

All Pro Condo Inspections

10 Inwood Place, Maplewood, NJ 07040 (973) 761-0050

Date of Inspection

Client:

Inspector: Ernest Borsellino
ASHI Certified Member # 094167
NJ Licensed Home Inspector Lic # 24GI00015700

Reference Property:

CONDO INSPECTION REPORT

Purpose of this Condo Inspection Report:

To report the opinion of the inspector based on a visual inspection of the condo. The inspector evaluated the condo based on its "as is" condition, as of the date of inspection. Limitations and guidelines as established by the American Society of Home Inspectors were followed. Cosmetic items are not a concern of this report, but will be mentioned where appropriate.

Objective of this Condo Inspection Report

To provide the client with a written report of the condo, consisting of a series of visual inspections. If a particular problem was noted the inspector and this report will recommend that a professional in that area of expertise be consulted. No opinion was made by the inspector of their own judgments about the value or location desirability.

Definition of the Condo Inspection Report:

The reporting of apparent defects (*not cosmetic related problems*) that require corrective action shall include:

1. structure;

A load-bearing member of the condo is reported defective if, upon visual inspection, it exhibited one or more of the following characteristics:

- abnormal cracking or splitting;
- unusual settlement;
- deterioration such as rot, mold, fungus, or pest infestation damage;
- improper alignment or structural integrity caused by modification or abuse; or
- other characteristics that affect the condo's structural integrity.

While many defects will be clearly discernible by visual examination, this report may recommend further investigation by a specialist in the area of an observed or suspected defect.

2. unsafe or hazardous condition;

Any item that, upon visual inspection, was identified as a safety defect or a hazard, the presence or absence of which would be dangerous. The reporting of the possible presence of asbestos, of lead paint, UFFI, radon, electromagnetic radiation, toxic wastes, oil tanks and other indoor or outdoor pollutants, is outside the scope of this inspection.

3. inoperative systems or appliances.

Any installed systems or built-in appliances that did not operate properly or perform their intended function in response to normal use. Proper operation means that the system was performing the basic function of functions for which it was designed and intended, based on the normal operation of the controls. Speculative comments about the future functioning of the system(s) are for information only and only immediate, observable conditions will be reported.

KEY COMMENTS

This key comment page is provided to allow the reader a brief overview of the report. This page is not encompassing. Reading this page alone is not a substitute for reading the report in entirety. Additional explanation of the comments can be found and is encouraged to be read in the main text of this report.

Items felt to be most significant by ALL PRO and/or the client.

[illegible]

It is recommended that any deficiencies and the components/systems related to these deficiencies noted in the key comments and/or in the body of the report be evaluated, inspected and repaired as needed by licensed contractors/professionals **PRIOR TO THE CLOSE OF ESCROW.**



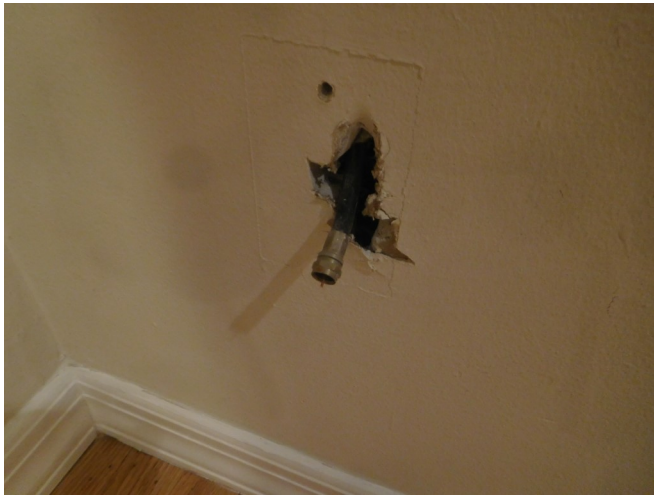
INTERIOR

Cosmetic items in regard to walls, floors and ceilings finish condition are not reported

LIVING ROOM



The living room is in adequate condition. The walls and ceiling appear to be structurally sound. The floor appears to be serviceable.



The missing cable cover in the living room for the cable that is stuck in the wall needs to have a new cover installed.

DINING ROOM



The dining room is in adequate condition. The walls and ceiling appear to be structurally sound. The floor appears to be serviceable.

The sliding door entrance is also in adequate condition. The exterior outside receptacle is operable.



HALLWAY

The hallway is in overall adequate condition. The walls and ceiling appear to be structurally sound. The floor is serviceable.

Smoke detectors and carbon monoxide detectors are not inventoried or evaluated during a standard inspection. They are required safety devices and working units should be maintained at the appropriate locations on each level of the home. They should be tested regularly and batteries replaced as required. It is suggested that you check with local fire code officials with regard to any regulations concerning devices of this type.

BEDROOMS

The bedrooms are in useable condition. The walls and ceilings look to be in adequate condition. Entrance and closet doors are functional. The floors are in adequate condition.



SYSTEMS

ELECTRICAL

The main service disconnect has a capacity of 100 amperes, 240/120 volt electric service. Overcurrent protection is provided by circuit breakers.



The panel was opened, and branch circuit wiring was found to be copper cable and appears to be in adequate condition.



The GFCI outlets that were tested functioned properly. Ground Fault Circuit Interrupter (GFCI) electrical outlets and breakers are a significant safety improvement and are required for bathrooms and kitchen counter top outlets, outside outlets to reduce potential electrical hazards in wet areas.

HEATING

A heating contractor needs to further evaluate the hot air heating system that is not producing adequate hot air to efficiency heat this unit because of several issues.

- The furnace is 48-year-old with an overall life expectancy of 25-35 years.
- The Filter for the furnace that should be replaced every 3 months looks like it has not been replaced for many years.
- The location of the filter behind a vent cover that needs to be removed by using a drill to remove 6 screws makes it very inconvenient to change the filter which may be why the filter has not been changed. An easily removable filter vent cover needs to be installed or a cut out can be made in the return duct work to accommodate a filter.
- The interior AC coil that is completely clogged with dust because the filter hasn't been replaced regularly will need to be vacuumed off.
- Replacement of this furnace may be required if not now, in the very near future.
- The utility company should be contacted to determine how much this old unit will cost each month to heat this unit



During a single inspection it is impossible to determine how adequately this heating system will heat this home.

Internal access to the heat exchanger, which is the most critical component of the furnace, is very limited and this evaluation is based on external visual inspection only.

CENTRAL AIR CONDITIONING

This home also features a central air conditioning system. This unit could not be fully evaluated at this time due to low temperature conditions. It is recommended that the unit be checked before taking possession of the home if at all possible.

PLUMBING

The piping in the condo is concealed inside walls and ceilings and could not be visually inspected. Shut off valves other than the fixtures themselves were not operated because they are operated infrequently and often leak after use.

The home owner needs to be asked what the valve in the hallway closet ceiling is used for. This may be the main water shut off valve.



WATER HEATER

Hot water is provided by a 2012 electric unit. Units of this type have a normal life expectancy of 5-10 years. The exhaust system appears to be a proper installation. A relief valve is installed on this unit to protect against high temperature and pressure. The discharge pipe on the relief valve should always be diverted just above the floor for safety. The piping installation appears to be in adequate condition. No indication of leakage was observed.



Rheem Fury 6YR		
Serial No.	RH 0312D03741	
Model No.	82SV40-2	
Manufacture Date.	14MAR2012	
Cap. U.S. Gals.	38	
Phase	1	
Volts AC	1	1
Upper Element Watts	240	208
Lower Element Watts	4500	
Total Watts		

KITCHEN



The walls and ceiling are in adequate condition. The floor surface has an overall serviceable appearance. The cabinets and counter tops look basically functional. The faucet, sink and drain line appear to be in generally leak free condition.

DISHWASHER

The dishwasher was placed through a short cycle and functioned without any visible leaks.

The electric oven and burners were functional. The other major appliances operated, and appeared to be functional.

Only the built-in appliances are regularly evaluated as part of an All Pro inspection. This does not include the refrigerator. Based on these limitations, All Pro cannot provide any warranties beyond those issued by the manufacturer and cannot predict the useful life of the appliances. It is recommended that you obtain the manufacturer's informational booklets and warranties, if available.

BATHROOM

The bathroom is in overall adequate condition. The floor and walls outside the bathtub enclosure appear to be sound. The tub and enclosure surfaces appear to be in generally adequate condition. The fixtures are operable and appear to be in leak free condition. The toilet is adequately secured and functions satisfactorily.

All surfaces subjected to wet conditions should be well caulked, grouted and sealed as necessary to maintain them in a waterproof condition. This is important maintenance and will help to prevent leaks and deterioration of the materials behind these surfaces. Severe damage to the underlying surfaces may occur in a relatively short period of time.



The flex drain under the bathroom sink is not a recommended drain connection because it can accumulate soap scum in the grooves and start to smell over time

End of report.