularly.

A/C UNIT 1

Condition:

Unit was not operated due to exterior temperature being below 65 degrees F for one or more days.

CONDITION:

Exterior A/C Unit 1

Exterior temperatures have been below 65 degrees for 24 hours or more. operating the unit may cause damage to interior components of compressor. Making an allowance with homeowner recommended until unit is tested.

KITCHENS

CABINETS

Condition:

Repairs recommended from a licensed Contractor. Hardware is either missing or does not function properly.

APPLIANCES

Refrigerator:

Unit was not plugged in at time of inspection. Obtain a disclosure from seller if necessary.

ELECTRICAL

Outlets And Switches:

GFIC are not currently installed. Correction recommended from a licensed Electrician. Consult with local building officials for code compliance.

LAUNDRY ROOM

APPLIANCES

Washer:

The installation of steel braided anti burst hoses is recommended.

INTERIOR

WINDOWS AND DOORS

Condition:

Repairs from a licensed Contractor recommended. Adjustment recommended on one or more units for normal operation. Fog between glass panes. This means seal is broken and window has lost its insulation ability. Physical damage observed.

STAIRS, STEPS AND BALCONIES

Handrails:

Repairs recommended from a licensed Contractor. Loose.

ELECTRICAL

Condition:

Repairs recommended from a licensed Electrician prior to moving in. Missing covers.

BATHROOM

ELECTRICAL AND VENTILATION

Electrical:

Repairs from a licensed Electrician required. GFCI is not currently installed.

BATHROOM #2

WATER FIXTURES

Tub/Shower Fixture:

Repairs recommended from a licensed Plumber. Drain stop inoperable at time of inspection.

TOILET

Condition:

Repairs recommended from a licensed Plumber. Toilet is loose. Replacement of wax ring and tightening to floor recommended. Failure to do so may cause water leakage and damage.

SINK

Condition:

Replacement from a licensed Plumber recommended. Cracks in fixtures observed. Excessive wear of porcelain observed. Fixture is damaged or broken beyond repair.

ATTIC STRUCTURE AND INSULATION

ATTIC ACCESS AND INSPECTION

Inspection View:

Inspection performed from attic access hole but was not entered. *Inspection view limited.* No attic flooring installed.

Thank you for choosing Homeowner's Helper as your home inspection company. If you have any questions regarding this report or the inspection please contact me at (973)328-8920.

Sincerely,

Drew L. Scerbo
Owner/Chief Inspector
NJ Lic. #24GI00082300
Homeowner's Helper of Morris, LLC

GROUNDS AND LANDSCAPING

The Inspector shall inspect: 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. Anything inspected and listed in this report that is not required by the Standards is done as a courtesy to the client.

SIDEWALKS AND WALKWAYS

Material: Concrete.
Condition: Satisfactory.

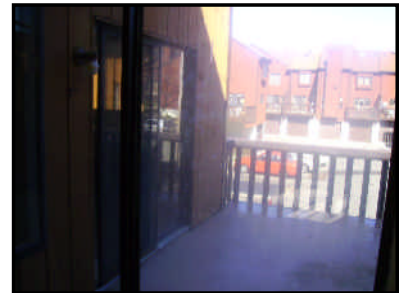
NOTE: In some municipalities repair to sidewalks is the responsibility of the town. Removal of ice and snow may still be the responsibility of the homeowner. Failure to do so may result in fines. Contact your local authority for more information.

STEPS AND STOOPS (UNCOVERED ENTRANCES)

Material: Concrete.
Condition: Satisfactory condition at time of inspection.

DECKS AND BALCONIES

Material: Wood.
Condition: Satisfactory condition at time of inspection.



Inspection of fences and their respected hardware are not required by the Standards and is done as a courtesy to the client.

It is highly recommended ALL repairs are performed by a qualified, licensed and insured Contractor.

EXTERIOR

It is highly recommended ALL repairs are performed by a qualified, licensed and insured Contractor.

EXTERIOR WALL CONSTRUCTION

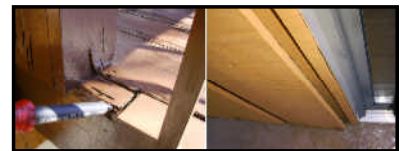
Type: Conventional wood frame construction.
Condition: In serviceable condition at time of inspection.

GUTTERS, SCUPPERS AND DOWNSPOUTS

Type: Perimeter.
Material: Aluminum or galvanized steel.
Condition: Gutter system appears to be in working order at time of inspection.

SIDING

Material: Wood.
Condition: Repairs recommended from a licensed Contractor.



TRIM, SOFFITS, FASCIA AND FLASHING

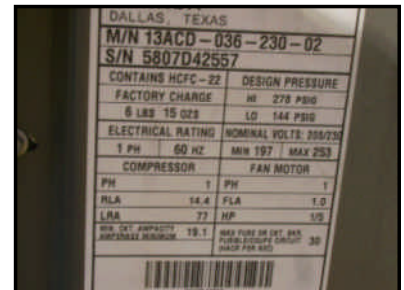
Material: Wood.
Condition: Satisfactory at time of inspection.

EXTERIOR ELECTRICAL SERVICE

Type: Underground. If any digging or excavation is to be conducted you are required to call 611 to have all utilities marked. Failure to do so may result in damage to underground utilities.
Condition: Serviceable condition at time of inspection.
Exterior Outlets: Are present and appear to be in serviceable condition at time of inspection.

EXTERIOR A/C UNIT 1

Model Number: 13ACD-036-230-02



Serial Number: 5807D42557

GARAGE

It is highly recommended ALL repairs are performed by a qualified, licensed and insured Contractor.

CHARACTERISTICS

Type: Attached.

OVERHEAD DOORS

Material: Wood, Fiberglass.

Condition: Satisfactory at time of inspection. Routine safety inspection of all door and door opening devices is recommended to help insure safe operation. All routine maintenance and inspections should be conducted by a qualified and licensed Contractor.

Door Openers: Were functioning normally at time of inspection.



GUTTERS, SCUPPERS AND DOWNSPOUTS

Type: Same as house. Refer to "Exterior" section of this report.

Material: Same as house. Refer to "Exterior" section of this report.

Condition: Same as house. Refer to "Exterior" section of this report.

SIDING

Material: Same as house. Refer to "Exterior" section of this report.

Condition: Same as house. Refer to "Exterior" section of this report.

ELECTRICAL

Present: Yes, electricity is present in garage area.

Condition: Electrical in garage area was in serviceable condition at time of inspection.

FIRE SEPERATION

Walls And Ceiling:

Proper separation from the garage to living space is present and in serviceable condition.

Fire Door:

A solid fire resistant door is present and appears to be in serviceable condition. Consult local fire authority for code compliance.

ROOF

The Inspector will inspect the roof covering, roof drainage systems, flashings, skylights, chimneys and roof penetrations as well as describe the method used to inspect the roof. The Inspector may not inspect antennae, interiors of flues or chimneys which are not readily accessible or other installed accessories.

ROOF INSPECTION NOTES

Roof Visibility: Approximately 50% of the roof was visible for inspection.



Inspection Method: Roof was visually inspected from the ground. Visibility limited. Binoculars, Roofing system is usually the responsibility of the Association. Confirm ownership in the Bi-laws of the Association prior to closing.

ROOF STYLE

Type: Gable.
Pitch: Steep.

ROOF COVERING

Type: Asphalt strip shingles.
Condition: Roofing material was in satisfactory condition at time of inspection. Missing and loose shingles observed on neighbor's roof. Roof on inspected unit appears to be newer than others. Check with Association for roofing material and maintenance responsibility.



Missing Shingles

VENTILATION

Type: Gable, Souffet.
Condition: Ventilation appears to be adequate.

FLASHING

Material: Flashing material is not visible for inspection.

VALLEYS

Material: Flashing material is not visible for inspection.

ROOF PENETRATIONS

Type(s): Plumbing Stacks,
Condition: Satisfactory condition at time of inspection.

CHIMNEYS

Observed From:

All chimneys and flues should be inspected from a qualified Chimney Sweep. Failure to do so may cause fire and/or severe damage and possibly death.

Caps And Spark Arrestors:

Are installed and appear to be in working order at time of inspection.



CHIMNEY CHASE

Type:

Framed.

Condition:

Satisfactory at time of inspection.

It is highly recommended ALL repairs are performed by a qualified, licensed and insured Contractor.

BASEMENT AND CRAWLSPACE

It is highly recommended ALL repairs are performed by a qualified, licensed and insured Contractor.

ENTRY

Type: Interior stairs.



Condition: Entry appears to be serviceable.

FOUNDATION

Type: Block.

Condition: Efflorescence observed.



FLOOR

Type: Poured concrete.

Condition: Appears to be in serviceable condition showing normal expansion and settling cracks. Monitoring cracks recommended to determine if they increase over time.

GURDERS, BEAMS AND COLUMNS

Material: Dimensional lumber. Steel.

Condition: Appears to be in serviceable condition at time of inspection.

JOISTS

Type: Dimensional Lumber.

Condition: Appears to be in serviceable condition at time of inspection.

ELECTRICAL

Lighting: Appears to be installed properly and adequate at time of inspection.

**Outlets, Switches
And Fixtures:**

Observed fixtures appear to be installed correctly and working properly.

Condition is based on visible components only.

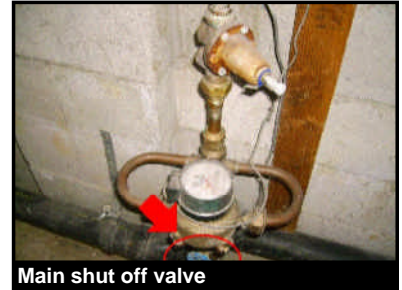
PLUMBING SYSTEM

It is highly recommended ALL repairs are performed by a qualified, licensed and insured Contractor.

WATER SERVICE

Main Shut Off Location:

Basement wall.



Main shut off valve

Water Entry Piping:

Copper.

Distribution Piping:

Copper.

Water Pressure:

Satisfactory. Between 40 to 80 psi.

Supply And Drain Pipe Condition:

Repairs recommended from a licensed Plumber. Corroded.



Corrosion

Sewage System Type:

City.

FUEL SYSTEM

Type:

Natural Gas.

Main Fuel Shut Off Location:

Exterior. Front of building.

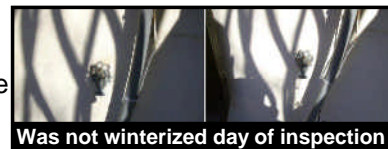


EXTERIOR HOSE BIBBS

Number Of Units

Observed: 1.

Condition: Back flow preventer not currently installed. Winterizing all exterior hose bibbs is recommended prior to freezing weather. Failure to do so can cause pipe bursts and water damage.



HOT WATER HEATER 1

Brand: Bradford-White.



Type: Gas.

Size: 40 Gallon.

Approximate Age: Approximately 6 to 10 years old.

Pressure Relief Valve (prv) Installed and appears to functioning properly.

Vent Pipe: Appears to be in good repair at time of inspection.

Comments: Older unit. Budgeting for replacement recommended.

SERIAL NUMBER:

Hot Water Heater
1



ELECTRICAL SYSTEM

All electrical repairs should be performed by a qualified and licensed Electrical Contractor. Repair of electrical components is not a Handyman task and should be left to the professionals. Failure to do so can cause damage to property, fire, injury or death.

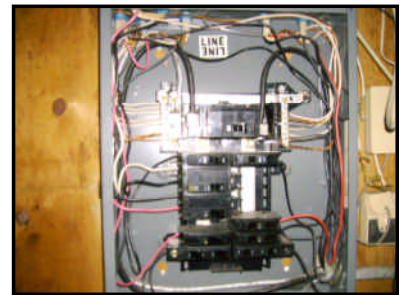
MAIN PANEL

Location: Garage.



Panel Characteristics: 100 amp panel installed. This is a smaller amperage panel and may not be adequate to run all of today's appliances. Upgrade may be necessary.

Condition: Appears to be in Satisfactory condition at time of inspection.



Main Wire: Aluminum.

Branch Wire: Visible branch wiring appears to be copper.

HVAC SYSTEM

Obtaining a service contract on all HVAC system components is highly recommended prior to moving in.

HEATING UNIT 1

Location: Basement.



Brand: Heil.

Approximate Age: 20-50.

Energy Source: Natural Gas, Gas shut off valve is installed.

Heat Exchanger: Not visible, sealed unit.

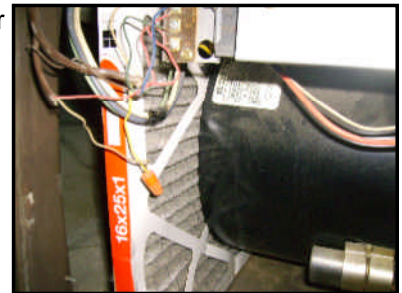


Controls: Normal operating and safety controls observed.

Heat Distribution System: Forced Air.

Flu Pipe: Appears to be in serviceable condition at time of inspection.

Unit Condition: Older unit installed but operating. Budgeting for a replacement in the future recommended. Recommend unit is cleaned and serviced prior to heating season. Replace filter regularly.



A/C UNIT 1

Type: Central air system.

Refrigeration Line: Appear to be in serviceable condition at time of inspection.

Condensate Pump: Installed and appears to be functioning properly. Periodic cleaning required.

Operating Differential:

Unit was not operated due to exterior temperatures being below 65 degrees for in the past 24 hours.

Condition:

Unit was not operated due to exterior temperature being below 65 degrees F for one or more days.

It is highly recommended ALL maintenance and repairs are performed by a qualified, licensed and insured Contractor.

LOCATION:

Exterior A/C Unit
1

Front.

BRAND:

Exterior A/C Unit
1

Lennox.



APPROXIMATE SIZE:

Exterior A/C Unit
1

2 Ton.

APPROXIMATE AGE:

Exterior A/C Unit
1

Unit is believed to be one to five years old. This is well within its serviceable life. **Obtaining a service contract on all HVAC system components is highly recommended.**

ELECTRICAL DISCONNECT:

Exterior A/C Unit
1

Is present and appears to be in serviceable condition at time of inspection.

CONDITION:

Exterior A/C Unit
1

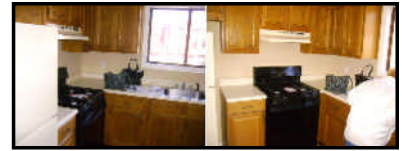
Exterior temperatures have been below 65 degrees for 24 hours or more. operating the unit may cause damage to interior components of compressor. Making an allowance with homeowner recommended until unit is tested.

KITCHENS

It is highly recommended ALL repairs are performed by a qualified, licensed and insured Contractor.

KITCHEN

Location: Main Level.



COUNTERTOPS

Type: Formica.

Condition: In serviceable condition at time of inspection.

SINKS AND BASINS

Type: Single basin.



Condition: Basin appears to be installed and functioning properly.



CABINETS

Type: Wood.

Condition: Repairs recommended from a licensed Contractor. Hardware is either missing or does not function properly.



WALLS AND CEILING

Type: Sheetrock.

Condition: Appears to be in serviceable condition at time of inspection.

FLOOR

Type: Vinyl sheet or tile floor is currently installed.
Condition: Appears to be in serviceable condition at time of inspection.

APPLIANCES

Oven/Range Gas fired unit. Functional at time of inspection.



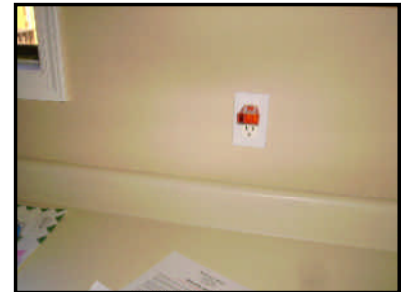
Dishwasher: Unit appears to be functional at time of inspection. Cycle was not performed due to time constraints. Older unit currently installed but is functioning as designed. Budgeting for a replacement in the future is recommended.

Exhaust Fan: Unit appears to be functional at time of inspection. Recirculating unit installed.

Refrigerator: Unit was not plugged in at time of inspection. Obtain a disclosure from seller if necessary.

ELECTRICAL

Outlets And Switches: GFIC are not currently installed. Correction recommended from a licensed Electrician. Consult with local building officials for code compliance.



Lighting: An adequate supply of lighting appears to be present at time of inspection.

LAUNDRY ROOM

It is highly recommended ALL repairs are performed by a qualified, licensed and insured Contractor.

APPLIANCES

Dryer:

Electric connection currently installed and appears to be in serviceable condition at time of inspection. Gas connection observed and appears to be in serviceable condition at time of inspection with gas valve shut off.



Washer:

The installation of steel braided anti burst hoses is recommended.



ELECTRICAL

Outlets And

Switches:

Functional at time of inspection.

Lighting:

An adequate supply of lighting appears to be present at time of inspection.

INTERIOR

It is highly recommended ALL repairs are performed by a qualified, licensed and insured Contractor.

WALLS AND CEILING

Predominate Type:

Sheetrock.

Condition:

Appears to be in satisfactory condition at time of inspection.



MOLDING AND TRIM

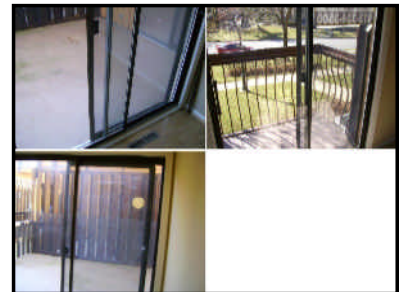
Condition:

Appears to be in satisfactory condition at time of inspection.

WINDOWS AND DOORS

Condition:

Repairs from a licensed Contractor recommended. Adjustment recommended on one or more units for normal operation. Fog between glass pains. This means seal is broken and window has lost its insulation ability. Physical damage observed.



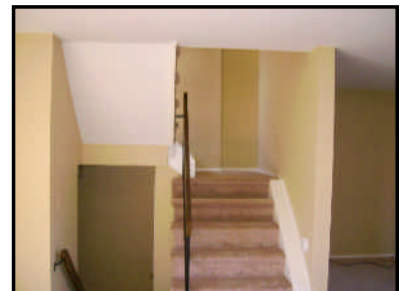
Exterior Doors:

A represented number of units were operated and functioned properly at time of inspection.

STAIRS, STEPS AND BALCONIES

Handrails:

Repairs recommended from a licensed Contractor. Loose.



Steps:

In good repair.

Obtaining owner or service manual for safe operation is recommended prior to use.

Testing of smoke and carbon monoxide detectors is beyond the aspects of this inspection. Evaluation from local Fire Officials recommended prior to moving in.

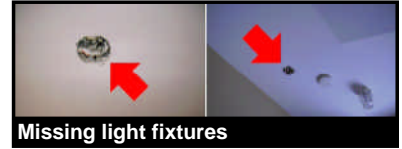
SMOKE AND CARBON MONOXIDE DETECTORS

Present: Present and located properly at time of inspection.

A represented number of installed electrical fixtures, switches and receptacles were tested in all living areas.

ELECTRICAL

Condition: Repairs recommended from a licensed Electrician prior to moving in. Missing covers.

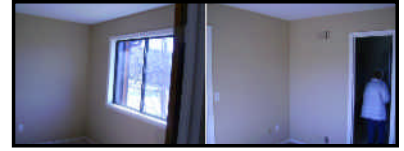


ROOMS

It is highly recommended ALL repairs are performed by a qualified, licensed and insured Contractor.

ROOMS

Location: Upstairs Hall.



Walls And Ceiling: Are in good condition at time of inspection.

Floor: Floor covering is in satisfactory condition at time of inspection.

Electrical: A represented number of switches and outlets were tested and are functioning properly at time of inspection.

Doors And Windows: A represented number of units were operated and functioned properly at time of inspection.

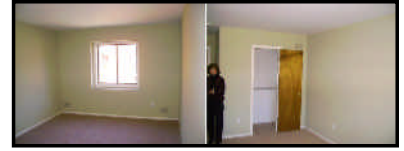
Trim And Molding: Is installed and in good repair at time of inspection.

ROOMS #2

It is highly recommended ALL repairs are performed by a qualified, licensed and insured Contractor.

ROOMS

Location: Upstairs Hall.



Walls And Ceiling: Are in good condition at time of inspection.

Floor: Floor covering is in satisfactory condition at time of inspection.

Electrical: A represented number of switches and outlets were tested and are functioning properly at time of inspection.

Doors And Windows: A represented number of units were operated and functioned properly at time of inspection.

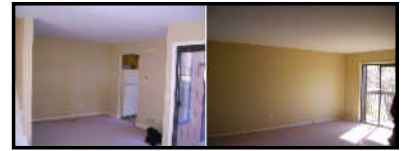
Trim And Molding: Is installed and in good repair at time of inspection.

ROOMS #3

It is highly recommended ALL repairs are performed by a qualified, licensed and insured Contractor.

ROOMS

Location: Main Level.



Walls And Ceiling: Are in good condition at time of inspection.

Floor: Floor covering is in satisfactory condition at time of inspection.

Electrical: A represented number of switches and outlets were tested and are functioning properly at time of inspection.

Doors And Windows: A represented number of units were operated and functioned properly at time of inspection.

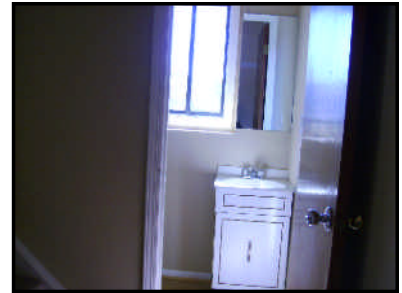
Trim And Molding: Is installed and in good repair at time of inspection.

BATHROOM

It is highly recommended ALL repairs are performed by a qualified, licensed and insured Contractor.

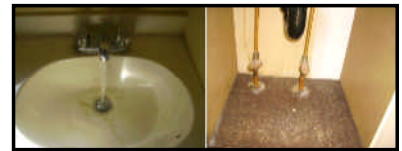
BATHROOM

Location: 1st Floor.



WATER FIXTURES

Faucets: Functional at time of inspection.



TOILET

Condition: Is in satisfactory condition at time of inspection.

SINK

Condition: Is in satisfactory condition at time of inspection.

WALLS/CEILING/FLOORS

Floor Type: Vinyl.

Floor Condition: Current flooring material is in satisfactory condition at time of inspection.

Wall And Ceiling Type:

Appears to be sheetrock. Mildew resistant drywall may not be installed. Routine inspection for moisture and mildew recommended.

Wall And Ceiling Condition:

Material is in satisfactory condition at time of inspection.

ELECTRICAL AND VENTILATION

Electrical: Repairs from a licensed Electrician required. GFCI is not currently installed.

Ventilation: Exhaust fan is not currently installed. This does not allow an escape for steam and objectionable odors. Installation of a fan that exhausts to the outdoors recommended.

BATHROOM #2

It is highly recommended ALL repairs are performed by a qualified, licensed and insured Contractor.

BATHROOM

Location: Master Bedroom, Bedroom, Hallway.



WATER FIXTURES

Faucets: Functional at time of inspection.

Tub/Shower Fixture: Repairs recommended from a licensed Plumber. Drain stop inoperable at time of inspection.

TOILET

Condition: Repairs recommended from a licensed Plumber. Toilet is loose. Replacement of wax ring and tightening to floor recommended. Failure to do so may cause water leakage and damage.



SINK

Condition: Replacement from a licensed Plumber recommended. Cracks in fixtures observed. Excessive wear of porcelain observed. Fixture is damaged or broken beyond repair.



TUB/SHOWER

Surround Type: Tile.

Condition: Are in satisfactory condition at time of inspection.

WALLS/CEILING/FLOORS

Floor Type: Vinyl.

Floor Condition: Current flooring material is in satisfactory condition at time of inspection.

Wall And Ceiling Type: Appears to be sheetrock. Mildew resistant drywall may not be installed. Routine inspection for moisture and mildew recommended.

Wall And Ceiling Condition: Material is in satisfactory condition at time of inspection.

ELECTRICAL AND VENTILATION

Electrical: Is in good condition having operational GFCI outlet and correct polarity and grounding at time of inspection.

Ventilation: Exhaust fan is not currently installed. This does not allow an escape for steam and objectionable odors. Installation of a fan that exhausts to the outdoors recommended.

ATTIC STRUCTURE AND INSULATION

It is highly recommended ALL repairs are performed by a qualified, licensed and insured Contractor.

ATTIC ACCESS AND INSPECTION

Access And Condition:

Scuttle hole.

Location:

Bedroom.

Inspection View:

Inspection performed from attic access hole but was not entered. **Inspection view limited.** No attic flooring installed.



INSULATION

Type:

Fiberglass Batts.

Installed:

Between rafters.

Condition:

Appears to be installed correctly and at an adequate depth.



STRUCTURE

Type:

Rafters.

Condition:

Appears to be in satisfactory condition at time of inspection.

ATTIC INTERIOR OBSERVATION

Ventilation:

Gable Vents. Appears adequate.

Hvac Ducts:

Appear to be installed properly.

Electrical:

Appears to be installed correctly and functioning properly.

Party Wall:

Fire wall between units is present and appears to be in good repair.