



Holmes Inspection Service

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1-800-642-4603

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CONFIDENTIAL HOME INSPECTION REPORT

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Report #: 10-044-HTR-09

Date of Inspection: 10/21/2009

Property Inspected: 405 CENTRAL AVE.
HACKENSACK, NJ 07601

Client: VINCENT DE LUCA
408 40TH STREET
ANDOVER, NJ 07087

Attorney: MATTHEW WOLFBERG
LAW OFFICES OF
322 48TH ST
UNION CITY, NJ 07087

Realtor: JACK MILLER
REMAX
17 ROUTE 17S
OLDBRIDGE, NJ 07652

Inspected By: ROBERT O'ROURKE

NJ License #: 100022700
MET #: 10307

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Roof

Scope of Inspection

The scope of our roof inspection is limited to "visible areas" as defined in the method of inspection. Sub-surfaces cannot be evaluated. The roofs actual future life expectancy cannot be reliably predicted.

This report does not represent an expressed or implied warranty against roof leakage. It is strongly advised that a roofer be consulted to evaluate any reported deficiency prior to closing.

Method of Inspection

The roof was inspected by walking the safe accessible areas.

Principal Design

The roof was designed using Gable construction.

Principal Materials

Strip shingles - The general useful life of this material is approximately 15-25 years. Actual life may vary due to weather, type of material and/or other factors.

Roof - Trees/Vegetation

Trees were noted to be extending over and coming into contact with the roof and some damage was noted. Proper repair & trimming is advised to prevent further damage. A preventative Carpenter ant treatment is advised in these areas.

Roof - Insects

Due to the close proximity of the Trees, a preventative Carpenter Ant treatment is advised. Consult a licensed exterminator to evaluate and treat as required.

Roof - Ventilation



The roof was inadequately ventilated. Although the condition was not extreme at the time of inspection, additional ventilation is advised for heat and moisture control. Over time, heat and moisture may damage the roof support system.

Chimney

of Chimneys

One Chimney was observed. It is strongly advised that a licensed chimney professional be consulted prior to closing evaluate all internal components.

Chimney Material

Brick chimney(s) were observed at the time of inspection.



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Chimney Structure

The visible areas of the chimney(s) were observed to be generally intact at the time of inspection.

Chimney Flashing



The flashing around the chimney was tarred over. Tar is considered an improper material for this purpose. Although no leakage was observed, consult a chimney contractor to repair properly to prevent leakage.

Fascia - Soffits

General Condition

The fascia/soffit areas appeared generally intact at the time of inspection. Periodic monitoring and routine maintenance is required.

Electrical Service Line/Mast

Scope of Inspection

The scope of our electrical service line and mast inspection is limited to the Main service drop attached to the structure.

General Conditions

The overhead electrical service line(s) was properly attached to the structure(s). The actual condition of the cable that extends to the pole was unable to be evaluated.

Basement and/or Ground Level

Suspect Asbestos



Some sheet suspect asbestos was observed in this area. Consult a licensed asbestos professional to evaluate as required. Removal is advised.

Foundation

The visible areas of the foundation were generally intact at the time of inspection. Some settlement (normal) was noted. All settlement should be periodically monitored and serviced as required.

Foundation Water Penetration



Efflorescence (moisture) was observed on the foundation. Although the condition was not extreme on the date of inspection, proper waterproofing is advised to prevent decay.



Some mold/mildew was observed on the foundation. Although the condition was not extreme at the time of inspection, proper maintenance is advised to deter decay. Since some molds can be hazardous, a mold analysis is advised.



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Sump Pumps

A sump pump was observed. Due to the fact that sump pumps cannot be functionally tested, area should be routinely monitored to ensure proper operation.

Electrical

Inspection of a sampling of the exposed electrical outlets indicated that they were operational at the time of inspection. As per ASHI standards, only samplings of exposed outlets are tested. Test all outlets prior to closing.

Window Rating

- ☑ The windows are in need of upgrading for general energy efficiency and ease of operation. Consult a window professional to evaluate each individually and advise prior to closing.

Exterior Steps - Condition

- ☑ The heights of the step risers are improper. Based on the observed conditions, re-installation is advised for general safety.

Exterior Steps - Railings

- ☑ The hand railing was missing. Installation advised for general safety.

Exter Steps Water Penetration

Based on the observed conditions, the installation of a floor drain is advised in this area.