HOME INSPECTION REPORT

Prepared For Exclusive Use By
The Client

For The Property Located At
123 Your Street, Your Town, New Jersey XXXXX

NOTICE: This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a qualified inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

Inspector: William Speer 24GI00102000
Ebert Home Inspection
878 Pompton Ave - Suite B2
Cedar Grove, New Jersey 07009
973-239-6880

Table of Contents

General Information 3
Summary Inspection Report 4
HOME INSPECTION REPORT 5
- Exterior 5
  - Grading and Drainage 5
- Structural 5
  - Raised Foundation 5
  - Basements and Cellars 5
- Roof 5
  - Primary Roof 5
- Electrical 6
  - Service 6
  - Wiring 6
- Plumbing 6
  - Water Supply System 6
- Interior 6
  - Walls and Ceilings 6
  - Stairs and Landings 6
- General 7
  - Environmental Comments 7
  - Property Comments 7

General Information

Property Address:	123 Your Street
Property City:	Your Town
Property State:	New Jersey
Inspection Date:	03.08.2011
Inspection Start Time:	09:00:00 AM
Inspection End Time:	11:30:00 AM
Inspection Weather:	Sunny and mild
Inspector's Name:	William Speer
Client's Name:	The Client
Buyer Agent Name:	My Agent
Structure Type:	Wood Frame
Furnished:	Furnished
Number of Stories:	1
Structure Style:	Single Family
Structure Orientation:	North
Property Occupation Status:	Occupied
People on Site At Time of Inspection:	Buyer, Buyer's Agent

Summary Inspection Report

This summary report is intended to provide the client and those individuals directly involved in this transaction a convenient and cursory preview of some of the conditions and components that we have identified within our report as being in need of further evaluation or service by an appropriately qualified specialist or that pose a potential health and safety risk. It is not intended to be comprehensive, and should not be used as a substitute for reading the entire home inspection report, or be viewed as a tacit endorsement of the condition of components or features that do not appear in this summary report.

Electrical

Wiring

Basement Wiring

4.3 -- DEFICIENT: Open junction box in basement needs cover

Interior

Walls and Ceilings

Walls

6.1 -- DEFICIENT: There is damage to the wall covering

Stairs and Landings

Handrails

6.2 -- SAFETY: Handrail needed on stairs

HOME INSPECTION REPORT

Exterior

Grading and Drainage

Surface Drainage

1.1 - COMMENTS: Surface drainage conditions within 10 feet of the inspected structure appeared satisfactory.

Structural

Raised Foundation

General Comments

2.1 - COMMENTS: This residence has a raised foundation. Such foundations typically permit convenient access to the water supply pipes, drain pipes, vent pipes, electrical conduits, and in many cases the heating/cooling system distribution ducting.

Basements and Cellars

Moisture and Dampness

2.2 - MONITOR: There is efflorescence of the basement walls. This condition is caused by moisture being drawn into the rear of the walls, and you should not store items that can be moisture damage against the walls or adjacent floor areas.

Roof

Primary Roof

General Comments

3.1 - COMMENTS: The residence has a sloped or pitched roof. Most sloped roofs are covered with individual pieces of shingle or tile material that is overlapped to prevent water penetration. The slope of a roof is usually a factor in the life expectancy of the roofing material. The life expectancy of a roof covering is also dependent upon the type of material used, the quality of workmanship, exposure to sun and wear from tree branches, snow or ice, and wind. Asphalt shingle is the most common roofing material used on sloped or pitched roofs.

Roof Drainage

3.2 - PREVENTIVE: As a preventive measure we recommend that you have diverters and splash blocks installed at the bottom of the downspouts, and/or to have downspouts connect to underground drain lines, in order to help divert water away from the residence and its foundation.

Electrical

Service

Service Entrance

4.1 - COMMENTS: The service entrance is overhead.

Service Lines

4.2 - COMMENTS: The service line capacity is 100 amps and 220 volts.

Wiring

Basement Wiring

4.3 - DEFICIENT: There is an open electrical junction box in the basement that needs to be sealed so that any arching or sparking would be contained within the box, and to help keep moisture out.

Plumbing

Water Supply System

Water Main Shut Off

5.1 - COMMENTS: The water main shut off valve is located in the basement.

Interior

Walls and Ceilings

Walls

6.1 - DEFICIENT: There is significant damage to the wall covering in the kitchen that needs repair.

Stairs and Landings

Handrails

6.2 - SAFETY: There is no handrail on the stairs, a condition that represents a potential fall hazard and one that needs immediate correction.

General

Environmental Comments

Mold

7.1 - COMMENTS: Your home inspector is not an environmental specialist, and is not trained or sufficiently knowledgeable or qualified to provide you with any information with regards to mold, fungus or other microbial contamination, or the possibility of hidden damage or possible health hazards caused by the presence of same. We therefore recommend that if you have concerns for these conditions you contact a specialist in the appropriate trade prior to the close of this transaction.

Pre-1980 Construction

7.2 - COMMENTS: It appears that the residence was constructed prior to 1980, and it is therefore possible and even highly probable that lead-based paint or other materials considered potentially hazardous may exist. However, since testing or inspecting for any environmental hazards of any kind falls outside the scope of a home inspection, we recommend that if concerned you employ the services of an appropriately qualified environmental specialist at this time.

Property Comments

Fire Hydrant

7.3 - COMMENTS: There is a fire hydrant located within 500' of the house Notify your insurance agent about this.