

INSPECTION REPORT



For the Property at:
EXAMPLE REPORT
MY VILLAGE, NJ

Prepared for: WILLIAM VANTASSEL
Inspection Date: Wednesday, April 7, 2021
Prepared by: William Vantassel, 24GI00210600



VT Home Inspections LLC
28 Nestor Street
Franklin, NJ 07416
862-273-6039

www.vthomeinspections.net
VTHomeInspections@gmail.com



March 8, 2022

Dear William Vantassel,

RE: Report No. 1036, v.0
Example Report
My Village, NJ

Thank you very much for choosing VT Home Inspections LLC to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of New Jersey 13:40-15.16 STANDARDS OF PRACTICE
<http://www.njconsumeraffairs.gov/regulations/Chapter-40-State-Board-of-Professional-Engineers-and-Land-Surveyors.pdf>
. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thank you very much for choosing VT Home Inspections LLC to perform your home inspection.

Sincerely,

William Vantassel
on behalf of
VT Home Inspections LLC

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SUMMARY

Example Report, My Village, NJ April 7, 2021

Report No. 1036, v.0

www.vhomeinspections.net

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Exterior

ROOF DRAINAGE \ Downspouts

Condition: • [Discharge too close to building](#)

Several gutters and downspouts around the home discharge too close to the foundation of the home. Each downspout is recommended to discharge at a minimum of 4 to 6 feet away from the foundation. Recommendation is to have this condition repaired by a properly licensed contractor.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Various Throughout First Floor

Task: Repair or replace Improve

Time: Immediate

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • [Loose](#)

The railing on the second floor deck is extremely loose. This is a safety concern and should be repaired immediately by a properly licensed contractor.

Implication(s): Fall hazard

Location: Rear Second Floor Deck

Task: Repair or replace

Time: Immediate

Electrical

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Reversed polarity](#)

Various electrical receptacles in the home had hot and neutral wires reversed. (Reversed Polarity) This condition should be corrected by a qualified electrical contractor and all receptacles further evaluated. Note only a representative of receptacles were tested during the home inspection. It is likely other receptacles have the same problem.

Implication(s): Electric shock

Location: Various First Floor Living Room Dining Room Hall

Task: Repair or replace

Time: Immediate

Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Outlet above washing machine should be GFCI protected. Recommendation is to have a licensed electrician install a new GFCI outlet.

Implication(s): Electric shock

Location: Laundry Area

Task: Provide Improve

Time: As soon as possible

SUMMARY

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Report No. 1036, v.0

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

REFERENCE

DISTRIBUTION SYSTEM \ Cover plates

Condition: • For junction box is missing

Cover plate is missing on a junction box in attic and the exposed wires are live. Recommendation is to have this condition repaired by a properly licensed electrician this is a safety hazard and should be repaired immediately.

Implication(s): Electric shock

Location: Attic

Task: Repair or replace

Time: Immediate

Plumbing

WATER HEATER \ Combination heating system

Condition: • [Water too hot](#)

Water heater is noted as being set to the highest temperature setting possible. This is a safety condition and should be addressed and set according to the manufacturer's recommendation. Typically in a home with smaller children it should be between 120 to 130 degrees Fahrenheit.

Implication(s): Scalding

Task: Improve

Time: Immediate

WASTE PLUMBING \ Drain piping - installation

Condition: • [Nonstandard materials and patches](#)

Nonstandard materials used for drain pipe underneath both bathroom sinks. It is recommended to have this repaired by a properly licensed plumber.

Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building

Location: Master Bathroom Hallway Bathroom

Task: Repair or replace

Time: As soon as possible

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

Observations and Recommendations

SLOPED ROOF FLASHINGS \ Skylights

Condition: • Skylights are known to be problematic and a weak point in a roofing system . No leaks were found at the time of inspection. Recommend close monitoring as part of regular home maintenance.

Location: Various

Task: Monitor

Time: Ongoing



Skylights are known to be problematic and a...

Description

General: • No evidence of roof leaks at the time of inspection. This inspection is not a warranty against future leaks. Even a roof that appears to be in good, functioning condition may leak under certain circumstances. Inspector does not take responsibility for a roof leak that happens in the future. This inspection is not a warranty or guarantee of the condition of the roof.

The home is considered to face: • North

Sloped roofing material: • [Asphalt shingles](#)

Sloped roof flashing material: • Metal

ROOFING

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STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

REFERENCE

Inspection Methods and Limitations

Inspection performed: • By walking on roof • With a drone

Not included as part of a building inspection: • Not readily accessible interiors of vent systems, flues, and chimneys

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RADON	REFERENCE							

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • Exterior caulking should be done as needed where needed as part of regular home maintenance.

Location: Various Exterior

Task: Monitor

Time: Regular maintenance

ROOF DRAINAGE \ Downspouts

Condition: • [Discharge too close to building](#)

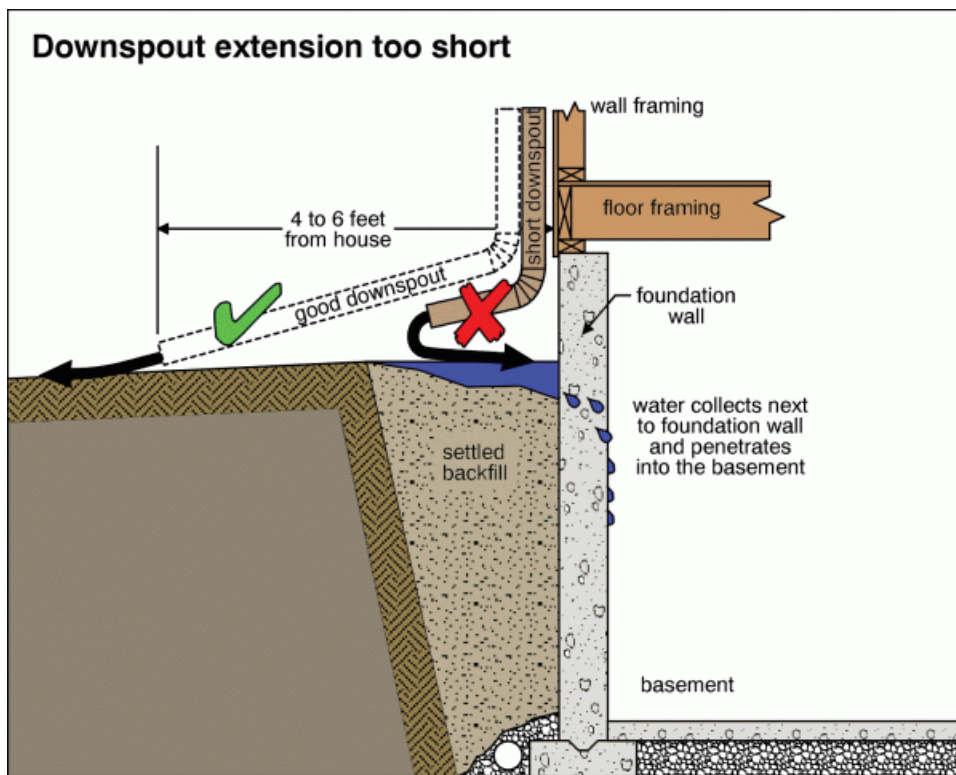
Several gutters and downspouts around the home discharge too close to the foundation of the home. Each downspout is recommended to discharge at a minimum of 4 to 6 feet away from the foundation. Recommendation is to have this condition repaired by a properly licensed contractor.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Various Throughout First Floor

Task: Repair or replace Improve

Time: Immediate



EXTERIOR

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Discharge too close to building

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • [Loose](#)

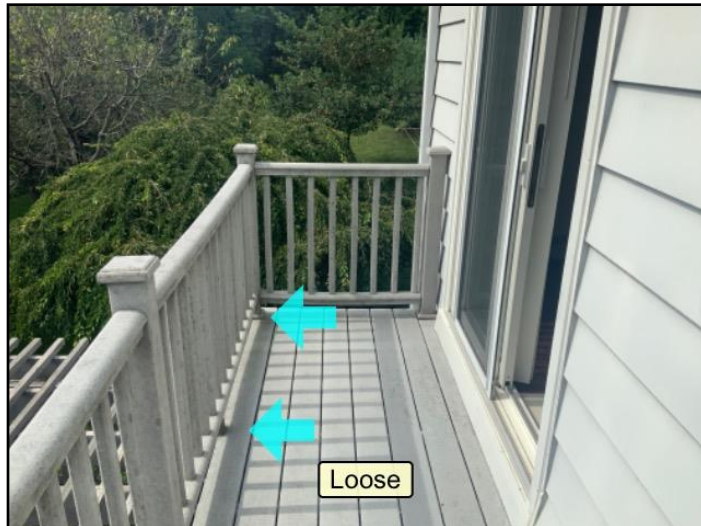
The railing on the second floor deck is extremely loose. This is a safety concern and should be repaired immediately by a properly licensed contractor .

Implication(s): Fall hazard

Location: Rear Second Floor Deck

Task: Repair or replace

Time: Immediate



Loose

GARAGE \ Vehicle door operators (openers)

Condition: • [Extension cord for opener](#)

An extension cord is being used to power the garage door opener. The recommendation is to have an independent GFCI outlet installed for the garage door opener by a property license electrician.

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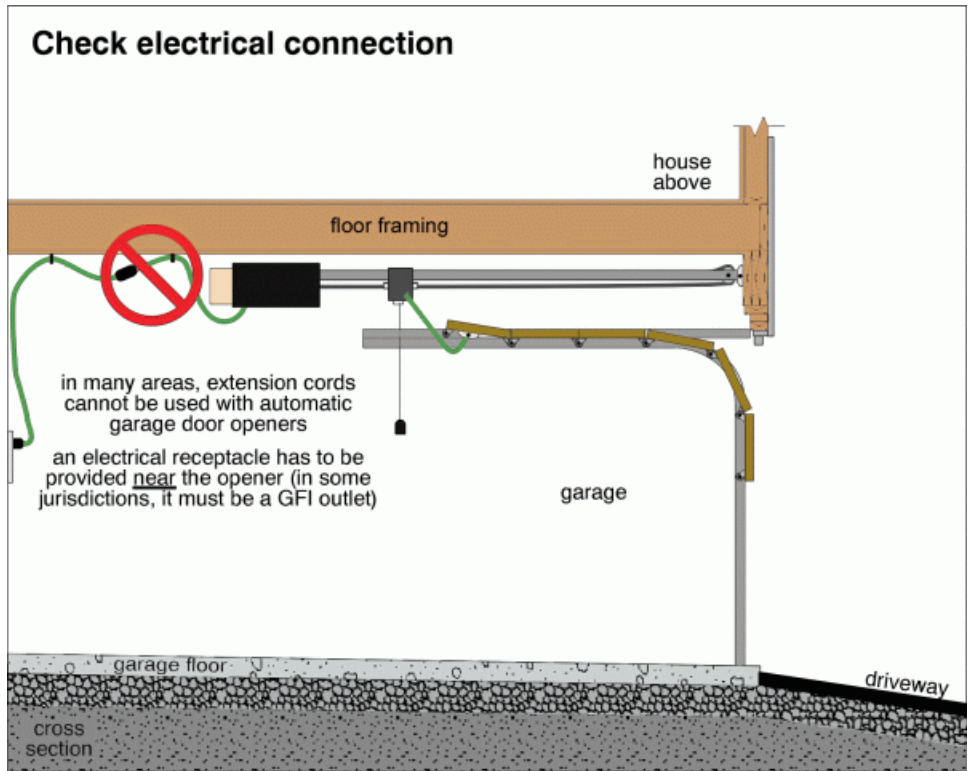
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RADON	REFERENCE							

Implication(s): Electric shock

Location: Garage

Task: Repair or replace Provide Improve

Time: As soon as possible



Extension cord for opener

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Example Report, My Village, NJ April 7, 2021

Report No. 1036, v.0

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SUMMARY

ROOFING

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STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

REFERENCE

Description

Gutter & downspout material: • Metal

Gutter & downspout discharge: • [Above grade](#)

Lot slope: • [Away from building](#)

Wall surfaces and trim: • [Vinyl siding](#)

Retaining wall: • [Concrete](#)

Driveway: • Asphalt

Walkway: • Concrete

Deck: • Raised

Garage: • Attached

Garage vehicle door operator (opener): • Present

Inspection Methods and Limitations

Inspection limited/prevented by: • Car/storage in garage

No or limited access to: • Area below steps, deck, porches

Not included as part of a building inspection: • Underground components (e.g., oil tanks, septic fields, underground drainage systems)

STRUCTURE

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Report No. 1036, v.0

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

REFERENCE

Observations and Recommendations

RECOMMENDATIONS \ Overview

Condition: • No structure recommendations are offered as a result of this inspection.

Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing: • Rafters/ceiling joists

Inspection Methods and Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings • Carpet/furnishings • Insulation

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RADON	REFERENCE							

Observations and Recommendations

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Reversed polarity](#)

Various electrical receptacles in the home had hot and neutral wires reversed.(Reversed Polarity) This condition should be corrected by a qualified electrical contractor and all receptacles further evaluated . Note only a representative of receptacles were tested during the home inspection It is likely other receptacles have the same problem.

Implication(s): Electric shock

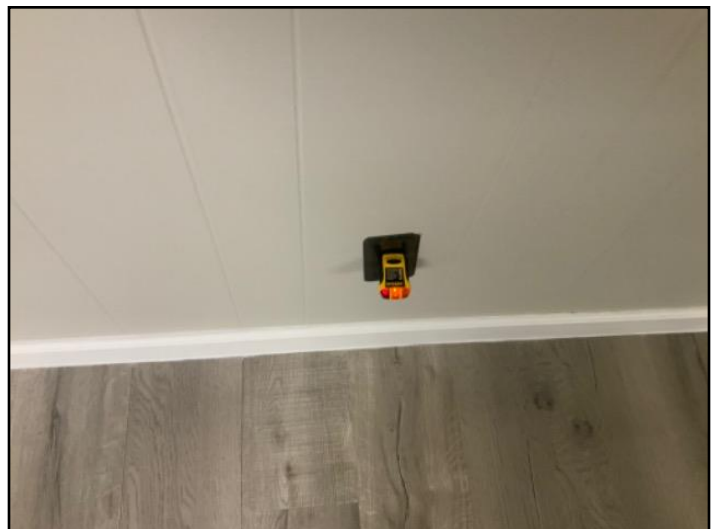
Location: Various First Floor Living Room Dining Room Hall

Task: Repair or replace

Time: Immediate



Reversed polarity



Reversed polarity

Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Outlet above washing machine should be GFCI protected. Recommendation is to have a license electrician install a new GFCI outlet.

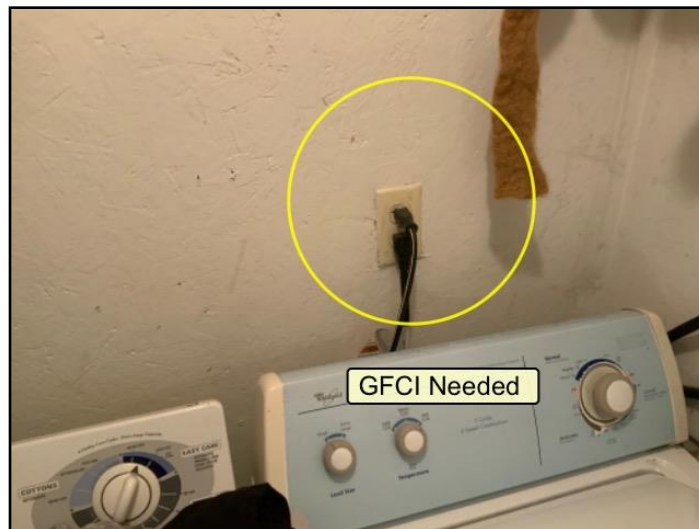
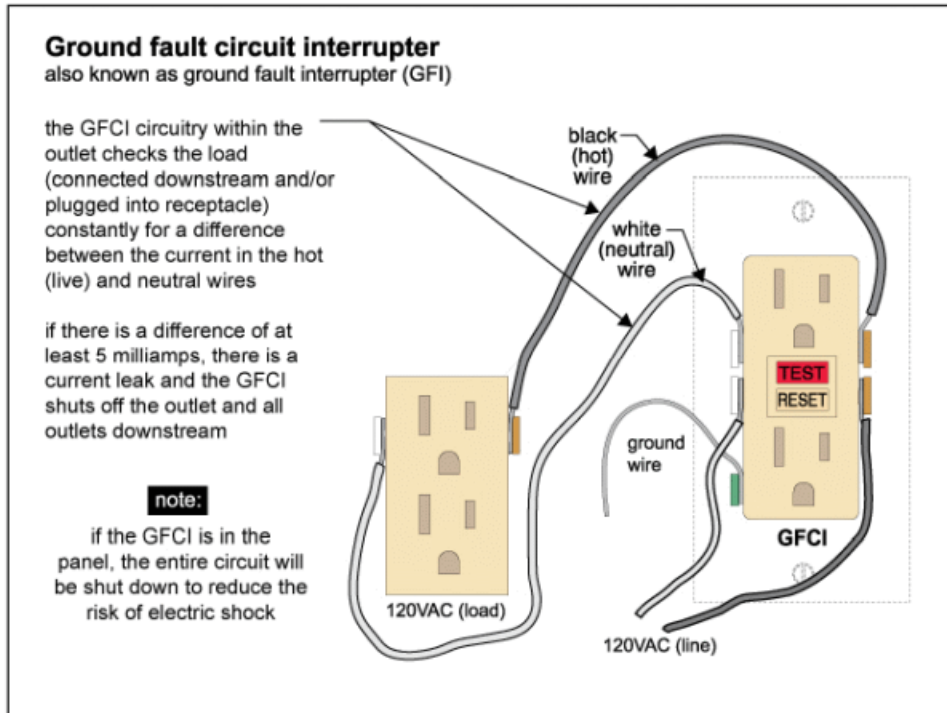
Implication(s): Electric shock

Location: Laundry Area

Task: Provide Improve

Time: As soon as possible

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RADON	REFERENCE							



GFCI/GFI needed (Ground Fault Circuit...)

DISTRIBUTION SYSTEM \ Cover plates

Condition: • For junction box is missing

Cover plate is missing on a junction box in attic and the exposed wires are live. Recommendation is to have this condition repaired by a properly licensed electrician this is a safety hazard and should be repaired immediately.

Implication(s): Electric shock

Location: Attic

Task: Repair or replace

Time: Immediate

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RADON	REFERENCE							



For junction box is missing

Description

General: • Back up generator with an automatic transfer panel is installed and is beyond the scope of the inspection. However it is recommended that this system be serviced and or inspected annually.

Service entrance cable and location: • [Overhead](#)

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box type and location: • [Breakers - basement](#)

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#)

Smoke alarms (detectors): • [Present](#)

Carbon monoxide (CO) alarms (detectors): • Present

Inspection Methods and Limitations

General: • Outlets were tested on a random basis. Not all outlets and/or switches may have been tested due to furniture, finishing and/or other obstructions.

Not included as part of a building inspection: • Testing of smoke and/or carbon monoxide alarms • Determination of the age of smoke and carbon monoxide alarms

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • As a matter of regular home maintenance air filters should be checked and replaced according to manufacturers recommendation.

FIREPLACE \ General notes

Condition: • [We are not certified chimney professionals. Only a level two inspection performed by a CSIA \(Chimney Safety Institute of America\) certified chimney sweep can determine the condition of the flue and wheather the fireplace is safe to use.](#)

We recommend a cleaning and level two inspection of the fireplaces and chimney flues before closing or use. Clean chimneys don't catch on fire. More information about fireplaces and chimneys can be obtained at www.csia.com.

Implication(s): Fire hazard



We are not certified chimney professionals....

Description

Heating system type: • [Boiler](#)

Fuel/energy source: • [Gas](#)

Main fuel shut off at:

- Exterior wall

Main gas shut off is noted on left side of exterior of the home.

HEATING

Example Report, My Village, NJ April 7, 2021

Report No. 1036, v.0

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

REFERENCE



Main fuel shut off

Exterior wall

Location of the thermostat for the heating system: • Dining Room

Inspection Methods and Limitations

Inspection prevented/limited by: • Chimney interiors and flues are not inspected

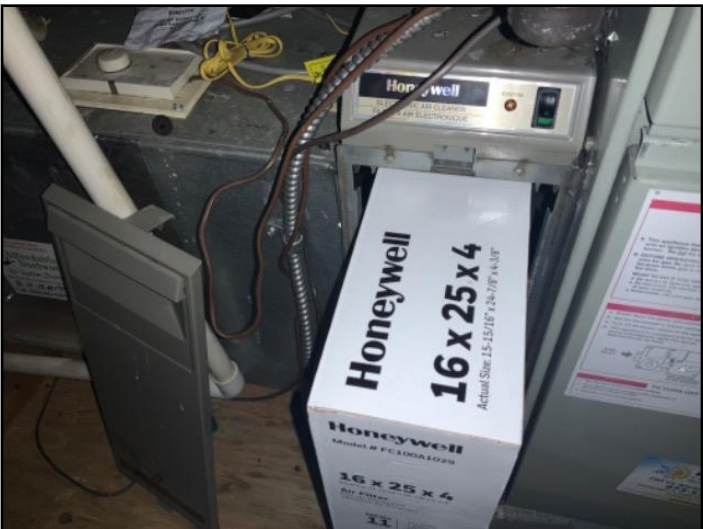
SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Observations and Recommendations

RECOMMENDATIONS \ Overview
Condition: • No air conditioning or heat pump recommendations are offered as a result of this inspection.

Description

Air filter: • Disposable
Air filter: • Disposable air filter located in attic this should be checked and replaced as needed as part of regular maintenance.
Size is 16x25x4



Location of the thermostat for the cooling system: • Dining Room
Condensate system: • Discharges to exterior

INSULATION AND VENTILATION

Example Report, My Village, NJ April 7, 2021

Report No. 1036, v.0

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

REFERENCE

Observations and Recommendations

RECOMMENDATIONS \ Overview

Condition: • No insulation recommendations are offered as a result of this inspection.

Description

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof ventilation: • [Roof and soffit vents](#)

Wall insulation material: • Not determined

Wall insulation amount/value: • Not determined

Inspection Methods and Limitations

General: • Parts of the attic floor covered with wood unable to determine insulation level.

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RADON	REFERENCE							

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • As a matter of regular maintenance caulking should be done as needed where needed.

Location: Throughout

Task: Monitor

Time: Regular maintenance

WATER HEATER \ Combination heating system

Condition: • [Water too hot](#)

Water heater is noted as being set to the highest temperature setting possible. This is a safety condition and should be addressed and set according to the manufacturer's recommendation. Typically in a home with smaller children it should be between 120 to 130 degrees Fahrenheit.

Implication(s): Scalding

Task: Improve

Time: Immediate

WASTE PLUMBING \ Drain piping - installation

Condition: • [Nonstandard materials and patches](#)

Nonstandard materials used for drain pipe underneath both bathroom sinks. It is recommended to have this repaired by a properly licensed plumber.

Implication(s): Chance of water damage to structure, finishes and contents | Sewage entering the building

Location: Master Bathroom Hallway Bathroom

Task: Repair or replace

Time: As soon as possible



Nonstandard materials and patches



Nonstandard materials and patches

PLUMBING

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Report No. 1036, v.0

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

REFERENCE

Description

Water supply source (based on observed evidence): • Private

Service piping into building: • [Plastic](#)

Supply piping in building: • [Copper](#)

Main water shut off valve at the: • Front of the basement

Water heater type: • Tank

Water heater location: • Mechanical room

Water heater fuel/energy source: • [Gas](#)

Water heater tank capacity: • [40 gallons](#)

Waste and vent piping in building: • [Plastic](#)

Main gas shut off valve location: • Exterior

Exterior hose bibb (outdoor faucet): • Present

Inspection Methods and Limitations

Items excluded from a building inspection: • Water quality • Septic system

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RADON	REFERENCE							

Observations and Recommendations

APPLIANCES \ Washing machine

Condition: • Old/Low quality hoses

Rubber hoses are used for water service lines connecting to the washing machine. It is recommended that these lines be replaced with stainless steel braided lines as these lines are much stronger and less likely to burst.

Implication(s): Chance of water damage to structure, finishes and contents

Location: Laundry Area

Task: Improve

Time: As soon as practical

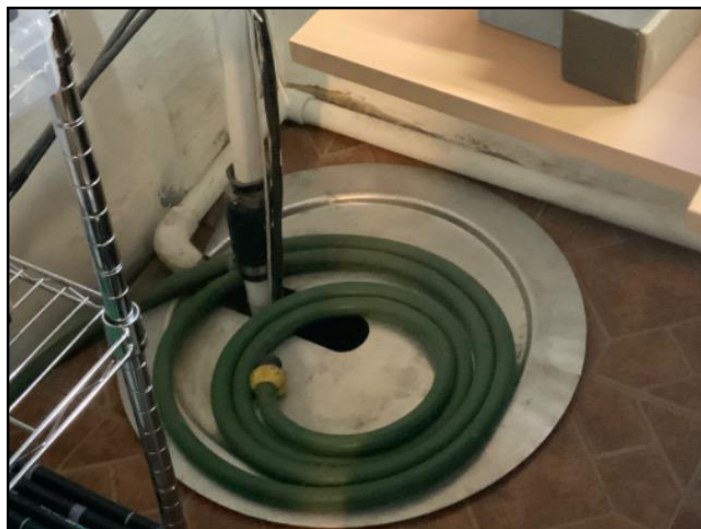


Old/Low quality hoses

Description

General:

- Sump pumps should be tested regularly and have a battery back up in the event of a power failure.



sump pumps should be tested regularly and...

INTERIOR

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Report No. 1036, v.0

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

REFERENCE

Major floor finishes: • [Carpet](#) • [Hardwood](#)

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • [Single/double hung](#) • [Skylight](#)

Evidence of basement leakage: • At the time of the inspection there are no signs of active , wet ground water penetration in the basement. The lowest living level appears dry today . Conditions that affect structures dryness (weather , wind,and temperature) will vary greatly during the course of a year. Recommend referencing sellers disclosure to determine if there has ever been any water leakage, accumulation or dampness. The inspector makes no warranty or guarantees against future water leaks of moisture problems that may occur.

SITE INFO

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Report No. 1036, v.0

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ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

RADON

REFERENCE

Description

Weather: • Partly sunny

Approximate temperature: • 62°

Who attended the inspection: • Buyer • Buyer's agent • Seller's agent

Access to home provided by: • Buyer's agent

Occupancy: • The home was furnished during the inspection.

Utilities: • All utilities were on during the inspection.

Building type: • Detached home

Number of dwelling units: • Single-family

Number of stories: • 2

Below grade area: • Basement

Garage, carport and outbuildings: • Attached garage

Area: • Rural

Street type: • Residential

Street surface: • Paved

- SUMMARY
- ROOFING
- EXTERIOR
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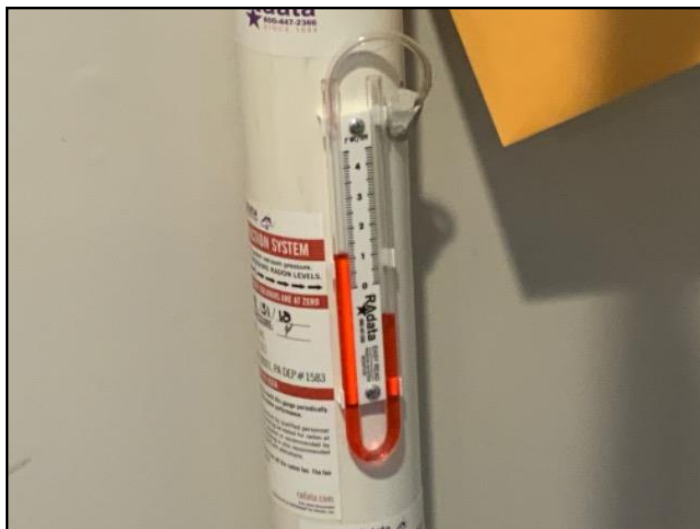
Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • Radon mitigation system noted in lower level of home. This system should only be serviced by a professional there is a phone number printed on the equipment for questions or concerns.

Task: Monitor

Time: Ongoing



Description

Monitor Placement: • Basement

Measurement Period:

• Start Time:

9:30am

• End Time:

9:30am

• Date:

Dropped off 4/7/2021 Pick Up 4/9/2021

• 48 hour

Type: • Carbon

Weather Conditions: • Partly sunny

Ground: • Ground was dry

Result:

• Your average test result is:

0.9

License #: • NJ Radon License MET14388

RADON

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SITE INFO	RADON	REFERENCE							

END OF REPORT

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE INFO	RADON	REFERENCE							

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS

