

AMERI SEARCH INSPECTIONS

12 Griggs Street
Somerset, NJ 08873

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THIS REPORT IS -- CONFIDENTIAL--AND IS FOR OUR CLIENTS USE ONLY

CONDITION DEFINITIONS:

SATISFACTORY = Good overall condition.

FAIR = Adequate, but declining in usefulness.

POOR = Repair/and or replacement due now or very soon.

Client: XXX

09/19/2002

PROPERTY/CLIENT INFORMATION

CLIENT & SITE INFORMATION:

DATE OF INSPECTION: XXXX-XX-XXXX.
TIME OF INSPECTION: XX:XX XX.
CLIENT NAME: XX-XX-XX.
MAILING ADDRESS: XX-XX-XX.
CITY/STATE/ZIP: XX-XX-XX.
PHONE #: XX-XX-XX.
INSPECTION LOCATION: XX-XX-XX.
CITY/STATE/ZIP: XX-XX-XX.

CLIMACTIC CONDITIONS:

WEATHER: XX.
SOIL CONDITIONS: XX.
APPROXIMATE OUTSIDE TEMPERATURE: XX-XX.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: XX.
ESTIMATED AGE OF BUILDING: XX.
BUILDING TYPE: XX.
STORIES: XX.
SPACE BELOW GRADE: XX.

OTHER INFORMATION:

AREA: XX.
HOUSE OCCUPIED? XX.
CLIENT PRESENT: XX.
PEOPLE PRESENT: XXX_XXX.
COMMENTS: XX

PAYMENT INFORMATION:

TOTAL FEE: \$XXX.XX.
PAID BY: XX.

Client: XXX

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REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. **The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts.** This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. **Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.**

Client: XXX

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FOUNDATION - STRUCTURAL

SLAB ON GRADE:

CONDITION: Slab is not visible due to carpet and/or floor covering - no readily visible problems are noted.

FOUNDATION WALLS:

TYPE: Concrete block.

CONDITION: Satisfactory condition. Minor settlement cracks noted, not significant at this time.

BUILDING STRUCTURE:

FLOOR FRAMING: Satisfactory condition.

WALL STRUCTURE: Satisfactory condition. Constructed with 2x4 lumber framing.

ROOF STRUCTURE: Satisfactory condition. Roof trusses. 24 inches on center. Plywood roof sheathing.

OTHER

OBSERVATIONS: ENVIRONMENTAL STATEMENT: Radon, Asbestos, Lead, and many other indoor air quality concerns exist today. No tests for any of the above were performed on this building unless stated in your contract. Knowledge about any environmental problem is your best protection. The United States EPA, State, City, and local governing agencies usually have departments that answer questions regarding these concerns. If you have questions, please feel free to call our office.

GENERAL STRUCTURAL CONDITIONS

DEFICIENCIES: No major structural defects are noted at this time. The structure appears normal for its age and style.

Client: XXX

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HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

MAIN HEATING SYSTEM:

LOCATION OF PRIMARY UNIT:	Garage. Utility area.
SYSTEM TYPE:	Forced air. Using a forced draft fan. Frigidaire.
FUEL TYPE AND NOTES:	Natural gas with an electronic ignition. A gas shut-off valve is installed on the heating unit.
CAPACITY OF UNIT:	100,000 btu's
APPROXIMATE AGE IN YEARS:	New. Oil and gas furnaces have a normal life expectancy of 25 years or more.
HEAT SOURCE IN EACH ROOM:	Yes.

MAIN HEATING SYSTEM CONDITION:

PRIMARY UNIT:	Satisfactory overall condition. An emergency shut-off switch is properly installed. Cover plate is painted red.
BURNERS/HEAT EXCHANGERS:	The inspector did not activate the heating mode of the furnace today as the ambient air temperature was too high.
PUMP/BLOWER FAN:	Satisfactory condition.
COMBUSTION AIR: EXHAUST SYSTEM:	Fair condition. Satisfactory condition. Type B flue vent (double wall) installed into chase/or attic
AIR PLENUM:	Fair condition. Minor air leaks were noted surrounding refrigerant pipes-sealing is recommended.

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AIR FILTERS: Missing/or not installed. The filter may be located in the return air grill of a wall or ceiling. Further evaluation may be advised.

Note: Suggest cleaning/or changing the air filter three times a year, or as often as necessary. Be sure filter fits tightly into the space provided.

DISTRIBUTION:

TYPE: Sheet metal main trunk with flexible round insulated air supply ducts.

CONDITION: Fair condition.

NORMAL

CONTROLS: Satisfactory condition. The thermostat(s) operative.

GENERAL SUGGESTIONS:

Routine yearly servicing/and evaluation may be recommended by a professional heating contractor. We suggest adding a humidifier as an upgrade to the heating system.

AIR CONDITIONING:

TYPE OF SYSTEM: Central air - Split system consisting of an exterior condensing unit and interior evaporator/with a blower unit.

CONDITION OF COMPRESSOR: Satisfactory condition. Approximate age of air compressor- New.

POWER SOURCE: 220 Volt. Electrical disconnect is present. This is a Manufacturers requirement. A protective covering called "sealtite" is properly installed on the electric wire connected to outdoor disconnect.

LOCATION OF THE COMPRESSOR: Fair condition. The compressor is out of level. This unit must be level to insure proper lubrication. Corrections are recommended.

RETURN AIR TEMPERATURE: 73 degrees

SUPPLY AIR TEMPERATURE: 56 degrees

AIR TEMPERATURE DROP: 17 degrees

SYSTEM CONDITION: Satisfactory overall condition. A recommended air drop is approximately 15 to 20 degrees.

CONDENSATE LINE: Condensate line is installed. Properly discharged to exterior. A condensate pump is installed, but was not tested. These devices require annual routine cleaning.

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PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

MAIN LINE:

ORIGIN: Public - City or Town or Group. Water meter is located in garage utility area.

MATERIAL OF MAIN: Copper water pipe.

CONDITION: Satisfactory condition.

SUPPLY LINES:

MATERIAL: Combination of materials: Copper water pipe. Black steel gas pipe.

CONDITION: Satisfactory overall condition. Water pressure appears adequate. Tested by using multiple fixtures at one time. Hot water was produced at all hot water outlets.

WASTE LINES:

MATERIAL: Plastic. (PVC).

CONDITION: Satisfactory overall condition. The plumbing drain and vent pipes appear serviceable. No leaks noted at the time of inspection.

HOSE FAUCETS:

CONDITION: Sample operated, appeared serviceable. Frost proof type. Faucet has a built-in shut-off located inside of foundation wall.

WATER HEATER #1:

TYPE: Gas. Bradford White.

SIZE: 50 Gallons.

LOCATION: Garage. Utility area.

CONDITIONS: Pressure relief valve drain line ends prematurely. The drain should terminate in an area that would reduce the possibility of scalding if the valve were to open (within 4 inches of the floor). Corrections are recommended.

COMMENTS: Pressure relief valve noted, not tested. Flue vent is intact. A water and gas shutoff valve is installed. A "bonding jumper" cable is properly installed.

AGE: New. Keep in mind the life expectancy of a hot water heater is normally between 8 to 12 years. Monitor periodically.

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BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

BATHROOM AREA:

BATH LOCATION: Floor # 1, Hall
CONDITION OF SINK: Satisfactory condition. Pedestal lavatory basin.
CONDITION OF TOILET: Satisfactory condition.
FLOOR COVERING & CONDITION: Satisfactory condition. Ceramic tile.
BATH VENTILATION: Satisfactory condition. Exhaust fan vented to the outside.
COMMENTS: GFCI electric outlet is operational.

BATHROOM AREA:

BATH LOCATION: Floor # 2, Hall
CONDITION OF SINK: Satisfactory condition. Vanity.
CONDITION OF TOILET: Satisfactory condition.
TUB/SHOWER PLUMBING FIXTURES: The bathtub wall fixture is in satisfactory condition. Drainage appears satisfactory. The shower head appears satisfactory.
FLOOR COVERING & CONDITION: Satisfactory condition. Ceramic tile.
TUB/SHOWER AND WALLS: Satisfactory condition. Ceramic tile.
GLASS SHOWER ENCLOSURE: Satisfactory condition.
BATH VENTILATION: Satisfactory condition. Exhaust fan vented to the outside.
COMMENTS: GFCI electric outlet is operational.

BATHROOM AREA:

BATH LOCATION: Floor # 2, Master bedroom
CONDITION OF SINK: Satisfactory condition. Vanity.
CONDITION OF TOILET: Fair condition. Fill level deficiency. Minor plumbing repairs will be needed to restore water fill/and shut off operation.

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TUB/SHOWER
PLUMBING
FIXTURES:

The jacuzzi bath faucet appeared serviceable, however the water jets were not activated as this is beyond the ASHI standards. Drainage appears satisfactory. The shower wall fixture is in satisfactory condition. Drainage appears satisfactory. The shower head appears satisfactory.

FLOOR COVERING
& CONDITION:

Satisfactory condition. Ceramic tile.

TUB/SHOWER AND
WALLS:

Satisfactory condition. Ceramic tile.

GLASS SHOWER
ENCLOSURE:

Satisfactory condition.

BATH VENTILATION:

Satisfactory condition. Exhaust fan vented to the outside.

COMMENTS:

GFCI electric outlet is operational. The motor connected to the jacuzzi is connected to a GFCI receptacle.

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ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

ELECTRIC SERVICE:

SERVICE
LOCATION AND
CONDITION:

The building is supplied with a 110/220 volt underground service that appears in good condition.

ELECTRICAL PANELS:

SERVICE
AMPERAGE:
MAIN PANEL
LOCATION:
OVERLOAD
PROTECTION:
MECHANICAL
BOND OR
GROUNDING:

100 amp service. Siemens lighting and appliance service panel.

Garage.

Circuit breakers. Panel is with the benefit of a labeling system.

Water pipe.

Areas of concern:

1. Loose/connection at water line- located in the utility area. Repairs are advised.

ADDITIONAL
NOTES:

We advise replacing missing screw(s) that hold the main panel cover in place.

CONDUCTORS:

ENTRANCE
CABLES:

Aluminum- OK. Anti-oxidant paste has been properly applied to main conductors.

BRANCH WIRING:

Copper wiring to branch circuits, with aluminum to hard wired equipment. This is a normal condition.

CONDITION:

Satisfactory condition.

OUTLETS AND FIXTURES:

CONDITION:

A representative sampling of switches and outlets were tested. As a whole, outlets and switches throughout the house are in serviceable condition.

Areas of concern:

1. Loose electrical outlet(s) observed above kitchen countertop.
2. Trim collars on some recessed ceiling fixtures are loose.

Repairs are recommended.

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GROUND FAULT CIRCUIT INTERRUPTERS:

(GFCI's) Ground Fault Circuit Interrupter(s) tested satisfactory at the time of the inspection.

A Ground Fault Circuit Interrupter (GFCI) provides accidental shock protection in potentially hazardous areas where grounding could easily occur. Their presents serves to insure the continued safety of occupants. GFCIs should be tested monthly to insure they are functioning.

Client: XXX

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KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

CABINETS:

TYPE: Cabinets are wood and/or wood product.
CONDITION: Satisfactory condition.

COUNTER TOPS:

TYPE: Solid surfaced Corian type material.
CONDITION: Satisfactory condition.

KITCHEN SINK:

TYPE: Acrylic sink and faucet.
CONDITION: Satisfactory condition.

GARBAGE DISPOSAL:

CONDITION: Satisfactory condition.

DISHWASHER:

TYPE: GE.
CONDITION: Satisfactory condition. Check again at closing.

RANGE:

TYPE: Gas free standing range. Electric ignition. Spectra.
CONDITION: Satisfactory condition. The oven was serviceable. The oven temperature was not tested due to time restraints.

REFRIGERATOR:

TYPE AND
CONDITION: Electric refrigerator appeared serviceable.

VENTILATION:

TYPE: Internal exhausted- ductless. The fan is integral with microwave.
CONDITION: Satisfactory condition. Fan/and light are operational.

OTHER BUILT-INS:

MICROWAVE: Satisfactory condition.

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INTERIOR COMPONENTS:

WALLS/CEILINGS/
FLOORS:

Walls and ceilings appear in serviceable condition. The floor covering is vinyl/linoleum - appears serviceable.

OUTLETS/
FIXTURES:

Satisfactory condition. GFCI outlet(s) located above the countertop were operational. GFCIs should be tested monthly to insure they are functioning. A loose electrical outlet observed above countertop. Minor repairs are recommended.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

LAUNDRY:

LOCATION:

Closet. 2nd floor.

CONDITION:

Satisfactory condition. Electrical outlet is grounded. Gas service pipe is installed. Gas shut-off valve and cap is installed. Dryer venting is provided.

WASHER AND DRYER:

CLOTHES WASHER:

Hook-up's provided only. An emergency overflow pan is provided under appliance.

CLOTHES DRYER:

Hook-up's provided only.

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INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

FLOORS:

TYPE: Wall to wall carpeting. No inspection is made under the carpet.
CONDITION: Satisfactory condition.

INTERIOR WALLS:

TYPE: Drywall.
CONDITION: Satisfactory overall condition.

CEILINGS:

TYPE: Drywall.
CONDITION: Satisfactory overall condition.

STAIRS & HANDRAILS:

GENERAL
CONDITION: Satisfactory condition.

FIREPLACE/WOOD BURNING DEVICES:

LOCATION: Family room.
TYPE: Gas log fireplace.
CONDITION: Satisfactory condition. Gas log fireplace was not turned on and tested by inspector (as per normal inspection standards). A proper hearth extension was installed. The gas-log fireplace is provided with a venting system that exhausts to the exterior wall.

INSPECTOR NOTES: We recommend annual cleaning of the gas appliance. Maintenance should include cleaning the logs and burners, cleaning and inspecting the firebox, combustion chamber, and vent system; and testing safety devices. This will help assure the proper operation of the gas log fireplace.

DOORS:

INTERIOR DOORS: Satisfactory overall condition.

Areas of concern:

1. Top and bottom edges of all interior and exterior doors are not adequately painted, as required by the door manufacturers. In some

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cases, no paint has been applied. Painting is necessary to prevent delamination or warping in the future.

WINDOWS:

TYPE:

Vinyl double hung windows. Most with insulated glass.

CONDITION:

A representative sampling was taken. Windows as a grouping are generally operational. Lubrication maintenance should be done to insure proper operation. Window screen(s) were not installed, but noted in garage.

INTERIOR FEATURES:

SMOKE/FIRE
DETECTORS:

Noted, but not tested. We recommend installing operable smoke detectors throughout the house in all bedrooms and living areas for safety reasons. Detectors have a normal service life of about 10 years.

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EXTERIOR

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

EXTERIOR

MAIN ENTRY DOOR: Fair condition. Hinge screws are loose on door. Repairs are advised.
OTHER EXTERIOR
DOORS: Standard side/rear door - is in satisfactory condition.

EXTERIOR WALLS:

MATERIAL: The exterior walls are wood framed. Vinyl horizontal siding. Cultured brick/stone veneer.
CONDITION: The vinyl siding is in satisfactory condition. The brick veneer shows evidence of - a lack of through-the-wall flashings and weep holes at areas above windows.

Note: Weep holes and through the wall flashings, when properly installed, help insure that moisture (which normally penetrates a brick/ or masonry veneer wall) has a drainage path to the exterior.

TRIM:

MATERIAL: Aluminum fascia, trim and soffits.
CONDITION: Satisfactory overall condition.
COMMENTS: Ventilated soffits at eaves.

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ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ATTIC AREA:

ACCESSIBILITY: Attic is only partially accessible. Entered from a pulldown stairs. Viewing was limited.

CONDITION: The firewall appeared in serviceable condition.
Areas of concern:
1. We may advise the area at the top of the pulldown steps by covered with structural plywood, as a prudent precaution. Some could easily mistake the exposed drywall for plywood.

STORAGE:

AVAILABLE STORAGE: The attic was partially floored and can be used for light storage space.

MOISTURE STAINS:

OBSERVATIONS: No moisture stains at the time of the inspection. Conditions appear normal.

VENTILATION:

TYPE: The attic ventilation is provided by: Ridge vent and soffit vent system. Roof surface vents.

CONDITION: Satisfactory condition. Styrofoam channels are properly used to help provide an air space above installed insulation.

INSULATION:

TYPE: Fiberglass batts.

LOCATION: The insulation is installed between the ceiling joists.

CONDITION: Satisfactory overall condition.

Areas of concern:

1. Not uniform within the floor system. Corrections/or adjustment are recommended in a few areas.

DEPTH AND R-FACTOR

Satisfactory condition. 13 inches. R-32.

MAIN HOUSE ROOF:

STYLE: Hip.

TYPE: Composition tab shingles.

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APPROXIMATE AGE
OF ROOF:
LOCATION:
ROOF ACCESS:
ROOF COVERING
STATUS:

1 year. One layer of roof material applied.

Main roof level.

Viewed from grade.

Satisfactory overall condition. Normal life expectancy should be anticipated for material of this type and age.

Areas of concern:

1. The shingle tabs have lifted/bowed defects. Noted at south elevation. We advise contacting the management group regarding this matter. Typical maintenance and upkeep is normally preformed by the association.

GUTTERS & DOWNSPOUTS:

TYPE:

Gutters, leaders and downspouts are aluminum.

CONDITION:

Fair condition. The gutters are spilling rain water near the foundation wall and not leading run-off away from the premises. Redirection of downspout outlets away from the building may be advised.

Areas of concern:

1. Downspout spills near air compressor. Inform association regarding this matter.

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GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE:

LOCATION: Built-In. One car garage.

FLOOR:

TYPE: Concrete.

CONDITION: Satisfactory condition.

INTERIOR WALLS:

TYPE: Finished wall and ceiling surfaces.

CONDITION: Satisfactory condition.

FIRE WALL:

CONDITION: Satisfactory condition.

GARAGE DOOR(S):

TYPE: The one car garage had a single overhead door. Manually operated.

CONDITION: Satisfactory condition. The installation of safety cables for the garage door coil springs was observed and appeared serviceable. All moving parts should be lubricated periodically to insure ease of operation. Check hardware from time to time.

Note: Installation of a metal angle iron is advised to be installed across the top of the overhead door. Metal angle iron is highly recommended for use with automatic doors. This will give the door more rigidity and increase useful life expectancy.

SERVICE DOOR:

TYPE: Metal door.

CONDITION: Satisfactory condition.

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GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

GRADING:

GENERAL GRADE: Satisfactory condition.
GRADING AT
FOUNDATION WALL: Satisfactory condition. Drainage of slope of soil at foundation appears serviceable.

SIDEWALKS:

MATERIAL: The walkways are constructed of Concrete.
CONDITION: Satisfactory condition.

DRIVEWAY:

MATERIAL: Asphalt.
CONDITION: Satisfactory condition.

LANDSCAPING:

CONDITION: Satisfactory condition.

FENCES & GATES:

TYPE: Wood fence.
CONDITION: Satisfactory condition.

PATIO:

TYPE: Pavers.
CONDITION: Satisfactory condition.

EXTERIOR STAIRS/STOOPS:

TYPE: Concrete landing.
CONDITION: Satisfactory condition.