



## Funk Inspection Services, Inc.

### Inspecting Homes at the Jersey Shore since 1977

**Date:** May 2026

**Client:** Mark Doe

**Reference:** 100 So.. 10<sup>th</sup> Ave. Longport, NJ

**Email:** MD2034@gmail.com

**Dear Mark,**

The enclosed, confidential Inspection Analysis reflects our **visual observations** as to the current general conditions of the above referenced property, on a visual inspection of the readily accessible areas.

Our Inspection Analysis is intended for your use and your use exclusively. It is not intended to be, nor shall it be, used by a third party! Our Inspection Analysis is based on the Standards of Practice of the State of New Jersey as governed by the rules in the New Jersey Administrative Code contained in N.J.A.C. 13:40-15, copies of which were attached to the Pre-Inspection Documents and are additionally available upon request.

Although all of our concerns are important. "Major & Safety Concerns" need to be reviewed by the appropriate "qualified" contractors, **prior to settlement!**

For additional insight into your prospective purchase, we highly recommend that you contact the municipality where the property is located. Submit to the building department and fire department an "OPRA Request" (Open Public Records Act) requesting all plans, permits, inspections and/or any other information they may have on the property that you are purchasing. Your OPRA request should additionally request if the property is in a "SFHA" Special flood Hazard Area and if the home has ever sustained flood damage! **NOTE: You should do this prior to settlement!**

***We hope you enjoyed the Experience !***

Sincerely,

Bruce A. Funk, President/ Funk Inspection Services, Inc. 24G1000192

Dennis A. Funk Senior Inspector 24G100044100

[Funkinspects@aol.com](mailto:Funkinspects@aol.com) 609 823 1999

# Funk Inspection Services, Inc.

Serving the Jersey Shore Since 1977



Dennis and Bruce have been inspecting homes for almost 50 years. Our father – a home builder, taught us at an early age to do the best you can in everything you do! We take pride in providing you, our client, with a thorough, unbiased, and honest home inspection.

Beyond the inspection: Our mission is to educate and empower you with the knowledge you need to safely maintain your investment and protect your family for years to come.

Funk Inspection Services, Inc. wants to be your dedicated home consultant for every question and concern you may have about your home now and in the future. Consider Funk your go-to professional for anything home-related!



609 823 1999 – 609 226 3857 – [www.funkinspects.com](http://www.funkinspects.com)

**GENERAL  
SUMMARY  
&  
THE REPORT**

---

**Funk Inspection Services, Inc.**  
**102 S 19th Ave. Longport, N.J.08403**  
**609-823-1999**

---

Printed Sunday, May 3, 2026

Inspected By:  
**Dennis Funk**

Referral Information  
**Client**

Client Information: Record Number 5326

**Doe, Mark**  
**100 S. 10 th Street**  
**Longport, NJ 08403**  
**609-000-0000**

Inspected 5/1/26 12:00 PM

FRONT VIEW OF HOME     *PHOTO*



# Inspection Summary

Funk Inspection Services, Inc.  
102 S 19th Ave. Longport, N.J.08403  
609-823-1999

Record 5326 - Doe, Mark 100 S. 10 th Street , Longport, NJ 08403

## Major Defect

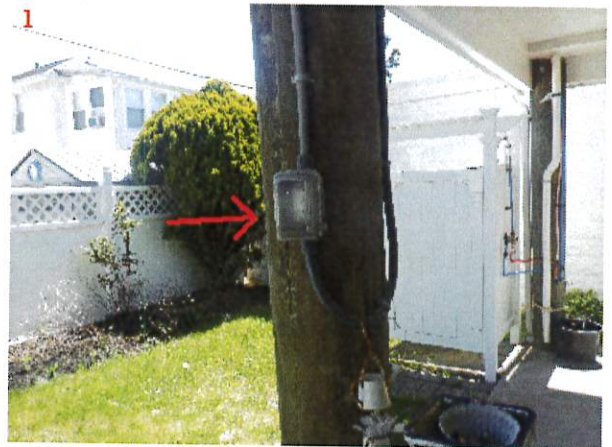
None noted

## Safety Concern

### EXTERIOR

#### Outside Outlets

Rear area receptacle is not GFCI protected, GFCI recommended.



### KITCHEN

#### Kitchen Wall Receptacles

Care should be taken while using the kitchen island receptacles, hanging cords could present a hazard.



### INTERIOR

#### Smoke Detectors

Other =

We would recommend monthly testing of all smoke detectors and carbon monoxide detectors.

## Service/Repair

### ROOF

#### Roof Covering

Other = fiberglass/asphalt shingle

A couple of show shingles are missing on the lower south side roof, appropriate repairs are needed by a qualified roofing contractor.



### KITCHEN

#### Surface Cook top

Right rear burner would not lite, evaluate and repair as needed.

### BATHROOM

#### Bathroom Floor

Loose floor tiles noted at the base of the toilet, evaluate and repair/replace as needed.

As with all of our recommendations, consult with a contractor, prior to settlement, in order for them to determine cost of repair & extent of damage.



## Service/Repair

### INTERIOR

#### Interior Ceilings

Past signs of potential water penetration and cracks noted. 2nd floor rear bedroom ceiling north side. The area was dry at the time of the inspection. Signs of past repairs to ceiling noted. Obtain history of repairs from seller.



## Monitor/Maintain

### EXTERIOR

#### General Limitations

PLEASE NOTE: The Inspector shall observe the Wall cladding/siding, flashings, and trim; Entry way doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and railings; Eaves, soffits and fascias; Vegetation, grading, perimeter drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building.

The Inspector shall: Describe wall cladding materials/siding; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected.

PLEASE NOTE: WE recommend that you contact local officials/Building Department and obtain a history of all permits/Inspections performed and consult with local Code Officials in order to determine if the home/building/property is located within the SPECIAL FLOOD HAZARD AREA (SFHA) !

PLEASE NOTE: Our Inspection & attached report is not an ENVIRONMENTAL SURVEY nor should it be relied upon for LOCAL KNOWLEDGE that the Home Inspector may/may not have. We are not inspecting for underground streams, UST (underground oil tanks), buried gas lines/propane tanks, above ground/underground contaminants, mold/mildew and/or other local and site specific environmental concerns.

PLEASE NOTE: The visible portions of the exterior the the home/building were observed in order to determine their condition at the time of the inspection. Sheds/outbuildings not inspected unless otherwise noted!

Destructive testing of exterior surfaces/trim/siding/doors/windows/fascia/soffits in order to determine the presence of any deterioration and/or infestation of any kind is beyond the scope of the inspection and this report.

PLEASE NOTE: The Inspector is not required to observe: storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; fences, presence of safety glazing in doors and windows, recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment and other exercise equipment, entertainment and audio/video equipment). The Inspector will not move personal items, panels, furniture, equipment, BBQ's, plant life, soil, snow, ice, or debris that obstructs access or visibility.

PLEASE NOTE: Any/all comments noted within this report should be evaluated by the appropriate contractor/specialist PRIOR TO SETTLEMENT in order to determine extent of damage, specifications to repair, but more importantly, determine cost to repair!

#### Windows Storm/Screen

Worn screens noted, repairs should be anticipated.

#### Caulking

Exterior windows and doors will require periodic recaulking, monitor for recaulking repairs. Failure to maintain adequate caulk joints can lead to wall and window frame damage

## Monitor/Maintain

### GROUNDS

#### General Limitations

PLEASE NOTE: The purpose of the grounds portion of the inspection analysis is to provide an overall opinion of those factors effecting the building, including; sidewalks, driveways, decks, steps, porches, and railings. The visual portions of the perimeter were observed including; grading, drainage, retaining walls and dense vegetation with respect to their immediate detrimental effect on the condition of the building. Items/components that are concealed from view (trees/shrubs/dense vegetation) or other reasons are considered inaccessible at the time of the inspection are excluded from this report.

PLEASE NOTE: The inspector is not required to observe or report on pools, pool/spa equipment, fences, soil conditions, bulkheads, sea walls, geological and/or soil conditions, environmental concerns, outbuildings, sheds and sprinkler/irrigation systems.

PLEASE NOTE: Our Inspection & attached report is not an ENVIRONMENTAL SURVEY nor should it be relied upon for LOCAL KNOWLEDGE that the Home Inspector may/may not have. We are not inspecting for underground streams, UST (underground oil tanks), buried gas lines/propane tanks, above ground/underground contaminants, mold/mildew and/or other local and site specific environmental concerns. THEREFORE, you may want to consider a Phase I Environmental Analysis!

PLEASE NOTE: As with all of our recommendations, consult with a contractor, PRIOR TO SETTLEMENT in order for them to determine extent of damage, specifications to repair & most importantly, associated cost!

#### Decks

Other =composite

Furniture and carpet limited observations.



### GUTTERS

#### General Limitations

PLEASE NOTE: The inspector shall observe and state the material defects, provide recommendations where material defects were found to repair, replace or monitor the roof drainage system or recommend that the buyer obtain an examination and analysis by a qualified professional.

The testing of gutters/downspouts/under ground drains is beyond the scope of this report.

PLEASE NOTE: Associated items/components that are concealed from view/inaccessible at time of the inspection are excluded from this report.

PLEASE NOTE:Gutter seams and joints typically leak & need to be sealed annually. Gutters typically need to be cleaned out annually!

PLEASE NOTE: As with all of our recommendations, consult with a contractor, prior to settlement, in order for them to determine cost of repair & extent of damage.

## Monitor/Maintain

### ROOF

#### General Limitations

PLEASE NOTE: The visible portions of the roof/roof penetrations/flashings were observed in order to determine their condition at the time of the inspection. Roof surfaces will only be inspected by walking on their surfaces if reasonably accessible/if doing so will not cause any damage to the roof, gutters and/or endanger the inspector. Reporting if a roof has an active leak is not possible unless the leak is observed at the time of inspection. Reporting life expectancy/predicting future leaks is beyond the scope of this report. THEREFORE, you should consult a roofing contractor, and have them determine roof expectancy!

PLEASE NOTE: If damaged/deteriorated/missing areas of shingles are noted, the client is advised to obtain the services of a qualified roofing contractor, PRIOR TO SETTLEMENT, in order to determine extent of damaged, specifications to repair, and associated costs!

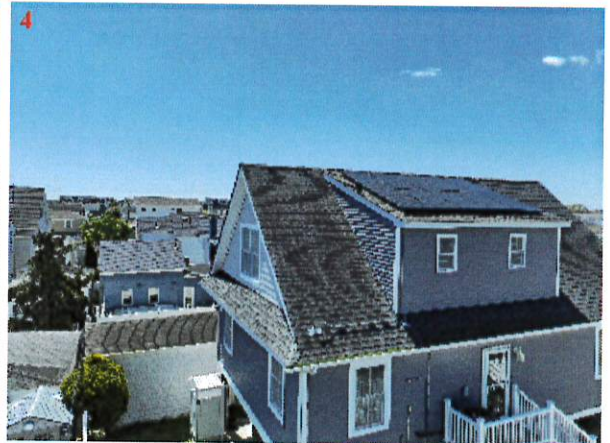
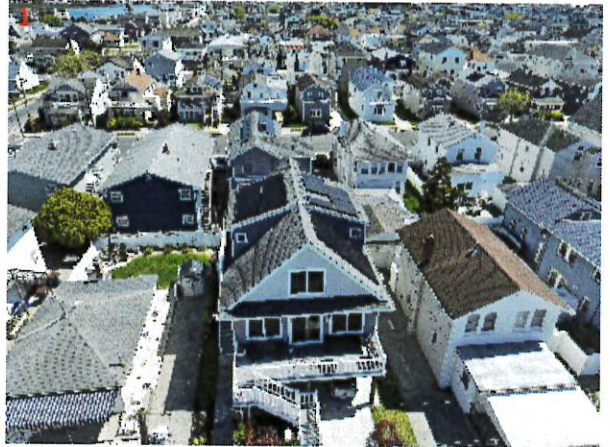
PLEASE NOTE: The roof of the home was inspected and reported on within the following sections noted below. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings, flashings, plumbing stack vents, chimney flashings and skylights can appear to be leak proof during the inspection and weather conditions. Our inspection makes an attempt find leaks but sometimes cannot. Sometimes leaks are not visible and/or concealed. Please beware that our inspector has your best interest in mind. Any repair items mentioned in this report should be evaluated before purchase.

PLEASE NOTE: The Inspector is not required to observe/inspect speciality equipment, including, but not limited to; solar systems, antennae, TC/Cable systems, and lighting arrestors. These types of speciality equipment will need to be inspected independently by the appropriate specialist.

# Monitor/Maintain

## How Inspected

Other = drone  
Observations limited by drone may not fully reveal the condition of the roof surface materials.  
Obtain roof warranty from the general contractor and roof installation contractor.



## Monitor/Maintain

### Flashing

All flashings, valley, hip, ridge, plumbing stack, heater, solar, and sidewall will require periodic resealing. This may be necessary every several years.



## COOLING

### COOLING SYSTEM

AC activated and operational. Annual cleaning and servicing is recommended. Exterior condensing units should be professionally cleaned at the beginning and the end of the air-conditioning season. Covering of units in the winter with a vinyl cover/cloth line interior is recommended.

## Monitor/Maintain

### General Limitations

PLEASE NOTE: We do not do a BTU Heat loss/heat gain - Unable to determine if the AC system will properly air condition the home under optimal conditions.

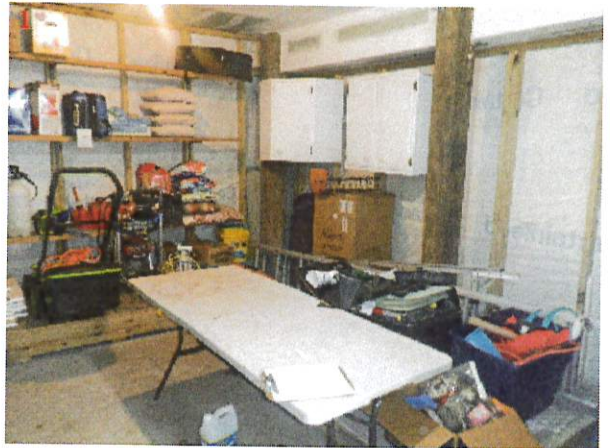
PLEASE NOTE: The visible portions of the cooling system/ associated electrical/ ducting & filters were observed to determine their condition at the time of the inspection. Dismantling the components is beyond the scope of this report. Thermostats are not checked for efficiency/calibration/ timer functions. Associated items/ components that are concealed from view/ inaccessible at time of inspection are excluded from the inspection

Low exterior temperatures reduce the ability to accurately evaluate the system's performance, recharging the system may be required.

### GARAGE

#### GARAGE

Overall condition of the carport, acceptable  
Storage limited observations.



### General Limitations

PLEASE NOTE: The visible portions of the carport were observed to determine their condition at the time of the inspection. Associated mechanical equipment is tested by operating normal controls to verify proper function. Automatic garage door openers/ garage electrical/ access doors/ windows are checked for proper/ safe function. Comments/ about equipment/ appliances located inside the garage ie. electrical panels/ laundry/ water heaters/ water softeners/ heating/ cooling equipment/ water shut off/ etc. will be found within the proper section of this report. PLEASE NOTE: Associated items/ components that are concealed from view/ inaccessible at the time of the inspection are excluded from this report. WE DO NOT move stored items, THEREFORE, it is highly recommended, that prior to settlement, one the garage and the home have been cleared of furnishes and stored items, perform a final walk through in order to make sure there is no additional and/or concealed damage.

# Monitor/Maintain

## ELECTRIC

### ELECTRICAL SYSTEM

The building is currently serviced by a 200 amp service. The main panel is located in the 1st floor bedroom. The main panel disconnect is located in the main panel. The panel cover was removed and the wires/breakers/panel inspected. There overall condition was satisfactory.

Circuit breakers are mechanical devices. They should be turned off/on on an annual basis in order to exercise these devices. Solar system and all related equipment not inspected and not a part of this inspection.



### General Limitations

PLEASE NOTE: The visible portions of the service entry, grounding system, main/sub panels were observed to determine their condition at the time of the inspection. A sample/representative number of lights, accessible outlets/switches were checked for basic operation. Smoke detectors will be tested only if accessible, provided with a built in activation button/switch & not attached to a central system. The function of time clocks is not verified. The location & operation of ground fault location circuit protection (GFCI) and/or lack thereof, will be noted. Light fixtures that have missing or broken or burned out bulbs are considered nonfunctioning. Motion detectors/dusk to dawn light fixtures, low voltage yard lights, speciality sound/audio & alarm systems are not tested. Electrical equipment found disconnected/dismantled will not be tested. Determining the adequacy/efficiency of the overall electrical system is beyond the scope of this report.

PLEASE NOTE: Associate items/components that are concealed from view/inaccessible at the time of the inspection are excluded from this report.

PLEASE NOTE: The inspection is not a code compliant inspection. You should consult with a licensed electrician about the installation of arc-fault and child proof/tamper proof receptacles!

PLEASE NOTE: As with all of our recommendations, consult with a contractor, prior to settlement, in order for them to determine cost of repair & extent of damage.

### Type of House Wire

Most wiring hidden behind finished surfaces.

# Monitor/Maintain

## PLUMBING

### General Limitations

PLEASE NOTE: The visible portions of the main water line, shut off valve, water supply lines, drain/waste pipes & gas meter/pipes were observed to determine their condition at time of inspection. Leaks, damage, corrosion of the plumbing systems concealed from view, behind walls, covered with insulation, located underground cannot be reported by a visual inspection. Fixture shutoffs including those serving kitchen, bathrooms, wet bars, sinks, laundries, etc., are not tested due to risk of causing a leak requiring immediate repairs. Shutoffs located in cabinets filled with stuff are not observable and not commented upon within this report. THEREFORE, you should, once the home is vacant & emptied out & prior to settlement, operate all sinks, toilets and appliances associated with water & look for leaks.

PLEASE NOTE: Testing of water softeners, water filters, sump pumps as well as the testing of solar systems serving water heaters/pools/spas are beyond the scope of this report. Gas meters & water system found shut off will not be tested and pilots will not be lighted.

PLEASE NOTE: Associated items/components that are concealed from view/inaccessible at time of inspection are excluded.

PLEASE NOTE: As with all of our recommendations, consult with a contractor, prior to settlement, in order for them to determine cost of repair & extent of damage.

PLEASE NOTE: Condition of underground utilities could not be determined

### Municipal Main Supply Size

Limited observations

### Municipal Main Supply Type

Limited observations, mostly concealed.

### Main Water Shut Off

Other = lower level storage area

Monitor all water shutoffs for signs of leaks, this appears to be the house main water shutoff.



### Interior Visible Water Pipes

Most piping concealed supply and drain.

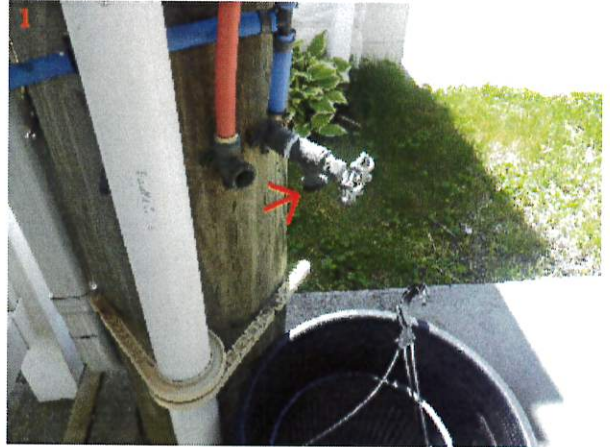
### Interior Waste/Vent Pipes

Most piping concealed supply and drain.

## Monitor/Maintain

### Type of Outside Spigots

Unprotected hose connections should be shut off and drained before first freeze each year.  
A small drip noted at the rear exterior shower drain shutoff, evaluate and repair as needed.



## W. HEATER

### WATER HEATER

General Comment  
Annual cleaning & servicing recommended!  
Overall condition acceptable.  
Data plate not accessible: age, recovery rate, and btu rating not available.

### General Limitations

PLEASE NOTE: The visible portions of the Domestic Hot Water Heater, included fuel type, venting, temperature relief valve, piping and units exterior condition were observed and their conditions noted at the time of the inspection. Items/components concealed at the time of the inspection and/or not accessible are excluded from this report. Annual cleaning and servicing is recommended.  
PLEASE NOTE: As with all of our recommendations, consult with a contractor, prior to settlement, in order for them to determine cost of repair & extent of damage.

## LAUNDRY

### LAUNDRY

Dryer was activated and operational. During your final walk through, activate re-inspect all appliances.  
Consider replacing hose connections to the washer every several years. Consider disconnecting and cleaning dry vent annually  
Washer was not activated due to personal belongings in the units, activation recommended prior to settlement.

## FURNACE

### General Limitations

PLEASE NOTE: The visible portions of the heating systems, associated electrical/gas connections, vents, ducting & filters were observed to determine their condition at the time of inspection. Heating systems are tested by operating normal controls/thermostats to verify proper function. Checking for cracks/damage to heat exchangers & dismantling the components of heating system is beyond the scope of this report.  
PLEASE NOTE: Heating systems are not evaluated for efficiency or adequacy. Heating systems found shut off/ that have shut off pilots will not be tested and pilots will not be lighted. Thermostats are not checked for calibration/timer functions. Some makes/models of horizontal gas heaters are involved in a safety recall, this determination requires the services of a qualified licensed heating contractor/specialist.  
PLEASE NOTE: Associated items/components that are concealed from view/inaccessible at time of inspection are excluded from this report.  
PLEASE NOTE: As with all of our recommendations, consult with a contractor, prior to settlement, in order for them to determine cost of repair & extent of damage.  
PLEASE NOTE: Annual cleaning/servicing and inspecting of heating equipment is recommended!

### Heat Exchanger Visual

Even when great care is taken to inspect heat exchanger visual most of it is not accessible and some problems may not be visible.

## Monitor/Maintain

### Distribution System Material

Most all ducts/distribution system behind finished surfaces and not observable.

## BASEMENT

### BASEMENT

Comments within this section refer to the lower/ground level

### Basement Foundation Walls

Other =

The home is constructed on wood piles. All piles appear to be in a satisfactory condition. Unable to observe their condition below grade. At time of severe weather, vibration, and/or washing machine in spin cycle, movement may be detected. Adding cross bracing may reduce this movement.

## CRAWL SPACE

### CRAWL SPACE

PLEASE NOTE: Due to the type of construction, sandy soil, seasonal variations, life cycles of termites and related pest may conceal the presence of some dormant pest or insect eggs. We would recommend obtaining a service contract and have the home inspected annually.

## KITCHEN

### General Limitations

PLEASE NOTE: The visible portions of the kitchen were observed to determine their condition at the time of the inspection. Associated built-in appliances/fixtures/counters/cabinets/sinks/faucets/drains were observed/tested to determine their condition at time of inspection. Appliances are not checked for temperature calibration/timer function/microwave & oven radiation leaks. Testing water filters/purification equipment/instant hot water heating equipment is beyond the scope of this report. Associated items/components that are concealed from view/inaccessible at the time of inspection are excluded from this report.

PLEASE NOTE: We do not open and inspect every cabinet, nor do we remove items from under the sink and within the cabinets.

Therefore, it is highly recommended that during your final walk through, re-activate all appliances throughout the home. Make sure appliances are operational and that there are no signs of any leakage around the fixtures and below the sink.

PLEASE NOTE: As with all of our recommendations, consult with a contractor, prior to settlement, in order for them to determine cost of repair & extent of damage.

## BATHROOM

### General Limitations

PLEASE NOTE: The visible portions of the bathrooms were observed to determine their condition at the time of the inspection. Associated built in appliances/fixtures/counters/cabinets/sinks/drains were observed/tested to determine their condition at time of inspection. Verifying the presents/temperature setting of no shock faucets/fixtures/determining if shower pans, tubs/shower enclosures are water tight is beyond the scope of this report. Capacity of the water heater to serve the demands of a spa tubs is not reported. Hot tubs/whirl pools/steam showers and other speciality equipment noted tested, consult with sellers on operation & maintenance.

PLEASE NOTE: Associated items/components that are concealed from view/inaccessible at time of inspection, are excluded from this report. Cabinet drawers are not tested. Items in bath closets and under sinks are not removed. Finding leaks when these areas are filled with stuff is difficult ! THEREFORE, we highly recommend, that prior to settlement, after the home has been vacated, that you do a walk through the day of or day before settlement, and recheck showers, tubs, sinks & toilets for active leaks.

PLEASE NOTE: Any comments/repairs about the bathroom floors, walls, ceilings, doors, windows should be evaluated, PRIOR TO SETTLEMENT, by the appropriate contractor to determine extent of damage, specifications to repairs and associated cost.

## Monitor/Maintain

### ATTIC

#### ATTIC

Overall condition of attic area - acceptable.  
Access limited to floored areas only, limited observations due to HVAC ducting and equipment.



#### General Limitations

PLEASE NOTE: The visible portions of the attic were observed to determine their condition at the time of the inspection. Stored items, insulation are not moved/removed. The inspector will observe the attic framing, insulation, ventilation, exposed wiring, and operation of the attic fan.

PLEASE NOTE: Associated items/components that are concealed from view/inaccessible at the time of the inspection, are excluded from this report. Prior to settlement, when all stored items are removed from the attic, perform a visual attic inspection in order to determine if there are any visible leaks and/or other issues that may have been concealed.

PLEASE NOTE: While the Inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that was visible is inspected. Please be aware that the inspector has your best interest in mind!

PLEASE NOTE: As with all of our recommendation, consult with a contractor, prior to settlement, in order for them to determine cost of repair & extent of damage.

PLEASE NOTE: The visible portions of the attic were observed to determine their condition at the time of the inspection. Stored items, insulation are not moved/removed. The inspector will observe the attic framing, insulation, ventilation, exposed wiring.

Limited access due to framing techniques and the potential to damage ceilings, no floored areas available

PLEASE NOTE: Associated items/components that are concealed from view/inaccessible at the time of the inspection, are excluded from this report. Prior to settlement if possible, perform a visual attic inspection in order to determine if there are any visible leaks and/or other issues that may have been concealed.

#### Attic Entry Access

Other = sidewall bedroom access panels  
Limited observations due to storage within the side wall areas and storage in front of access panels.



## Monitor/Maintain

### INTERIOR

#### INTERIOR ROOMS

Prior to settlement obtain copies of CO, all appliance warranties and any/all home owner warranties. As well as copies of all permits and inspections in referenced to the renovations of the home.

#### General Limitations

PLEASE NOTE: The visible portions of the interior rooms were observed to determine their condition at the time of the inspection. A comparative sample of the windows/doors/closets/cabinets/outlets/switches/fixtures were observed & tested to determine their condition at the time of the inspection. Furniture/clothing will not be removed to test outlets/inspect walls/floors and windows. Closet observations may be limited by stored items and these items will not be removed for evaluation.

PLEASE NOTE: Insulated glass failure (fogged glass/condensation in between panels) will be reported where observed, HOWEVER, weather/temperature/light changes can make identifying all problems difficult/impossible.

PLEASE NOTE: Speciality equipment like, sound systems, alarm systems, steam showers, not tested/inspected. "Cosmetic touch ups" will be required. Settlement and shrinkage cracks will require appropriate repairs. We do not lift up carpets, move furniture, takes - pull things out of cabinets & vanities and/or remove items from closets during our inspection. Therefore prior to settlement, when all furniture and personal items have been removed, during your final walk through, re-test all appliances, walk through interior of home, make sure the home appears to be as it was during the home inspection.

PLEASE NOTE: Associated items/components that are concealed from view/inaccessible at the time of the inspection are excluded from this report. We do not nor are we required to comment upon; paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; including - carpeting, draperies, blinds, shutters or other window treatments!

PLEASE NOTE: We are not your environmental consultants. If you have concerns and/or issues regarding environmental concerns indoors/outdoors please consult with the appropriate professionals. WE DO NOT look for and/or inspect for mold-mildew.

PLEASE NOTE: Recommend that you contact the local building department and obtain any/all documents/permits on work performed at this property.

PLEASE NOTE: As with all of our recommendations, consult with a contractor, PRIOR TO SETTLEMENT, in order for them to determine extent of damage, specifications to repair, and associated cost !

PLEASE NOTE: Some appliances, some mechanical & electrical equipment may be on a manufacturers "Recall List" and/or may have been involved or going to be involved with a "Class Action Lawsuit." These items are beyond the scope of our Inspection. If you are concerned about a specific appliance, mechanical and/or electrical device, please consult directly with the manufacturer.

# Inspection Report Details

Record 5326 - Doe, Mark 100 S. 10 th Street , Longport, NJ 08403

## EXTERIOR

### **Satisfactory** EXTERIOR - General Comment

Overall condition acceptable. See additional comments noted through-out.  
As with all of our recommendations, mentioned throughout this report, consult with a contractor, prior to settlement, in order for them to determine cost of repair & extent of damage.

### **Monitor/Maintain** General Limitations - Limitations

PLEASE NOTE: The Inspector shall observe the Wall cladding/siding, flashings, and trim; Entry way doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and railings; Eaves, soffits and fascias; Vegetation, grading, perimeter drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building.

The Inspector shall: Describe wall cladding materials/siding; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected.

PLEASE NOTE: WE recommend that you contact local officials/Building Department and obtain a history of all permits/inspections performed and consult with local Code Officials in order to determine if the home/building/property is located within the SPECIAL FLOOD HAZARD AREA (SFHA) !

PLEASE NOTE: Our Inspection & attached report is not an ENVIRONMENTAL SURVEY nor should it be relied upon for LOCAL KNOWLEDGE that the Home Inspector may/may not have. We are not inspecting for underground streams, UST (underground oil tanks), buried gas lines/propane tanks, above ground/underground contaminants, mold/mildew and/or other local and site specific environmental concerns.

PLEASE NOTE: The visible portions of the exterior the the home/building were observed in order to determine their condition at the time of the inspection. Sheds/outbuildings not inspected unless otherwise noted!

Destructive testing of exterior surfaces/trim/siding/doors/windows/fascia/soffits in order to determine the presence of any deterioration and/or infestation of any kind is beyond the scope of the inspection and this report.

PLEASE NOTE: The Inspector is not required to observe: storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; fences, presence of safety glazing in doors and windows, recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment and other exercise equipment, entertainment and audio/video equipment). The Inspector will not move personal items, panels, furniture, equipment, BBQ's, plant life, soil, snow, ice, or debris that obstructs access or visibility.

PLEASE NOTE: Any/all comments noted within this report should be evaluated by the appropriate contractor/specialist PRIOR TO SETTLEMENT in order to determine extent of damage, specifications to repair, but more importantly, determine cost to repair!

### **Safety Concern** Outside Outlets - Tested

Rear area receptacle is not GFCI protected, GFCI recommended.

### **Satisfactory** Type of Home - Frame, 2 Story

### **Satisfactory** Exposed Foundation - Cement Block

### **Satisfactory** Soffit\Fascia - Other

Other = Aluminum & Vinyl

### **Satisfactory** Siding - Vinyl

### **Satisfactory** Grading - Adequate

### **Satisfactory** Masonry Walls - Block

### **Satisfactory** Trim Work - Aluminum, Vinyl, Other

Other =Composite

## EXTERIOR

**Satisfactory** Entry Doors - Metal

**Satisfactory** Storm Doors - Aluminum

**Satisfactory** Patio Doors - Sliding, Vinyl Clad

**Satisfactory** Window Character Material - Vinyl

**Satisfactory** Window Character Type - Double Hung, Casement

**Satisfactory** Glass - Insulated

**Monitor/Maintain** Windows Storm\Screen - MFG Screens

Worn screens noted, repairs should be anticipated.

**Monitor/Maintain** Caulking - Windows, Doors

Exterior windows and doors will require periodic recaulking, monitor for recaulking repairs.  
Failure to maintain adequate caulk joints can lead to wall and window frame damage

## GROUNDS

**Satisfactory** GROUNDS - General Comment

Overall condition acceptable. See additional comments noted through-out.

**Monitor/Maintain** General Limitations - Limitations

PLEASE NOTE: The purpose of the grounds portion of the inspection analysis is to provide an overall opinion of those factors effecting the building, including; sidewalks, driveways, decks, steps, porches, and railings. The visual portions of the perimeter were observed including; grading, drainage, retaining walls and dense vegetation with respect to their immediate detrimental effect on the condition of the building. Items/components that are concealed from view (trees/shrubs/dense vegetation) or other reasons are considered inaccessible at the time of the inspection are excluded from this report.

PLEASE NOTE: The inspector is not required to observe or report on pools, pool/spa equipment, fences, soil conditions, bulkheads, sea walls, geological and/or soil conditions, environmental concerns, outbuildings, sheds and sprinkler/irrigation systems.

PLEASE NOTE: Our Inspection & attached report is not an ENVIRONMENTAL SURVEY nor should it be relied upon for LOCAL KNOWLEDGE that the Home Inspector may/may not have. We are not inspecting for underground streams, UST (underground oil tanks), buried gas lines/propane tanks, above ground/underground contaminants, mold/mildew and/or other local and site specific environmental concerns. THEREFORE, you may want to consider a Phase I Environmental Analysis!

PLEASE NOTE: As with all of our recommendations, consult with a contractor, PRIOR TO SETTLEMENT in order for them to determine extent of damage, specifications to repair & most importantly, associated cost!

**Satisfactory** Walks - Concrete

**Satisfactory** Steps - Other

Other = composite

**Monitor/Maintain** Decks - Other

Other = composite

Furniture and carpet limited observations.

## GROUNDS

**Satisfactory** Driveway - Concrete

**Satisfactory** Hand Rail - Other

Other = vinyl

## GUTTERS

**Satisfactory** GUTTER SYSTEM - General Comment

Overall condition of gutters and downspouts, acceptable.

**Monitor/Maintain** General Limitations - Limitations

PLEASE NOTE: The inspector shall observe and state the material defects, provide recommendations where material defects were found to repair, replace or monitor the roof drainage system or recommend that the buyer obtain an examination and analysis by a qualified professional.

The testing of gutters/downspouts/under ground drains is beyond the scope of this report.

PLEASE NOTE: Associated items/components that are concealed from view/inaccessible at time of the inspection are excluded from this report.

PLEASE NOTE: Gutter seams and joints typically leak & need to be sealed annually. Gutters typically need to be cleaned out annually!

PLEASE NOTE: As with all of our recommendations, consult with a contractor, prior to settlement, in order for them to determine cost of repair & extent of damage.

**Satisfactory** Inspected From - Ground, Other

Other = drone

**Satisfactory** Gutter Type - Aluminum

**Satisfactory** Downspout Type - Aluminum

**Satisfactory** Runoff Drains - Aluminum

**Satisfactory** Splash Blocks - Plastic

## ROOF

**Satisfactory** ROOF - General Comment

Overall condition is acceptable. Annual inspection for missing roof shingles is recommended. Roof cleaning/removal of debris recommended every spring & fall.

## ROOF

### Monitor/Maintain General Limitations - Limitations

PLEASE NOTE: The visible portions of the roof/roof penetrations/flashings were observed in order to determine their condition at the time of the inspection. Roof surfaces will only be inspected by walking on their surfaces if reasonably accessible/if doing so will not cause any damage to the roof, gutters and/or endanger the inspector. Reporting if a roof has an active leak is not possible unless the leak is observed at the time of inspection. Reporting life expectancy/predicting future leaks is beyond the scope of this report. THEREFORE, you should consult a roofing contractor, and have them determine roof expectancy!

PLEASE NOTE: If damaged/deteriorated/missing areas of shingles are noted, the client is advised to obtain the services of a qualified roofing contractor, PRIOR TO SETTLEMENT, in order to determine extent of damaged, specifications to repair, and associated costs!

PLEASE NOTE: The roof of the home was inspected and reported on within the following sections noted below. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings, flashings, plumbing stack vents, chimney flashings and skylights can appear to be leak proof during the inspection and weather conditions. Our inspection makes an attempt find leaks but sometimes cannot. Sometimes leaks are not visible and/or concealed. Please beware that our inspector has your best interest in mind. Any repair items mentioned in this report should be evaluated before purchase.

PLEASE NOTE: The Inspector is not required to observe/inspect speciality equipment, including, but not limited to; solar systems, antennae, TC/Cable systems, and lighting arrestors. These types of speciality equipment will need to be inspected independently by the appropriate specialist.

### Monitor/Maintain How Inspected - From Ground, Other

Other = drone

Observations limited by drone may not fully reveal the condition of the roof surface materials.

Obtain roof warranty from the general contractor and roof installation contractor.

### Satisfactory Roof Style - Gable

### Service/Repair Roof Covering - Other

Other = fiberglass/asphalt shingle

A couple of show shingles are missing on the lower south side roof, appropriate repairs are needed by a qualified roofing contractor.

### Satisfactory Approx. Age - 10 thru 15

### Satisfactory Number of Layers - 1

### Satisfactory Roof Ventilation System - Soffit

### Monitor/Maintain Flashing - Aluminum

All flashings, valley, hip, ridge, plumbing stack, heater, solar, and sidewall will require periodic resealing. This may be necessary every several years.

### Satisfactory Plumbing Vents - PVC

### Satisfactory Valleys - Asphalt

## CHIMNEY

### Satisfactory CHIMNEY - General Comment

Furnace and hot water heater are direct vent, no chimney system noted.

## COOLING

**Monitor/Maintain**    **COOLING SYSTEM - General Comment**

AC activated and operational. Annual cleaning and servicing is recommended.  
Exterior condensing units should be professionally cleaned at the beginning and the end of the air-conditioning season.  
Covering of units in the winter with a vinyl cover/cloth line interior is recommended.

**Monitor/Maintain**    **General Limitations - Limitations**

PLEASE NOTE: We do not do a BTU Heat loss/heat gain - Unable to determine if the AC system will properly air condition the home under optimal conditions.  
PLEASE NOTE: The visible portions of the cooling system/ associated electrical/ ducting & filters were observed to determine their condition at the time of the inspection. Dismantling the components is beyond the scope of this report. Thermostats are not checked for efficiency/calibration/ timer functions. Associated items/ components that are concealed from view/ inaccessible at time of inspection are excluded from the inspection  
Low exterior temperatures reduce the ability to accurately evaluate the system's performance, recharging the system may be required.

**Satisfactory**    **Cooling System 1 Brand - York**

**Satisfactory**    **Cooling System 1 Approx. Age - 11**

**Satisfactory**    **Cooling System Coils and Fins - Clean**

**Satisfactory**    **Cooling System Electrical - Ext. Disconnect**

**Satisfactory**    **Cooling Lines - Insulation**

**Satisfactory**    **Condensate Drain - Plastic**

## GARAGE

**Monitor/Maintain**    **GARAGE - General Comment**

Overall condition of the carport, acceptable  
Storage limited observations.

**Monitor/Maintain**    **General Limitations - Limitations**

PLEASE NOTE: The visible portions of the carport were observed to determine their condition at the time of the inspection. Associated mechanical equipment is tested by operating normal controls to verify proper function. Automatic garage door openers/ garage electrical/ access doors/ windows are checked for proper/ safe function. Comments/ about equipment/ appliances located inside the garage ie. electrical panels/ laundry/ water heaters/ water softeners/ heating/ cooling equipment/ water shut off/ etc. will be found within the proper section of this report.

PLEASE NOTE: Associated items/ components that are concealed from view/ inaccessible at the time of the inspection are excluded from this report. WE DO NOT move stored items, THEREFORE, it is highly recommended, that prior to settlement, one the garage and the home have been cleared of furnishes and stored items, perform a final walk through in order to make sure there is no additional and/or concealed damage.

**Satisfactory**    **Garage Type - Car Carport**

**Satisfactory**    **Garage Electrical System - Switches, Lighting**

**Satisfactory**    **Garage Interior Walls - Drywall\Plaster**

## GARAGE

**Satisfactory** Garage Interior Ceiling - Drywall\Plaster

**Satisfactory** Garage Floor - Concrete

## ELECTRIC

### **Monitor/Maintain** ELECTRICAL SYSTEM - General Comment

The building is currently serviced by a 200 amp service. The main panel is located in the 1st floor bedroom. The main panel disconnect is located in the main panel. The panel cover was removed and the wires/breakers/panel inspected. There overall condition was satisfactory.

Circuit breakers are mechanical devices. The should be turned off/on on a annual basis in order to exercise these devices.

Solar system and all related equipment not inspected and not a part of this inspection.

### **Monitor/Maintain** General Limitations - Limitations

PLEASE NOTE: The visible portions of the service entry, grounding system, main/sub panels were observed to determine their condition at the time of the inspection. A sample/representative number of lights, accessible outlets/switches were checked for basic operation. Smoke detectors will be tested only if accessible, provided with a built in activation button/switch & not attached to a central system. The function of time clocks is not verified. The location & operation of ground fault location circuit protection (GFCI) and/or lack thereof, will be noted. Light fixtures that have missing or broken or burned out bulbs are considered nonfunctioning. Motion detectors/dusk to dawn light fixtures, low voltage yard lights, speciality sound/audio & alarm systems are not tested. Electrical equipment found disconnected/dismantled will not be tested. Determining the adequacy/efficiency of the overall electrical system is beyond the scope of this report.

PLEASE NOTE: Associate items/components that are concealed from view/inaccessible at the time of the inspection are excluded from this report.

PLEASE NOTE: The inspection is not a code compliant inspection. You should consult with a licensed electrician about the installation of arc-fault and child proof/tamper proof receptacles!

PLEASE NOTE: As with all of our recommendations, consult with a contractor, prior to settlement, in order for them to determine cost of repair & extent of damage.

**Satisfactory** Main Electrical Service - Attached To House

**Satisfactory** Main Electrical Service Wire - Aluminum

**Satisfactory** Overhead Clearance - 16 Feet

**Satisfactory** Voltage Available - 110 / 220

**Satisfactory** Main Electrical Distribution Panel Accessibility - Typical

**Satisfactory** Main Electrical Distribution Panel Location - Bedroom

**Satisfactory** Main Electrical Disconnect - Breaker

**Satisfactory** Main Panel - 200

## ELECTRIC

**Satisfactory** Sub Panel - 30

**Satisfactory** Interior House Wiring - Copper

**Monitor/Maintain** Type of House Wire - Romex

Most wiring hidden behind finished surfaces.

**Satisfactory** Grounding - Driven Rod

**Satisfactory** Electrical Duplex Receptacles - 3 Slotted, Adequate

## PLUMBING

**Satisfactory** PLUMBING - General Comment

PLEASE NOTE: The interior water was activated including; washer, dishwasher, kitchen sink, bath room sinks, tubs, showers & toilets. There overall condition was satisfactory.  
Annual inspection below sinks, toilets, tubs, showers, and behind all appliances is recommended.

**Monitor/Maintain** General Limitations - Limitations

PLEASE NOTE: The visible portions of the main water line, shut off valve, water supply lines, drain/waste pipes & gas meter/pipes were observed to determine their condition at time of inspection. Leaks, damage, corrosion of the plumbing systems concealed from view, behind walls, covered with insulation, located underground cannot be reported by a visual inspection. Fixture shutoffs including those serving kitchen, bathrooms, wet bars, sinks, laundries, etc., are not tested due to risk of causing a leak requiring immediate repairs. Shutoffs located in cabinets filled with stuff are not observable and not commented upon within this report. THEREFORE, you should, once the home is vacant & emptied out & prior to settlement, operate all sinks, toilets and appliances associated with water & look for leaks.

PLEASE NOTE: Testing of water softeners, water filters, sump pumps as well as the testing of solar systems serving water heaters/pools/spas are beyond the scope of this report. Gas meters & water system found shut off will not will not be tested and pilots will not be lighted.

PLEASE NOTE: Associated items/components that are concealed from view/inaccessible at time of inspection are excluded.

PLEASE NOTE: As with all of our recommendations, consult with a contractor, prior to settlement, in order for them to determine cost of repair & extent of damage.

PLEASE NOTE: Condition of underground utilities could not be determined

**Satisfactory** Water Source - Municipal

**Monitor/Maintain** Municipal Main Supply Size - 3/4

Limited observations

**Monitor/Maintain** Municipal Main Supply Type - Plastic

Limited observations, mostly concealed.

**Monitor/Maintain** Main Water Shut Off - Other

Other = lower level storage area

Monitor all water shutoffs for signs of leaks, this appears to be the house main water shutoff.

**Satisfactory** Main Gas Valve - Outside

Condition of gas lines within walls, ceilings and below grade, Not observable !

Gas meter contains an emergency shut off valve. Tape a crescent wrench to meter. In case of an emergency utilize wrench to turn off gas for the low pressure side. Contact Gas company to re-activate. Know how to shut off main gas line and appliances in case of an emergency.

## PLUMBING

**Monitor/Maintain** Interior Visible Water Pipes - PEX

Most piping concealed supply and drain.

**Satisfactory** Waste System - Municipal

**Monitor/Maintain** Interior Waste/Vent Pipes - PVC

Most piping concealed supply and drain.

**Satisfactory** Number of Outside Spigots - 1

**Monitor/Maintain** Type of Outside Spigots - Unprotected

Unprotected hose connections should be shut off and drained before first freeze each year.  
A small drip noted at the rear exterior shower drain shutoff, evaluate and repair as needed.

## W. HEATER

**Monitor/Maintain** WATER HEATER - General Comment

General Comment  
Annual cleaning & servicing recommended!  
Overall condition acceptable.  
Data plate not accessible: age, recovery rate, and btu rating not available.

**Monitor/Maintain** General Limitations - Limitations

PLEASE NOTE: The visible portions of the Domestic Hot Water Heater, included fuel type, venting, temperature relief valve, piping and units exterior condition were observed and their conditions noted at the time of the inspection. Items/components concealed at the time of the inspection and/or not accessible are excluded from this report. Annual cleaning and servicing is recommended.  
PLEASE NOTE: As with all of our recommendations, consult with a contractor, prior to settlement, in order for them to determine cost of repair & extent of damage.

**Satisfactory** Water Heater 1 Mfg. - Other

Other = Rinnai

**Satisfactory** Water Heater Fuel - Gas

**Satisfactory** Water Heater Fuel Pipe - PVC

**Satisfactory** Water Heater Gas Piping - Valve On Off

**Satisfactory** Water Heater Cold Water Valve - Present

**Satisfactory** Temp. Pressure Relief Valve and Pipe - Present

**Satisfactory** Water Heater Exterior Jacket - OK

## LAUNDRY

### **Monitor/Maintain** LAUNDRY - General Comment

Dryer was activated and operational. During your final walk through, activate re-inspect all appliances. Consider replacing hose connections to the washer every several years. Consider disconnecting and cleaning dry vent annually

Washer was not activated due to personal belongings in the units, activation recommended prior to settlement.

### **Satisfactory** Laundry Water Faucets - Gate Type

### **Satisfactory** Washer Drains - Trapped Line

### **Satisfactory** Dryer Vented - Wall

### **Satisfactory** Laundry Energy Source - Gas

## FURNACE

### **Satisfactory** FURNACE - General Comment

The home is currently heated by a gas fired furnace located in the attic. The unit was activated and operational. Annual cleaning and servicing is recommended. Indoor air quality not tested. We do not inspect for nor test for mold/mildew. WE ARE UNABLE to determine if system will properly heat all areas evenly. Systems may need to balance. This type of analysis is beyond the scope of our inspection!

### **Monitor/Maintain** General Limitations - Limitations

PLEASE NOTE: The visible portions of the heating systems, associated electrical/gas connections, vents, ducting & filters were observed to determine their condition at the time of inspection. Heating systems are tested by operating normal controls/thermostats to verify proper function. Checking for cracks/damage to heat exchangers & dismantling the components of heating system is beyond the scope of this report.

PLEASE NOTE: Heating systems are not evaluated for efficiency or adequacy. Heating systems found shut off/ that have shut off pilots will not be tested and pilots will not be lighted. Thermostats are not checked for calibration/timer functions. Some makes/models of horizontal gas heaters are involved in a safety recall, this determination requires the services of a qualified licensed heating contractor/specialist.

PLEASE NOTE: Associated items/components that are concealed from view/inaccessible at time of inspection are excluded from this report.

PLEASE NOTE: As with all of our recommendations, consult with a contractor, prior to settlement, in order for them to determine cost of repair & extent of damage.

PLEASE NOTE: Annual cleaning/servicing and inspecting of heating equipment is recommended!

### **Satisfactory** Forced Air System 1 Mfg. - York

### **Satisfactory** Forced Air System 1 BTU Per Hour - Other

Other = 80,000btu's

### **Satisfactory** Forced Air System 1 Approx. Age - 11

### **Satisfactory** Forced Air System Energy Source - Gas

### **Satisfactory** Hot Air System - Direct Drive

### **Satisfactory** Heat Exchanger Flame Pattern - Pass

## FURNACE

**Monitor/Maintain** Heat Exchanger Visual - Pass

Even when great care is taken to inspect heat exchanger visual most of it is not accessible and some problems may not be visible.

**Satisfactory** Distribution System Type - Side Flow

**Monitor/Maintain** Distribution System Material - Metal Duct, Insul. Flex Duct

Most all ducts/distribution system behind finished surfaces and not observable.

**Satisfactory** Thermostat - Programmable

**Satisfactory** Flue Piping - PVC

**Satisfactory** Filter System - Disposable

## BASEMENT

**Monitor/Maintain** BASEMENT - General Comment

Comments within this section refer to the lower/ground level

**Satisfactory** Basement Type - Lower Level

**Monitor/Maintain** Basement Foundation Walls - Other

Other =  
The home is constructed on wood piles. All piles appear to be in a satisfactory condition. Unable to observe their condition below grade. At time of severe weather, vibration, and/or washing machine in spin cycle, movement may be detected. Adding cross bracing may reduce this movement.

**Satisfactory** Basement Floor - Cement

**Satisfactory** Basement Ceiling Joist - Other

Other =Drywall

**Satisfactory** Basement Wall Finish - Other

Other = masonite board

## CRAWL SPACE

**Monitor/Maintain** CRAWL SPACE - General Comment

PLEASE NOTE: Due to the type of construction, sandy soil, seasonal variations, life cycles of termites and related pest may conceal the presence of some dormant pest or insect eggs. We would recommend obtaining a service contract and have the home inspected annually.

## KITCHEN

**Satisfactory** KITCHEN - General Comment

Kitchen appliances were activated and operational. It is recommended that during the final walk through, that all appliances be re-activated and checked for any possible leaks

## KITCHEN

### Monitor/Maintain General Limitations - Limitations

PLEASE NOTE: The visible portions of the kitchen were observed to determine their condition at the time of the inspection. Associated built-in appliances/fixtures/counters/cabinets/sinks/faucets/drains were observed/tested to determine their condition at time of inspection. Appliances are not checked for temperature calibration/timer function/mircrowave & oven radiation leaks. Testing water filters/purification equipment/instant hot water heating equipment is beyond the scope of this report. Associated items/.components that are concealed from view/inaccessible at the time of inspection are excluded from this report.

PLEASE NOTE: We do not open and inspect every cabinet, nor do we remove items from under the sink and within the cabinets.

Therefore, it is highly recommended that during your final walk through, re-activate all appliances throughout the home. Make sure appliances are operational and that there are no signs of any leakage around the fixtures and below the sink.

PLEASE NOTE: As with all of our recommendations, consult with a contractor, prior to settlement, in order for them to determine cost of repair & extent of damage.

- Satisfactory** Kitchen Walls - Drywall
- Satisfactory** Kitchen Ceiling - Drywall
- Satisfactory** Kitchen Floors - Wood
- Satisfactory** Kitchen Heating Source - Central
- Satisfactory** Kitchen Cooling Source - Central
- Satisfactory** Kitchen Doors Windows - Tested
- Satisfactory** Kitchen Cabinets - Laminate
- Satisfactory** Kitchen Sink - Stainless
- Satisfactory** Garbage Disposal - Continuous Feed
- Satisfactory** Dishwasher Approx. Age - 10 or older
- Satisfactory** Dishwasher Mfg. - Frigidaire
- Satisfactory** Exhaust Fan Hood - Other  
Other = micro wave blower and light
- Satisfactory** Range Oven - Free Standing

### Service/Repair Surface Cook top - Gas

Right rear burner would not lite, evaluate and repair as needed.

### Safety Concern Kitchen Wall Receptacles - GFI Protected

Care should be taken while using the kitchen island receptacles, hanging cords could present a hazard.

## BATHROOM

**Satisfactory** **BATHROOM - General Comment**

Bath room fixtures are activated, we look for loose, non-functioning and leaking fixtures. But, however, PLEASE NOTE - Items in bath closets and under sinks are not removed. Finding leaks when these areas are filled with stuff is difficult ! Therefore, we highly recommend, that prior to settlement, after the home has been vacated, that you do a walk through the day of or day before settlement, and recheck showers, tubs, sinks & toilets for active leaks.

**Monitor/Maintain** **General Limitations - Limitations**

PLEASE NOTE: The visible portions of the bathrooms were observed to determine their condition at the time of the inspection. Associated built in appliances/fixtures/counters/cabinets/sinks/drains were observed/tested to determine their condition at time of inspection. Verifying the presents/temperature setting of no shock faucets/fixtures/determining if shower pans, tubs/shower enclosures are water tight is beyond the scope of this report. Capacity of the water heater to serve the demands of a spa tubs is not reported. Hot tubs/whirl pools/steam showers and other speciality equipment noted tested, consult with sellers on operation & maintenance.

PLEASE NOTE: Associated items/components that are concealed from view/inaccessible at time of inspection, are excluded from this report. Cabinet drawers are not tested. Items in bath closets and under sinks are not removed. Finding leaks when these areas are filled with stuff is difficult ! THEREFORE, we highly recommend, that prior to settlement, after the home has been vacated, that you do a walk through the day of or day before settlement, and recheck showers, tubs, sinks & toilets for active leaks.

PLEASE NOTE: Any comments/repairs about the bathroom floors, walls, ceilings, doors, windows should be evaluated, PRIOR TO SETTLEMENT, by the appropriate contractor to determine extent of damage, specifications to repairs and associated cost.

**Satisfactory** **Bathroom Doors, Windows - Door Lock**

**Satisfactory** **Bathroom Receptacles - GFCI**

**Satisfactory** **Bathroom Walls and Ceilings - Drywall**

**Satisfactory** **Bathroom Exhaust System - Window**

**Satisfactory** **Bathroom Heating Cooling - Central Sys**

**Satisfactory** **Toilet Bowl and Tank - 2 Piece, Anchored**

**Satisfactory** **Toilet Operation - Flushes, Drains, Refills**

**Satisfactory** **Tub Wall Encl. - Ceramic**

**Satisfactory** **Bathroom Ventilation - Window, Fan**

**Service/Repair** **Bathroom Floor - Ceramic**

Loose floor tiles noted at the base of the toilet, evaluate and repair/replace as needed.

As with all of our recommendations, consult with a contractor, prior to settlement, in order for them to determine cost of repair & extent of damage.

**Satisfactory** **Shower Stall Walls - Fiberglass**

**Satisfactory** **Number of Full Baths - 2**

## ATTIC

### Monitor/Maintain ATTIC - General Comment

Overall condition of attic area - acceptable.  
Access limited to floored areas only, limited observations due to HVAC ducting and equipment.

### Monitor/Maintain General Limitations - Limitations

PLEASE NOTE: The visible portions of the attic were observed to determine their condition at the time of the inspection. Stored items, insulation are not moved/removed. The inspector will observe the attic framing, insulation, ventilation, exposed wiring, and operation of the attic fan.

PLEASE NOTE: Associated items/components that are concealed from view/inaccessible at the time of the inspection, are excluded from this report. Prior to settlement, when all stored items are removed from the attic, perform a visual attic inspection in order to determine if there are any visible leaks and/or other issues that may have been concealed.

PLEASE NOTE: While the Inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that was visible is inspected. Please be aware that the inspector has your best interest in mind!

PLEASE NOTE: As with all of our recommendation, consult with a contractor, prior to settlement, in order for them to determine cost of repair & extent of damage.

PLEASE NOTE: The visible portions of the attic were observed to determine their condition at the time of the inspection. Stored items, insulation are not moved/removed. The inspector will observe the attic framing, insulation, ventilation, exposed wiring.

Limited access due to framing techniques and the potential to damage ceilings, no floored areas available

PLEASE NOTE: Associated items/components that are concealed from view/inaccessible at the time of the inspection, are excluded from this report. Prior to settlement if possible, perform a visual attic inspection in order to determine if there are any visible leaks and/or other issues that may have been concealed.

### Monitor/Maintain Attic Entry Access - Hatch, Other

Other = sidewall bedroom access panels  
Limited observations due to storage within the side wall areas and storage in front of access panels.

**Satisfactory** Attic Access Location - Hallway

**Satisfactory** Attic Structural Framing Type - Conventional

**Satisfactory** Attic Structural Framing Spacing - 16 inches on Center

**Satisfactory** Attic Sheathing - Plywood

**Satisfactory** Attic Floor Insulation - Fiberglass

**Satisfactory** Attic Insulation Thickness - 6 inches

**Satisfactory** Attic Ventilation - Ridge, Soffit

**Satisfactory** Attic Wiring - Covered with Insulation, Exposed

**Satisfactory** Attic Exhaust - Vents Outside

# INTERIOR

## **Monitor/Maintain** INTERIOR ROOMS - General Comment

Prior to settlement obtain copies of CO, all appliance warranties and any/all home owner warranties. As well as copies of all permits and inspections in referenced to the renovations of the home.

## **Monitor/Maintain** General Limitations - Limitations

PLEASE NOTE: The visible portions of the interior rooms were observed to determine their condition at the time of the inspection. A comparative sample of the windows/doors/closets/cabinets/outlets/switches/fixtures were observed & tested to determine their condition at the time of the inspection. Furniture/clothing will not be removed to test outlets/inspect walls/floors and windows. Closet observations may be limited by stored items and these items will not be removed for evaluation.

PLEASE NOTE: Insulated glass failure (fogged glass/condensation in between panels) will be reported where observed, HOWEVER, weather/temperature/light changes can make identifying all problems difficult/impossible.

PLEASE NOTE: Speciality equipment like, sound systems, alarm systems, steam showers, not tested/inspected. "Cosmetic touch ups" will be required. Settlement and shrinkage cracks will require appropriate repairs. We do not lift up carpets, move furniture, takes - pull things out of cabinets & vanities and/or remove items from closets during our inspection. Therefore prior to settlement, when all furniture and personal items have been removed, during your final walk through, re-test all appliances, walk through interior of home, make sure the home appears to be as it was during the home inspection.

PLEASE NOTE: Associated items/components that are concealed from view/inaccessible at the time of the inspection are excluded from this report. We do not nor are we required to comment upon; paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; including - carpeting, draperies, blinds, shutters or other window treatments!

PLEASE NOTE: We are not your environmental consultants. If you have concerns and/or issues regarding environmental concerns indoors/outdoors please consult with the appropriate professionals. WE DO NOT look for and/or inspect for mold-mildew.

PLEASE NOTE: Recommend that you contact the local building department and obtain any/all documents/permits on work performed at this property.

PLEASE NOTE: As with all of our recommendations, consult with a contractor, PRIOR TO SETTLEMENT, in order for them to determine extent of damage, specifications to repair, and associated cost !

PLEASE NOTE: Some appliances, some mechanical & electrical equipment may be on a manufacturers "Recall List" and/or may have been involved or going to be involved with a "Class Action Lawsuit." These items are beyond the scope of our Inspection. If you are concerned about a specific appliance, mechanical and/or electrical device, please consult directly with the manufacturer.

## **Satisfactory** Interior Rooms - Living Room, Other

Other = dinette

## **Satisfactory** Number of Bedrooms - 3

## **Satisfactory** Interior Walls - Dry Wall

## **Service/Repair** Interior Ceilings - Dry Wall

Past signs of potential water penetration and cracks noted. 2nd floor rear bedroom ceiling north side. The area was dry at the time of the inspection. Signs of past repairs to ceiling noted. Obtain history of repairs from seller.

## **Monitor/Maintain** Interior Floors - Wood, Carpet, Tile

Squeaks noted wood flooring: 1st floor rear bedroom, at the base of the laundry closet, and 2nd floor front bedroom,.

## **Satisfactory** Interior Switches - Tested

## **Monitor/Maintain** Interior Outlets - Three Prong Grounded

Not all receptacles tested due to stored personal belongings and furniture.

## **Satisfactory** Interior Heat Source - Tested

## INTERIOR

**Satisfactory** Interior Cooling Source - Tested

**Monitor/Maintain** Interior Cabinets and Shelving - Other

Other =  
Access limited by some furnishings and closet and cabinet storage

**Satisfactory** Closets - Doors in Place

**Safety Concern** Smoke Detectors - Other

Other =  
We would recommend monthly testing of all smoke detectors and carbon monoxide detectors.

**Satisfactory** Stairways - With Hand Railings

**Monitor/Maintain** Ceiling Fan - Tested

Dinette area ceiling fan hums.  
Evaluate and repair as needed

**Monitor/Maintain** Windows - Operated

Some windows were not tested due to lack of access.

**Satisfactory** GFCI Rest - Reset

**PRE-INSPECTION  
DOCUMENTS**



Bruce A. Funk - NJ Lic. # 24G1000192

Dennis A. Funk - NJ Lic. # 24G100044100

Date: , 2026

Client:  
Email:  
Ref.:

Dear Home Buyer,

**Please note**, Funk Inspection Services, Inc. will be conducting a **Pre-Purchase Home Inspection** on the above referenced property on !  
Hopefully you will be meeting us at the site! **Good Decision!** You will really **Enjoy Learning** about your new purchase!

Please find enclosed our **Pre-Inspection Documents; Invoice Summary; Real Estate Inspection Contract; and a copy of the New Jersey Home Inspection Law 13:40-15**. These documents are an important part of the Inspection Process because they will explain the **context** and **limitations** of our Inspection and Report!

You will need to review, acknowledge, accept via email, e-sign, fax back to us (609-823-4519) and/or bring the **signed Inspection Agreement (page #7) & check** with you at the inspection. **New Jersey Standards of Practice mandate that we cannot perform the inspection without a Signed contract!** Copies of these documents will be attached to your mailed report.

Upon completion of our **Inspection Analysis** and receipt of your Pre-Inspection Documents and check, your report will be sent via **Email and Priority Mail via the U.S. Postal Service**.

*Please email Funk Inspection Services, Inc. to say that you have received the attached document's and understand/agree to the terms! Please forward that acknowledgement to [funkinspects@aol.com](mailto:funkinspects@aol.com) .*

Sincerely,

**BAF**

Bruce A. Funk/President – Funk Inspection Services, Inc.  
609 226 3857 /609 823 1999      Funkinspects@aol.com

**Inspecting Homes at the Jersey Shore since 1977**



## **PRE - INSPECTION DOCUMENTS**

Ref:

### **Documents Emailed -**

- ✓ Introduction Letter
- ✓ Type of Inspection to be Performed
- ✓ Fees being charged
- ✓ Real Estate Inspection Contract,  
*Including;*
  - ✓ *Client Attendance and Permission to access property*
  - ✓ *Standards of Practice*
  - ✓ *Definitions and Purpose of the Inspection*
  - ✓ *Inspection Report*
  - ✓ *Inspection Exclusions*
  - ✓ *Disclaimer of Warranty*
  - ✓ *Notice of Claims*
  - ✓ *Choice of Law Services to be rendered*
  - ✓ *Limitation on Time to Bring Legal Action*
  - ✓ *Systems and Components Not Inspected by this Agreement*
  - ✓ *Responsibility for Return Inspections / Re-inspection Fees*
  - ✓ *Entire Agreement*
  - ✓ *Clients Agreement and Understanding*

**Funk Inspection Services, Inc. - [funkinspects@aol.com](mailto:funkinspects@aol.com)**



## INVOICE SUMMARY

<u>Type of Inspection</u>	<u>Fee</u>
<input type="checkbox"/> <b>Pre - Purchase Inspection -</b>	<b>\$</b>
<input type="checkbox"/> Pre-Purchase Multi-Family Inspection	.....
<input type="checkbox"/> Pre-Listing Home Inspection	.....
<input type="checkbox"/> Commercial Inspection	.....
<input type="checkbox"/> Construction Inspection	-----
<input type="checkbox"/> Radon - Two Charcoal Canisters 2 @ \$ 125. = \$ 250.	.....
<input type="checkbox"/> <b>Termite</b>	<b>\$ 75.00</b>
<input type="checkbox"/> Septic Certification	.....
<input type="checkbox"/> Structural Analysis - Licensed Professional Engineer	.....
<input type="checkbox"/> Piling Inspection ( below grade corners ) \$ 1500.00	.....
<input type="checkbox"/> Digital - Video Photo Documentation \$ 500.00	.....
<input type="checkbox"/> Re-Inspection and/or Pre Closing Inspection \$ 150.00	.....
<input type="checkbox"/> Mold testing/Sampling x 3 = \$ 350.00	.....
<input type="checkbox"/> Thermal Imaging Exterior \$ 450.00	.....
<input type="checkbox"/> Misc.	.....
<b><u>Total Due</u></b>	<b>\$</b>

*I understand the Pre-Inspection Documents, agree to the terms and pay the charges listed above !*

Ref:

**Funk Inspection Services, Inc. - [funkinspects@aol.co](mailto:funkinspects@aol.co)**



## **REAL ESTATE INSPECTION CONTRACT**

Ref:

### ***PLEASE READ CAREFULLY***

This is a legally binding contract made – by  
hereby called the “CLIENT” and by **Funk Inspection Services, Inc.**

**PLEASE READ THIS DOCUMENT AND ATTACHED ADDENDUM(S)  
CAREFULLY. IT CONTAINS PROVISIONS THAT LIMITS YOUR RIGHT TO  
MAINTAIN A COURT ACTION. IF YOU HAVE ANY QUESTIONS REGARDING  
THE TERMS OF THIS PRE-INSPECTION AGREEMENT YOU SHOULD DISCUSS  
THEM WITH THE INSPECTOR PRIOR TO SIGNING THIS AGREEMENT.**

CLIENT AND FUNK INSPECTION SERVICES, Inc (Funk Inspection Services, Inc. is also defined to include any and all inspectors who perform the contracted-for inspections as an employee or independent contractor of Funk Inspection Services, Inc.) agree to the following terms and conditions:

1. **Client Attendance and Permission to Access Subject Property:** The Client acknowledges that Client and/or any authorized representative has been encouraged to attend and participate in the inspection and recognizes that failure to do so may result in less than a complete understanding of the findings. The Client further acknowledges that such participation is at the Client’s own risk. The Client warrants that permission has been secured for the Funk Inspection Services, Inc. to enter and inspect the Subject Property.
2. **Standards of Practice:** Funk Inspection Services Inc. agrees to perform a limited visual inspection of the systems and components included in the inspection as they exist at the time of the inspection and for which a fee has been agreed upon. Home Inspectors, including Funk Inspection Services, Inc. , are governed by the rules in the New Jersey Administrative Code contained at *N.J.A.C. §13:40-15* and Funk Inspection Services, Inc. and its inspector(s) shall comply with these rules. Failure to comply with these rules may subject the Funk Inspection Services, Inc. and its inspector(s) to discipline. The inspection is limited by the exceptions and exclusions as contained in the Standards of Practice, *N.J.A.C. §13:40-15.16*, and this Pre-Inspection Agreement. (copies attached)
3. **Definitions and Purpose of the Inspection:** **Home inspection** means a limited visual, functional, non-invasive inspection, conducted for a fee or any other consideration, and performed without moving personal property, furniture, equipment, plants, soil, snow, ice or debris, using the mandatory equipment and including the preparation of a home inspection report of the accessible elements of the following systems and components of a residential building: structural; exterior; roofing; plumbing; electrical; heating; cooling; interior; insulation; and ventilation, fireplaces and solid fuel burning

appliances, as described more fully in *N.J.A.C. §13:40-15.16(c)*, but excluding recreational facilities and outbuildings other than garages or carports. The purpose of the home inspection is to identify and report on material defects found in those systems and components. A **material defect** is a condition, or functional aspect, of a structural component or system that is readily ascertainable during a home inspection that substantially affects the value, habitability or safety of the dwelling, but does not include decorative, stylistic, cosmetic, or aesthetic aspects of the system, structure or component. **Accessible** means available for visual inspection without requiring the moving of personal property, dismantling, destructive measures, or any action which will likely involve risk to persons or property.

4. **Inspection Report:** The Client and Funk Inspection Services, Inc. agree that Funk Inspection Services, Inc. , and its inspector(s), will prepare a written home inspection report which shall:(A) disclose those systems and components which are/were designated for inspection pursuant to *N.J.A.C. §13:40-15.16* and are/were present in the Subject Property at the time of the inspection, as well as those systems and components which are/were present at the time of the inspection but are/were not inspected and the reason(s) they were not inspected; (B) describe the systems and components as defined in *N.J.A.C. §13:40-15.16*; (C) state and identify what material defects were found in the previously described systems and components; (D) state the significance of the findings; and (E) provide recommendations regarding the need to repair, replace and/or monitor a system and/or component, or obtain examination and analysis by a qualified professional, tradesperson and/or service technician.

5. **Inspection Exclusions: Funk Inspection Services, Inc. IS NOT REQUIRED TO:**

- (1) enter any area or perform any procedure which is, in the opinion of the inspector, unsafe and likely to be dangerous to the inspector or other persons;
- (2) enter any area or perform any procedure which will, in the opinion of the inspector, likely damage the Subject Property or its systems or components;
- (3) enter any area which does not have at least 24 inches of unobstructed vertical clearance and at least 30 inches of unobstructed horizontal clearance;
- (4) identify concealed conditions and latent defects;
- (5) determine life expectancy of any system or component, condition and/or operation of any appliance where connecting piping, wiring and/or components are not readily accessible and visible;
- (6) determine the cause of any condition or deficiency;
- (7) determine future conditions that may occur including the failure of systems and components including consequential damage;
- (8) determine the operating costs of systems or components;
- (9) determine the suitability of the Subject Property for any specialized use;
- (10) determine compliance with codes, regulations and/or ordinances;
- (11) determine market value of the Subject Property or its marketability;
- (12) determine advisability of purchase of the Subject Property;
- (13) determine the presence of any potentially hazardous plants, animals or diseases or the presence of any suspected hazardous substances or adverse conditions such as mold, fungus, toxins, carcinogens, noise, and contaminants in soil, water, and air. Such environmental concerns and hazards include, but are not limited to: asbestos; radon; lead; urea formaldehyde; mold; mildew; fungus; odors; noise; toxic or flammable chemicals; water or air quality; PCBs or other toxins; electromagnetic fields; underground storage tanks; proximity to toxic waste sites or sites being monitored by any state or federal agency; carbon monoxide; the presence of or any hazards associated with the use or placement of Chinese drywall at the Subject Property; or any other environmental or health hazards;
- (14) determine the presence or effectiveness of any system installed or method utilized to control or remove suspected hazardous substances;
- (15) operate any system or component which is shut down or otherwise inoperable;
- (16) operate any system or component which does not respond to normal operating controls;
- (17) operate shut-off valves;

- (18) determine whether water supply and waste disposal systems are public or private;
- (19) insert any tool, probe or testing device inside electrical panels;
- (20) dismantle any electrical device or control other than to remove the covers of main and sub panels; walk on unfloored sections of attics;
- (22) light pilot flames or ignite or extinguish fires; or
- (23) determine if the home is located within a "SFHA" Special Flood Hazard Area

Funk Inspection Services, Ins. **IS NOT REQUIRED TO DETERMINE** whether any system or component of the Subject Property has been affected by the illegal manufacture, distribution, storage, possession or sale of any illicit drugs, products or by-products, including, but not limited to, methamphetamines, and including any and all chemicals, tools, household fixtures or appliances used to facilitate such illegal activities.

**6. Disclaimer of Warranty:** The Client understands that the inspection and report do not, in any way, constitute a guarantee, warranty of merchantability or fitness for a particular purpose, express or implied warranty, or an insurance policy. Additionally, neither the inspection nor inspection report is a substitute for any real estate transfer disclosures that may be required by law.

**7. Notice of Claims:** The Client agrees that any claim for failure of the Funk Inspection Services, Inc to fulfill its obligations under this Agreement shall be made in writing to Funk Inspection Services, Inc upon discovery. The Client also agrees to allow Funk Inspection Services, Inc. ten (10) days to come to the Subject Property to inspect and evaluate any condition complained of by the Client to Funk Inspection Services, Inc. and not to make, or allow others to make, any alteration to the claimed condition until Funk Inspection Services, Inc. has had the opportunity to inspect and evaluate the claimed condition, except in case of emergency.

**8. Choice of Law:** This Pre-Inspection Agreement shall be governed by New Jersey law. If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator, the remaining terms shall remain in force between the parties.

**9. LIMITATION ON TIME TO BRING LEGAL ACTION. PLEASE READ CAREFULLY:** Any legal action, including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation, and/or any violation of any law, statute, ordinance, regulation or code, or any other theory of liability arising out of, from or related to this Pre-Inspection Agreement or arising out of, from or related to the inspection or report must be brought within one (1) year from the date of the inspection, regardless of when the Client first discovers the facts supporting such possible claims as identified herein. Failure to bring said action within one (1) year of the date of services shall be a complete bar to any such action and a full and complete waiver of any rights, actions or causes of action that may have arisen from the inspection and/or inspection report. This time period may be shorter than otherwise provided by New Jersey law.

**10. Systems & Components Not Inspected By Agreement:** The Client and Funk Inspection Services, Inc. agree that the following systems and/or components of the Subject Property are specifically excluded from the inspection at the request of the Client:

**11. Responsibility for Return Inspections:** The Client understands that if any systems and/or components of the Subject Property cannot be inspected due to unforeseen circumstances during the inspection it is the Client's duty to contact Funk Inspection Services, Inc. should the Client desire to have Funk Inspection Services, Inc. to return to the Subject Property at a later date or time to inspect those systems and/or components. Any systems and/or components not inspected due to unforeseen circumstances will be identified in the report. If Client desires Funk Inspection Services, Inc. to return at a

later date or time the Client hereby agrees that Funk Inspection Services Inc. will charge the Client an additional fee in the amount of \$ 150.00 to conduct the return inspection.

**12. Entire Agreement:** This Pre-Inspection Agreement and any subsequent report issued to the Client by Funk Inspection Services, Inc. represent the entire agreement between the parties. No oral agreements, understandings, or representations shall change, modify or amend any part of this Agreement. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties and supported by valid consideration. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns, and representatives of any kind whatsoever. The inspection is being performed for the exclusive use and benefit of the Client. The inspection, including the written report, is not to be transferred to, utilized or relied upon by any other person or entity without prior written permission of Funk Inspection Services Inc..

**13. Client's Agreement & Understanding of Terms:** By signing this Agreement, the undersigned Client agrees that he/she/I/they have read, understand, and agree to all of the terms and conditions on all pages of this Agreement, including the provisions for arbitration, and limitations and exclusions, and agree to pay the fee shown according to the terms above. The Client understands that the Client has a right to have an attorney of the Client's choice review this Agreement before signing it. The Client understands that if the Client does not agree with any of the terms, conditions, limitations and/or exclusions set forth in this Agreement, the Client is free to not sign it. The Client understands that the Client may retain another provider to perform the services contemplated by this Agreement. The Client further understands that, should the Client not agree to the terms and conditions set forth in this Agreement, the Client may negotiate with Funk Inspection Services, Inc. for different terms and conditions.

To understand the report you should read the entire document including all the written material, maintenance suggestions, and comments. All comments within this report should be reviewed by the appropriate sub-contractor, **prior to settlement**, for cost to repair and for any non-observable damages.

This contract represents the entire agreement between **Funk Inspection Services, Inc.** and the **Client**. The **Client** acknowledges that they have read and understand the extent and limitations of this inspection, agree to all of the limitations, terms, and exclusions contained within this contract.

***I UNDERSTAND AND AGREE TO ALL OF THE TERMS LISTED ABOVE !***

CLIENTS NAME PRINT.....DATE:.....

CLIENTS SIGNATURE:.....DATE:.....

INSPECTORS NAME:.....D. Funk / .....DATE: May , 2026.....

**Please email Funk Inspection Services, Inc.** that you have reviewed the attached document's and understand and agree to the terms. Please forward that acknowledgement to **funkinspects@aol.com**. **or BRING TO THE INSPECTION.** Please note pursuant to NJ 13:40-15.15, **we cannot perform the inspection without signed pre-inspection documents!**

**Ref:**

**Funk Inspection Services, Inc. - [funkinspects@aol.com](mailto:funkinspects@aol.com)**

**MAINTENANCE  
TIPS FOR  
HOME OWNERS**

## Maintenance Checklist – Stay ahead of the curve!

Although we've heard it many times, nothing could be truer than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to protect your comfort level and resale value. Maintenance reduces the risk and occurrence of unexpected repairs. After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

### Upon Taking Ownership –

- ✓ Change the locks on all exterior entrances, for improved security.
- ✓ Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors.
- ✓ Consideration could also be given to a security system.
- ✓ Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- ✓ Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- ✓ Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- ✓ Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired. Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- ✓ Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- ✓ Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

### Monthly –

- ✓ Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- ✓ Examine heating/cooling air filters and replace or clean as necessary. Inspect and clean humidifiers and electronic air cleaners.
- ✓ Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells. Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- ✓ Repair or replace leaking faucets or shower heads. Secure loose toilets, or repair flush mechanisms that become troublesome.

### Spring and Fall –

- ✓ Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- ✓ Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed. Trim back tree branches and shrubs to ensure that they are not in contact with the house. Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- ✓ Survey the basement and/or crawl space walls for evidence of moisture seepage. Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- ✓ Ensure that the grade of the land around the house encourages water to flow away from the foundation. Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- ✓ Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- ✓ Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- ✓ Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- ✓ Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- ✓ Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- ✓ Replace or clean exhaust hood filters. Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

### Annually –

- ✓ Replace smoke detector batteries.
- ✓ Have the heating, cooling and water heater systems cleaned and serviced. Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- ✓ Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky. **Funk Inspection Services – We hope you enjoyed the experience!**

**PRE-SETTLEMENT  
CHECK LIST**

# PRE – SETTLEMENT WALK-THROUGH CHECK LIST

It is very important, that prior to settlement, you perform a final walk-through of the home! This will give you the opportunity to view the home totally vacant and void of furnishings. This provides you with the opportunity to review any changes that may have occurred during the time period between the original inspection and the day of settlement. You should walk through, observe where large furnishings, carpets and/or equipment were covering walls & floors. Operate all appliances, Heat/air conditioning in order to make sure they are still operable. Look inside cabinets, under sinks for leaks and closets that were once filled with cloths and stored items. Look in the attic and garage that were once filled with things and look for any observable signs of water and/or damage!

## EXTERIOR & SITE – observe the condition of:

- ✓ Exterior Siding
- ✓ Exterior Chimney
- ✓ Landscaping & Grading
- ✓ Sidewalks, Decks, Steps, Porches, Railings, Patio
- ✓ Storm Windows, Storm Doors, Screens
- ✓ Driveway, Fences, Retaining Walls
- ✓ Check windows & Doors for operation
- ✓ Check Garage Door for operation
- ✓ Check Exterior Lights
- ✓ Check Sprinkler System which was not Inspected
- ✓ Pool/Spa Equipment which was not Inspected
- ✓ Review Inspection Report & Check those items the Inspector was unable to inspect!

## BUILDING STRUCTURE – observe the condition of:

- ✓ Go into the crawl space/basement look for loose Insulation, damaged Floor Joists/Beams
- ✓ Check sump pumps for operation

## ROOFING – observe the condition of:

- ✓ Did You Consult with a Roofing Contractor in order to determine the useful remaining life of the roof ?
- ✓ Look at the chimney to see if there are any observable defects
- ✓ Look at the gutters & downspouts, make sure they are secure & properly pitched

## INTERIOR – observe the condition of:

- ✓ Finished Floors, Walls & Ceilings, look for staining that may indicate water infiltration
- ✓ Operate Windows, Doors, Alarm Systems that were not inspected
- ✓ Operate Smoke & Carbon Monoxide Detectors

## MISC –

- ✓ Did you have a Termite, Radon, Lead and/or any other specialty Inspection performed?
- ✓ Did you consult with or have an Environmental Inspection performed looking for oil, gas, mold, mildew and/or any other environmental contamination?

FUNK INSPECTION SERVICES, INC. 609 823 1999

## ATTIC – observe the condition of:

- ✓ Make sure all personal items & debris has been removed
- ✓ Look for observable leaks
- ✓ Test Attic Fan for operation

## HEATING & AIR CONDITIONING – observe the condition of:

- ✓ Operate Heating & Air Conditioning Systems but note, DO NOT test air conditioning systems when exterior temperature is less than 65 degrees
- ✓ Observe Room to Room Heating & Cooling
- ✓ Check Filters
- ✓ Look for observable leaks

## PLUMBING – observe the condition of:

- ✓ Operate all fixtures, look for observable leaks
- ✓ Observe Functional Flow & Drainage
- ✓ Look at tile in showers & tubs, are there observable loose tiles
- ✓ Operate exterior faucets
- ✓ Operate Irrigation Systems, Pool & Spa equipment, which was not inspected

## ELECTRIC – observe the condition of:

- ✓ Operate all interior & exterior lighting fixtures
- ✓ Operate low voltage systems which were not inspected
- ✓ Operate door bells & built-in specialty equipment which was not inspected
- ✓ Observe for damaged cover plates

## KITCHEN – observe the condition of:

- ✓ Operate all appliances & exhaust systems
- ✓ Operate all doors, drawers, look inside cabinets for damage

## MISC –

- ✓ Obtain from Sellers – manufacturer's instructions for all equipment/appliances
- ✓ Obtain any/all warranties-guaranties the sellers may have for any equipment, appliances, roof, siding, windows, built-in equipment, etc.
- ✓ Obtain copies of all building permits from local building department

IF YOU HAVE ANY CONCERNS REGARDING THE ORIGINAL INSPECTION and/or YOUR FINAL WALK-THROUGH CHECK LIST, PLEASE CALL FUNK !

**EMERGENCY  
PREPAREDNESS**

# 72 Hour Kit Checklist

## Food & Water (rotate every 6 months)

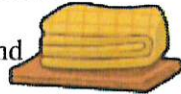
A three day supply of food and water, per person, when no refrigeration or cooking is available.

- Protein / Granola Bars
- Trail Mix / Dried Fruit
- Crackers / Cereals (for munching)
- Canned: Tuna, Beans, Fruit, Turkey, Vienna Sausages, etc. (MRE Food Pouches are lighter in weight)
- Juice / Protein Shakes (can or pouch like Slimfast but without all of the sugar. They are full of protein, vitamins and minerals.)
- Candy / Gum
- Water (1 Gallon/4 Liters Per Person, Per Day!)
- Pet Food & Water



## Bedding & Clothing

- Change of Clothing (short and long sleeved shirts, pants, jackets, socks, underwear, etc.)
- Rain Coat/Poncho
- Emergency Heat Blankets
- Sleeping Bag
- Tent
- Sleeping Pad (important for insulation from cold ground)
- Cold Weather Gear – (Coat, gloves, hand warmers, etc...)
- Pet bedding, leash, crates, carriers, etc...



## Equipment

- Can Opener
- Dishes/Utensils
- Shovel
- Radio (with batteries or crank!)
- Pen and Paper
- Pocket Knife: Leatherman or Gerber Tool.
- 50 Foot Nylon Rope
- Whistle
- Wrench or Pliers to turn off utilities
- Duct Tape & Plastic Sheeting to “Shelter-in-Place”
- Dust Mask



## Personal Supplies & Medication

- Toiletries (roll of toilet paper- remove the center tube to easily flatten into a zip-



- lock, feminine hygiene, folding brush, etc...)
- First Aid Kit / Supplies
- Sanitation Supplies (mini hand sanitizer, soap, garbage bags, etc.)
- Immunizations Up-to Date
- Medication (Acetaminophen, Ibuprofen, children's medication etc.)
- Prescription Medication (for 3 days)
- Glasses/Contacts

## Fuel & Light

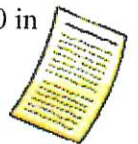
- Lighting (Flashlights, Lamps, etc.) Don't forget batteries if it's not a crank!
- Extra Batteries
- Flares
- Candles & Lighter
- Water-Proof Matches



## Personal Documents & Money

Place these items in a waterproof container!

- Scriptures
- Contact information of family & friends.
- Temple Recommend (make sure it's in your wallet when you leave.)
- Copies of Legal Documents: Birth/Marriage Certificates, Wills, Vaccination Papers, Passports, Contracts, Insurance Policies, Bank Info, Genealogy, Pet, etc...)
- Cash: \$50-\$100 in small bills and \$10 in quarters.
- Credit Card
- Pre-Paid Phone Cards
- Extra Car & House Keys
- Pictures of Family



## Games & Entertainment

You'll want to keep just a few things in your kits to keep yourself and kids entertained.

- Books: Reading, Coloring...
- Crayons, Pencils & Paper
- 1-2 Board Games & Puzzles
- Favorite stuffed animal



## Miscellaneous

- Bag(s) to put 72 Hour Kit items in (such as duffel bags or backpacks, which work great) Make sure you can lift/carry it!
- Infant Needs (if applicable.)

*Remember, you can always add more to your Kit!*

Tip 1: Your Kit should be in a portable, easy to lift and carry, container located near an exit of your house.

Tip 2: Each family member should have their own 72 hour kit with food clothing and water. Distribute heavy items between kits.

Tip 3: Keep a light source in the top of your kit so you can find it quickly in the dark.

Tip 4: Inspect your 72 hour kit at least twice a year. Check Medication, check children's clothing for proper fit, and check expiration dates on batteries, light sticks, warm packs, food and water.





**We Hope You Enjoyed the Experience!**

**Funk Inspection Services, Inc.**

**Serving the Jersey Shore Since 1977**

Dennis and Bruce have been inspecting homes for almost 50 years. Our father – a home builder, taught us at an early age to do the best you can in everything you do! We take pride in providing you, our client, with a thorough, unbiased, and honest home inspection.

Beyond the inspection: Our mission is to educate and empower you with the knowledge you need to safely maintain your investment and protect your family for years to come.

Funk Inspection Services, Inc. wants to be your dedicated home consultant for every question and concern you may have about your home now and in the future. Consider Funk Inspection Service your go-to professional for anything home-related!

**609 823 1999 – 609 226 3857 – [www.funkinspects.com](http://www.funkinspects.com)**