

Inspection Report

Provided by:



Zee Home Inspection

Inspector: Kashif Muhammad

<http://zeehomeinspection.com>
Email: info@zeehomeinspection.com
Ph: 929-301-9902
NJ License # 24G100216700
VA License # 3380002012

Property Address

XYZ St Somewhere, NJ 00000



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Report Information

Client Information

Client Name John XYZ

Property Information

Approximate Year Built 2001
Approximate Square Footage 2593 sqft
Number of Bedroom 4.
Number of Bath 3.
Direction House Faces North.

Inspection Information

Inspection Date 10/13/2023
Inspection Time 03:00 PM
Weather Conditions Dry.
Outside Temperature 64 °F

Disclaimer

EXCLUSIONS AND LIMITATIONS OF THIS INSPECTION REPORT

1. This report shall be confined to those matters specifically stated herein and shall not include any external documents or statements, oral or implied, not explicitly set forth in the written report.
2. This report is rendered as a professional opinion based on physical conditions observed by the inspector, his experience, and technical knowledge. It is not intended to be factually or technically and shall assume no responsibility for the cost of replacing any unreported defects of conditions, or for any consequences stemming from any conditions reported or unreported.
3. Latent defects are beyond the scope of this report and are specifically excluded. Also excluded are items and conditions that are concealed, inaccessible, camouflaged, or otherwise not easily observed. Swimming pools, tennis courts, playground equipment, and other recreational or leisure time items are excluded along with cosmetic conditions such as, but not limited to; wallpaper and interior painting. Also excluded are complex machinery and hardware requiring specialized technical expertise to assess or repair. Detached structures, other than garages are also excluded from the scope of this report.
4. This report is based exclusively on the inspector's observation of conditions at the site as they existed at the time of the inspection only.

5. This report and the inspection on which it's based, shall not be constructed to be compliance inspection of any governmental or non-governmental codes, rules, or regulations. 'No opinion is provided as to the legality of any building, improvement, addition, alteration, or of any equipment, whether or not attached to the real property.

6. This report and the inspection on which it's based, shall not be intended as a guarantee or warranty, expressed or implied. No implied warranty of merchantability or fitness for a particular purpose or use in stated or intended, regarding the real property itself or the mechanical systems and other items inspected, and this report shall not be intended for such purpose.

7. Zee Home Inspection LLC, Its officers, directors, agents, and/ or employees, shall not be held liable for any mistakes, omissions, or errors in judgment and assume no liability or responsibility for any mistakes, omissions, or errors caused by fraud, deception, concealment or camouflage perpetrated by others. It is understood that the liability of Zee Home Inspection LLC., its officers, directors, agents, and/or employees is strictly limited to the cost of the report itself, regardless of the consequential damages of any kind, including but not limited to personal injury and property damage of any nature.

8. This report shall not be intended to establish the value of the subject premise or any portion thereof. No representation or recommendation is made or intended regarding the advisability of purchase.

B. NOTICE

1. Zee Home Inspection LLC. Attests that the components and elements of the home have been inspected and rated with a "Professional Opinion Only". This report means that Zee has performed an inspection of the home and its components and elements excluding any latent and/ or concealed defects that are not readily accessible and/ or otherwise visible and which could not be identified and/or rated without opening the walls, ceilings and/ or floors, removal of insulation, disassembly of machinery, plumbing, electrical and/or heating system.

2. Because some utilities may not have been in service, or climatic or other conditions may not have required maximum output, the adequacy or capacity of heating, cooling, plumbing, and/ or electrical systems could not be determined

3 Mechanical and/or electrical systems can fail at any time, often with little or no advanced warning. Accordingly, this report shall reflect the condition of such systems only at the time of the inspection and shall not be considered a guarantee or warranty as to the future operation of said system.

4. Zee Home Inspection LLC. I wish to emphasize that the house has been inspected according to the standards of the trade. Zee Home Inspection LLC. However, wished to emphasize that this house is at least 22 years old. This means that many if not all systems are used and worn. Even though, At the time of the inspection, they have been deemed satisfactory and/or acceptable; it shall not mean that before the closing of title, or shortly thereafter, the said system may reach the end of their economic life and as such may require replacement.

5. The condition of the premises may change after the date of our inspection due to many factors such as; weather conditions, fire, moisture, leaks, or action(s) of the premises and/ or systems within the scope of the inspection report at the time of the inspection only.

6. Zee Home Inspection LLC. Would like to point out the inspection shall not consist of dismantling certain systems or tearing walls apart, digging up basements, pipes, or any action deemed, outside the scope of this report, Rather, this report is done keeping cost factors in mind. Should we deem that specialized services from someone such as a licensed plumber, electrician, roofer, and/or any other specialized professional(s) should be contracted by the buyer, Zee Home Inspection LLC? Will make note of that in the report and that not shall serve as a warning that the item(s) indicated require the attention of a said professional for further, more detailed review.

7. The presence of asbestos in the ceiling, insulation, flooring, and/ or pipe covering cannot be determined without laboratory testing in an approved E.P.A.-certified laboratory. Consequently, Zee Home Inspection LLC. Shall not render any opinion as to the nature of said material(s). Independent laboratory analysis is recommended if a question exists as to the composition of any substance(s).

Report Summary Page

This is only a summary of the inspection report and is not a complete list of discrepancies.

1. Some back door patio tiles were sinking. Monitor and repair as needed.
2. The front door outlet has No power detected during the test. Fix.
3. A smoke detector was missing or removed at the lower level. Recommend smoke detectors on each level and near or in each bedroom.
4. Both Garage door automatic openers were not operational or disconnected. Repair, replacement, and/or adjustments are needed.
5. The upper-level room ceiling register grill was hanging, Repair or secure them for safety reasons.

HOMEBUYERS TAKE NOTICE, ANY ITEM THAT IS LISTED IN THE SUMMARY SHOULD CAUSE REASON FOR CONCERN. IT IS RECOMMENDED THAT A PROFESSIONAL CONTRACTOR, PLUMBER, ELECTRICIAN, ROOFER, ETC. SHOULD BE CONTACTED REGARDING THESE ITEMS FOR FURTHER INVESTIGATION AND OR REPAIR/REPLACEMENT.

Grounds

1.5 Patio Deck Conditions (Repair)

- Some back door patio tiles were sinking noticed at the inspection time. Water erosion is one of the most common reasons for a patio to sink or dip over time.
- This soil can be affected by water erosion causing a dip in your patio. Recommend A "Licensed Contractor" is suggested to be contacted for further evaluation and repair or to obtain examination and analysis by a qualified professional, tradesman, or service technician.

Exterior

2.8 Outlet Conditions (Repair)

- The front door outlet appeared to be in serviceable condition at the time of the inspection. No power was detected during the test. A "Licensed Electrical Contractor" is suggested to be contacted for further evaluation and repair or to obtain examination and analysis by a qualified professional, tradesman, or service technician.

Heating - Air

4.2 Distribution Conditions (Safety)

- The upper-level room ceiling register grill was hanging, Repair or secure them for safety reasons.

Interiors

7.10 Smoke Detector Conditions (Safety)

- A smoke detector was missing or removed at the lower level. Recommend smoke detectors on each level and near or in each bedroom. The client should contact the local Fire Marshall's office for proper locations.

1 Grounds

Grading

Grading Slope

The site is moderately sloped.

1.1) Grading Conditions

Inspected.



Driveways - Sidewalks - Walkways

Driveway Material

Concrete.

1.2) Driveway Conditions

- Inspected and no Major deficiencies were noted at the time of the inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Driveway ok.

Sidewalk Material

Concrete Pavers.

1.3) Sidewalk Conditions

•

Inspected.



Frontwalk ok.



Sidewalk ok.

Retaining Wall

Retaining Wall Material

Block.

1.4) Retaining Wall Conditions

Inspected.

Patio Deck

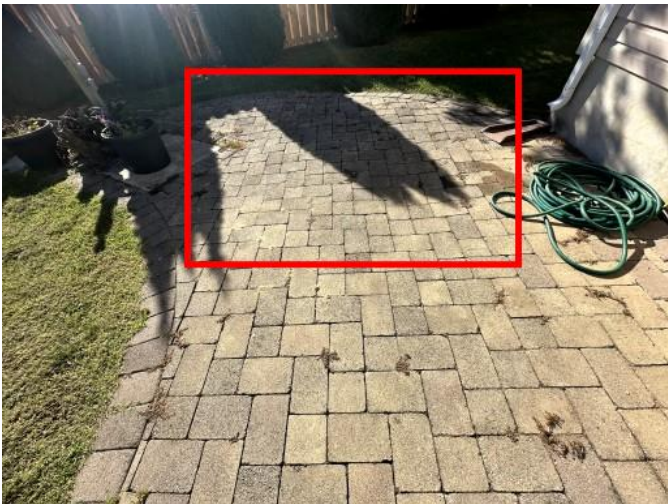
Style

Concrete patio

1.5) Patio Deck Conditions

R

- Some back door patio tiles were sinking noticed at the inspection time. Water erosion is one of the most common reasons for a patio to sink or dip over time.
- This soil can be affected by water erosion causing a dip in your patio. Recommend A "Licensed Contractor" is suggested to be contacted for further evaluation and repair or to obtain examination and analysis by a qualified professional, tradesman, or service technician.



Sinking tiles.



Sinking tiles.



2 Exterior

Front - Back Entrance

Front Entrance Type Front Door.

2.1) Front Entrance Conditions

- Inspected and no Major deficiencies were noted at the time of the inspection.



Front door ok.

Back Entrance Type Multiple back doors.

2.2) Back Entrance Conditions

Inspected.

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Sliding door ok,.

Exterior Walls

Structure Type	Wood frame.
Exterior Wall Covering	The visible and accessible areas of the exterior siding material are vinyl.
2.3) Exterior Wall Conditions	Inspected.

Exterior Windows - Doors

Window Type	Double Hung.
Window Material	Wood.
2.4) Window Conditions	Inspected.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Exterior windows ok,



Bay window ok,.

2.5) Exterior Door Conditions

Inspected.

Exterior Water Faucet(s)

Faucet Location

- North & south side of the house.

2.6) Faucet Conditions

- Tested and in working condition on the day of inspection.

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Exterior Faucet FYI only.



Exterior back Faucet FYI only,.

Chimney

2.7) Chimney Conditions

AS

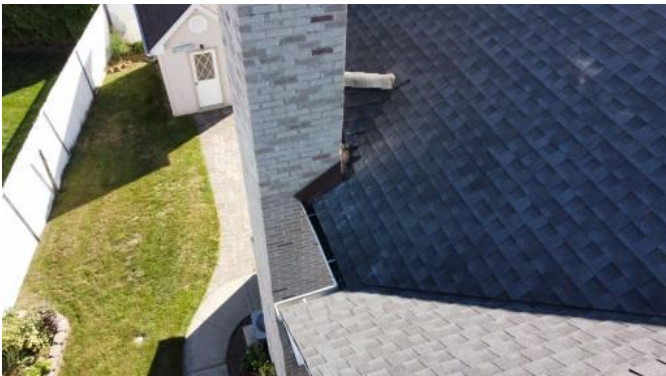
- Inspected and no Major deficiencies were noted at the time of the inspection. Recommend getting your chimney cleaned and inspected once a year by a qualified professional.



wooden fire chimney ok.



Fre-bab chimney ok.



Flashings ok.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Chimney cap ok.



Exterior outlets.

Outlet GFCI

Outside outlets were present at the time of the inspection.

2.8) Outlet Conditions

R

- The front door outlet appeared to be in serviceable condition at the time of the inspection. No power was detected during the test. A "Licensed Electrical Contractor" is suggested to be contacted for further evaluation and repair or to obtain examination and analysis by a qualified professional, tradesman, or service technician.



Front door Outlet.

3 Roofing

Roof Covering

Method of Inspection	<ul style="list-style-type: none">The roof was inspected by high high-efficiency drone.
Roof Style	Combination of gable and hip.
Roof Covering Material	Asphalt composition shingles.
Number of Layers	One.

3.1) Roof Covering Condition

- Inspected and no Major deficiencies were noted at the time of the inspection.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



3.2) Flashing Conditions

Inspected.

3.3) Gutter & Downspout Conditions

Inspected.

3.4) Window Wells.

Inspected.

Attic Area

Attic Access

- The attic access was located at the upper level.

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Pull down attic FYI only.

Method of Inspection

Entered attic area.

Roof Frame Type

The roof framing is constructed with rafter framing.

3.5) Attic Conditions

- Inspected and no Major deficiencies were noted at the time of the inspection.



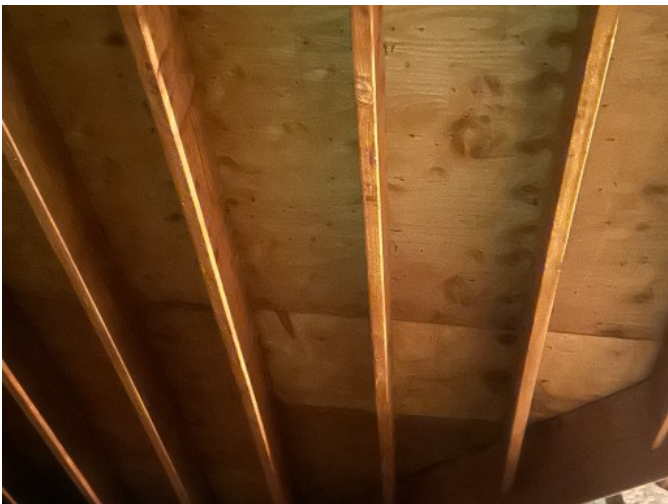
Attic



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Sheathing ok .



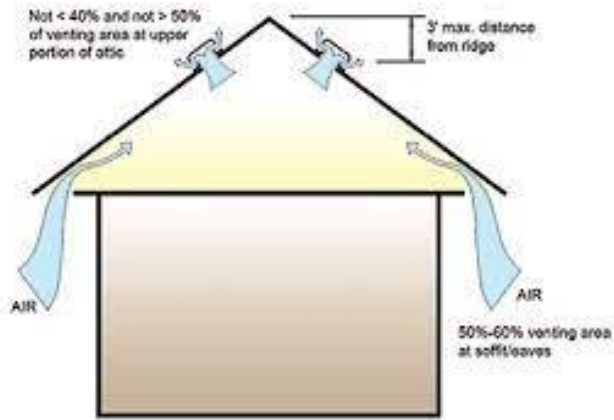
Attic Ventilation Type

Gable Vents.Soffit vents.

3.6) Attic Ventilation Conditions

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

- Inspected.



Example.

Attic Insulation Type

Batt Insulation.

3.7) Attic Insulation Conditions

- The attic has fiberglass batt insulation. The approximate depth of the insulation is 8 to 10 inches. This appears adequate. I.



Insulation ok.



Insulation ok.

4 Heating - Air

Heating

Location of Unit	2 Heat units were noted, one in the attic and 2nd was in the basement.
Heating Type	Forced Air.
Energy Source	Natural Gas.
Approximate BTU Rating	The BTU's were not available.

4.1) Unit Conditions

- 1. The upper-level unit Tempstar heat pump was built or installed between **the years 1999 to 2002 aged likely**. Tested and in working condition on the day of inspection.
- 2. The lower level heat pump was Tempstar heat pump was built or installed between **the years 1999 to 2002 aged likely**. Tested and in working condition on the day of inspection.
- Proper and regular heat pump maintenance is crucial for a long-term and economical heating and cooling operation. If the unit is not cleaned and maintained per instructions and manual, it might deteriorate over time, lose efficiency and performance, or simply malfunction.
- The average life expectancy of a heat pump is 10 to 15 years. Most manufacturers guarantee at least 15 years of reliable use, while a few go up to 25 years. However, rarely will you find a manufacturer promising more than thirty years. On the other end of the scale, many heat pumps will give you at least ten years of reliable use.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



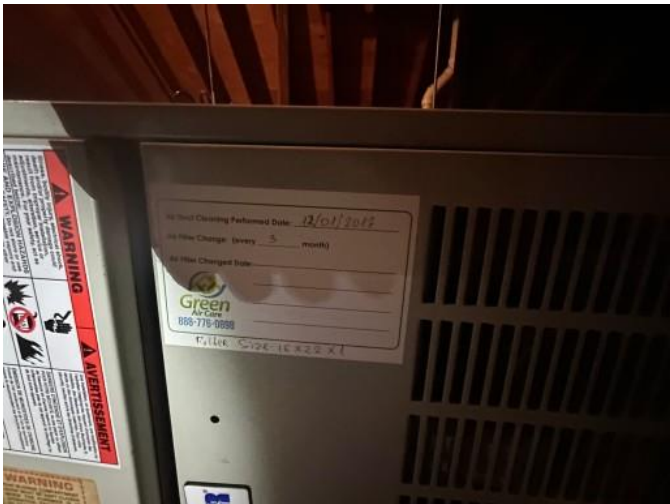
Lower level HVAC



Data plate.



Attic Unit.



Maintenance data.

Distribution Type

- The visible areas of the heat distribution system are ductwork with registers.

4.2) Distribution Conditions

S

- The upper-level room ceiling register grill was hanging, Repair or secure them for safety reasons.

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Hanging Register.



Heat temp ok.



4.3) Ventilation Conditions

Inspected.

4.4) Thermostat Location and condition.

- Tested and in working condition on the day of inspection.

Air Condition - Cooling

Type of Cooling System

Air Cooled Central Air Conditioning

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AC Unit Power

208/240 volts

4.5) AC Unit Conditions

- Tested and in working condition on the day of inspection.



A/C units



Data plate.



2nd unit A/C unit.



Data plate.

5 Electrical

Service Drop - Weatherhead

Electrical Service Type	The electrical service is underground.
Electrical Service Material	Copper.
Number of Conductors	Two.

5.1) Electrical Service Conditions

Inspected.



Electric Meter ok.

Main Electrical Panel

Main Disconnect Location	At Main Panel.
Electric Panel Location	<ul style="list-style-type: none">• The main electric panel is located in the garage.
Panel Amperage Rating	<ul style="list-style-type: none">• The electrical capacity of the main breaker was listed as 120/240 labeled as 200 amps.
Circuit Protection Type	Breakers.

5.2) Wiring Methods

The main power cable is copper. The branch cables are copper.

5.3) Electrical Panel Conditions

Inspected.

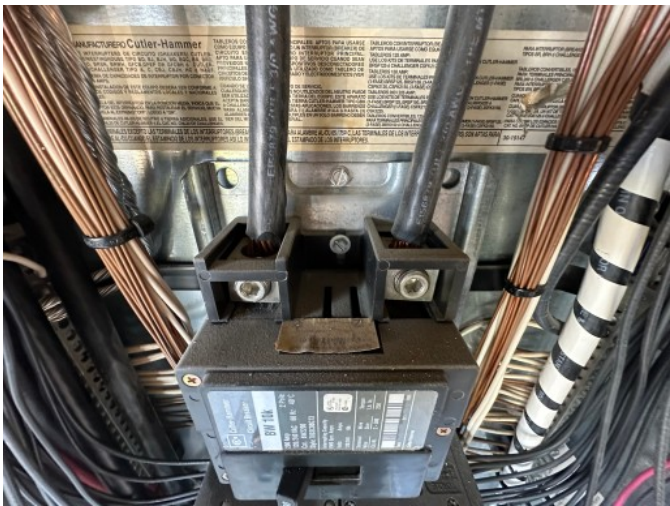
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Main Electric Panel.



Main Electric disconnect. FYI only.



Electrical Subpanel

Subpanel Location

N/A, Not present or was not visible at the time of the inspection.

5.4) Subpanel Conditions

N/A

6 Plumbing

Water Main Line

Main Shutoff Location

The main valve is located in the basement.

Main Line Material

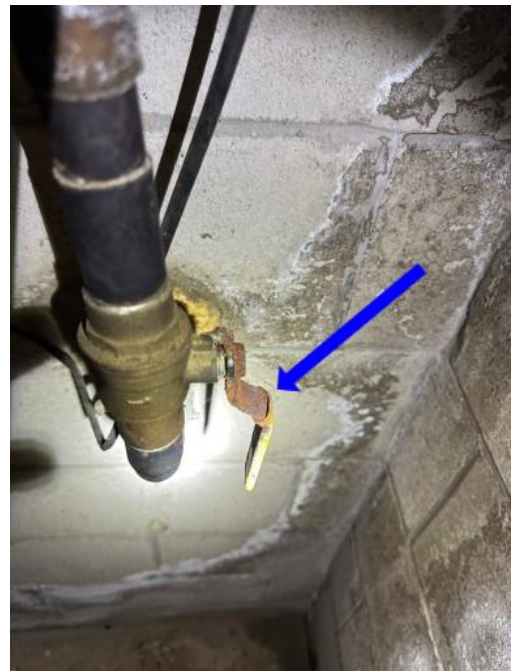
The visible material of the main line/pipe appears to be copper.

6.1) Main Line & Valve Conditions

Inspected.



Water meter.



Main water shut off valve. FYI only,.

Water Supply Lines

Supply Line Material

The visible material used for the supply lines is copper.

6.2) Supply Line Conditions

- Inspected and no Major deficiencies were noted at the time of the inspection.

Drain - Waste Lines

Drain Line Material

The visible portions of the waste lines are plastic.

6.3) Drain Line Conditions

Inspected.

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Water Heater(s)

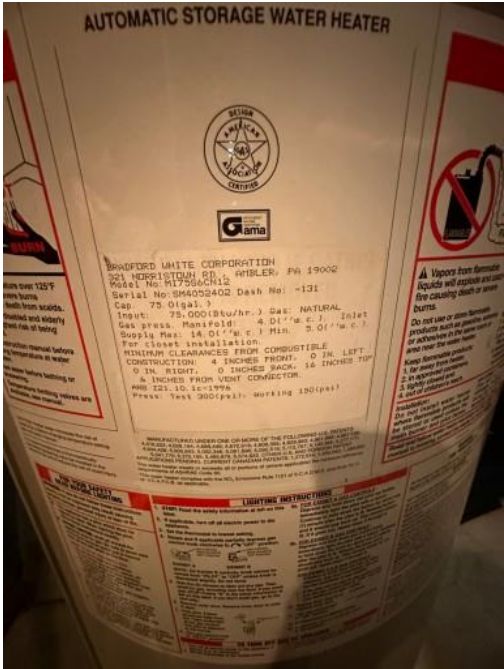
Water Heater Type	Natural Gas.
Water Heater Location	Basement.
Water Heater Capacity	75 Gallon.

6.4) Water Heater Conditions

- The Bradford White water heater was installed or manufactured in the **year 1998 or 1999**. Tested and in working condition on the inspection day.
- Inspected and no Major deficiencies were noted at the time of the inspection. Based on the manufacturer's suggested service life, the life expectancy of a water heater is about eight to 12 to 15 years. That varies with the unit's location and design, installation quality, maintenance schedule, and water quality.



Water Heater Year 1998



Data plate.

7 Interiors

Walls - Ceilings - Floors

7.1) Wall Conditions

Inspected.



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



7.2) Ceiling Conditions

Inspected.

7.3) Floor Conditions

Inspected.

7.4) Heat Source Conditions

Inspected.

Windows - Doors

7.5) Interior Window Conditions

Check the exterior window section.

7.6) Interior Door Conditions

Inspected.

Electrical Conditions

7.7) Electrical Conditions

Inspected.

7.8) Lighting Conditions

Inspected.

7.9) Ceiling Fan Conditions

N/A

7.10) Smoke Detector Conditions

S

- A smoke detector was missing or removed at the lower level. Recommend smoke detectors on each level and near or in each bedroom. The client should contact the local Fire Marshall's office for proper locations.



Missing smoke alarm.

Fireplace

Fireplace Location

- A fireplace is located in the family room.

Fireplace materials

The fireplace is metal/pre-fabricated.

7.11) Fireplace Conditions

AS

- Inspected and no Major deficiencies were noted at the time of the inspection.
- Recommend chimney flue cleaning by a chimney sweep specialist. Creosote can accumulate and become a fire hazard if the fireplace and flue are not cleaned regularly.



Wooden fire chimney.



Fire box ok.



Flue ok .



Stairs.

7.12) Stairs location.

Front entrance.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Stairs ok.

7.13) Stairs Conditions

Inspected.

8 Kitchen

Walls - Ceilings - Floors

8.1) Wall Conditions

Inspected.



8.2) Ceiling Conditions

Inspected.

8.3) Floor Conditions

Inspected.

8.4) Heat Source Conditions

Inspected.

Windows - Doors

8.5) Kitchen Window Conditions

Inspected.

8.6) Kitchen Door Conditions

- N/A, Not present. Not present or was not visible at the time of the inspection.

Electrical Conditions

8.7) Electrical Conditions

Inspected.

8.8) Lighting Conditions

Inspected.

Kitchen Sink - Counter tops - Cabinets**8.9) Counter Conditions**

Inspected.

8.10) Cabinet Conditions

Inspected.

8.11) Sink Plumbing Conditions

•

Inspected.



Sink faucet ok,



Under sink ok.

8.12) Garbage Disposal Condition

- N/A, Not present. Not present or was not visible at the time of the inspection.

Appliances**Stove - Range Type**

The range is gas.

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8.13) Stove - Range Condition

- Inspected and no Major deficiencies were noted at the time of the inspection.



Flame pattern observed ok,.



Oven ok.

8.14) Hood Fan Conditions

Inspected.

8.15) Dishwasher Conditions

NI

- The dishwasher was not inspected due to personal items inside. Home inspectors are not allowed to remove personal items from any appliance or closet. It is recommended to check again on your final walkthrough or ask the seller before closing.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Dishwasher.



Personal items.

8.16) Fridge or freezer condition.

Inspected.



Fridge ok.

9 Bath All.**Walls - Ceilings - Floors****9.1) Wall Conditions**

•

Inspected.

**9.2) Ceiling Conditions**

Inspected.

9.3) Floor Conditions

•

Inspected.

9.4) Heat Source Conditions

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

Inspected.

Windows - Doors

9.5) Bathroom Window Conditions

Inspected.

9.6) Bathroom Door Conditions

Inspected.

Electrical Conditions

9.7) Electrical Conditions

Inspected.

9.8) Lighting Conditions

Inspected.

9.9) Vent Fan Conditions

Inspected.

Bathroom Sink

9.10) Counter - Cabinet Conditions

Inspected.

9.11) Sink Conditions

Shower - Tub - Toilet

9.12) Shower - Tub Conditions

Inspected.

9.13) Toilet Conditions

Inspected.

10 Basement

Walls - Ceilings - Floors

10.1) Basement Stair Conditions

Inspected.



Stairs ok.



Finish Basement

10.2) Wall Conditions

Inspected.

10.3) Ceiling Conditions

- Inspected and no Major deficiencies were noted at the time of the inspection.

10.4) Floor Conditions

Inspected.

10.5) Heat Source Conditions

Inspected.

Windows - Doors

10.6) Basement Window Conditions

Inspected.

10.7) Basement Door Conditions

Inspected.

Electrical Conditions

10.8) Electrical Conditions

Inspected.

10.9) Lighting Conditions

Inspected.

10.10) Sump Pump Conditions

NI

- A sump pit was present. No sump pump was present and no water was observed at the time of inspection. This is not however an indication of future conditions. Whenever a sump pit is present, installation of a sump pump should be considered especially if water becomes present in the pit. Periodic inspection is recommended after a rainstorm.



Sump pit no water.

Other Conditions

10.11) Other Conditions

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

N/A

11 Garage - Laundry

Walls - Ceilings - Floors

Garage Type

The garage is attached to the house.



Garage.

- 11.1) Siding Conditions (if detached)
- Inspected.
- 11.2) Roof Conditions (if detached)
- Inspected.
- 11.3) Wall Conditions
- Inspected.
- 11.4) Ceiling Conditions
- Inspected.
- 11.5) Floor Conditions
- Inspected.
- 11.6) Window Conditions
- Inspected.
- 11.7) Door Conditions

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

Inspected.

11.8) Vehicle Door Conditions R

- Both Garage door automatic openers were not operational or disconnected at the time of the inspection. Repair, replacement, and/or adjustments are needed.



Bad Push button.



Garage .



Disconnect connection

11.9) Electrical Conditions

Inspected.

11.10) Lighting Conditions

Inspected.

Laundry Room

Location The laundry facilities are located in the laundry room.

11.11) Laundry Room Conditions

Inspected.

11.12) Washer condition

- Tested and in working condition on the day of inspection.



Dishwasher ok

11.13) Dryer Condition.

- Tested and in working condition on the day of inspection.

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Dryer ok.



Temp tested.

12 Foundation - Crawl Space

Foundation

Foundation Type	Basement.
Foundation Material	Block.

12.1) Foundation Conditions

Inspected.

Flooring Structure

Flooring Support Type	The wood framing floor system was constructed of 2 X 12 floor joists.
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12.2) Flooring Support Conditions

Inspected.

Sewer Septic inspection

Type of Sewer	Septic Sewer not inspected.
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12.3) Sewer inspection
Recommendations.

NI

- 1. Zee home inspection highly encourages all home buyers to conduct a sewer inspection whether they are buying a new home or older.
- 2. Q&A
- 3. Should I Get A Sewer Scope Inspection? Absolutely. As mentioned above, a sewer line is often one of the most costly things to repair in a home. Getting a sewer scope inspection can help you avoid investing in a home that has severe issues with the sewer/septic system.
- 4. If you want to ensure the lifespan of your sewer line, then inspections are the key. Regular inspections and maintenance can help avoid an untimely sewer line replacement by keeping your sewer line in good repair and avoiding severe damage by catching minor issues before they become big ones.
- 5. Sewer scope inspection can reveal damage to the pipes, blockages, and other problems. It also can spot potential problem areas before they develop into serious issues or hazards. After the inspection, clients will receive a report with findings and recommendations.