Inspection Report

Mr. & Mrs Smith

Property Address:
100 My Dream House Lane
City of Dreams NJ 99999



Safeway Home Inspections

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Date: 10/26/2026	**Time:**	**Report ID:** 20262610-100-My-Dream-House-Lane
Property: 100 My Dream House Lane City of Dreams NJ 99999	**Customer:** Mr. & Mrs Smith	**Real Estate Professional:**

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance: Customer and their agent	**Type of building:** Single Family (2 story)	**Approximate age of building:** Under 10 Years
Temperature: Over 65 (F) = 18 (C)	**Weather:** Clear	**Ground/Soil surface condition:** Dry
Rain in last 3 days: No	**Radon Test:** Yes	**Water Test:** No

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of' leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.












Styles & Materials

Roof Covering:
Architectural

Viewed roof covering from:
Drone

Sky Light(s):
None

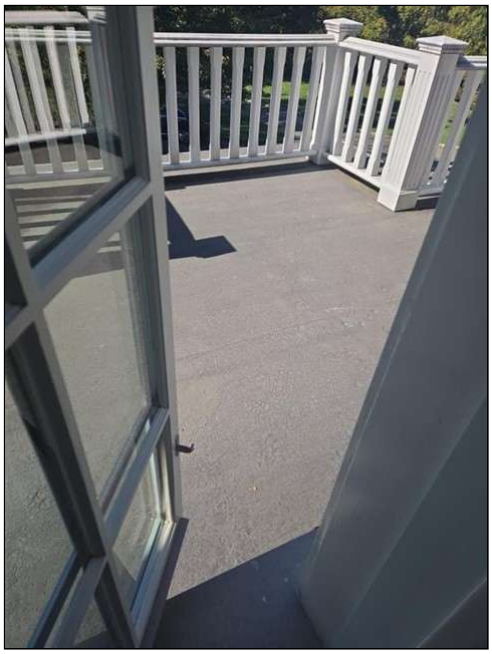
Chimney (exterior):
Brick

Items

1.0 Roof Coverings

Inspected

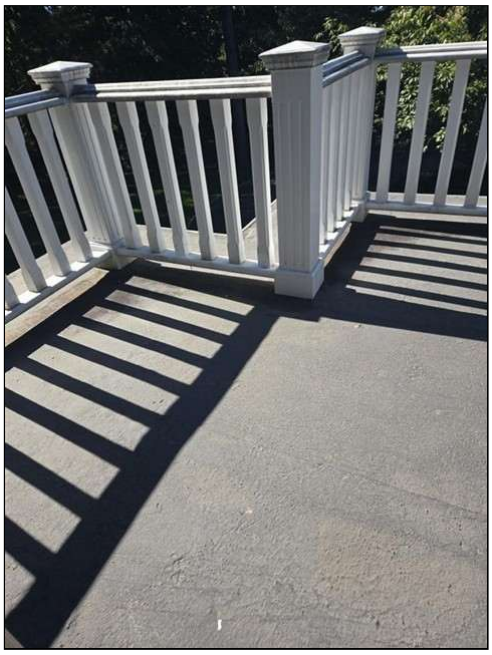
The flat roof covering appears to be older and showing signs of ageing such as granule loss and general weathering. While no immediate failures were observed at the time of inspection, the roof is approaching the end of its useful life. The client should consult a qualified roofing contractor for further evaluation and budgeting purposes. This evaluation is based solely on visual observations without invasive testing, and no warranty is expressed or implied regarding the remaining life expectancy.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)

1.1 Flashings

Inspected

At the time inspection our company was not able to safely access the roof. This limits the inspection to a visual drone inspection.

1.2 Skylights, Chimneys and Roof Penetrations

Inspected

At the time of inspection our company was not able to safely access the roof safely. This limits the inspection of the skylights, chimney and all roof penetrations to a visual drone inspection.

1.3 Roof Drainage Systems

Not Inspected

The downspouts terminate into an underground pipe system. I was unable to determine drainage location and if drains function properly. Recommend to verify termination points and that drains are unobstructed/ operating properly. Water should flow as far as possible from the foundation to prevent water damage.



1.3 Item 1(Picture)



1.3 Item 2(Picture)



1.3 Item 3(Picture)



1.3 Item 4(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; 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. The home 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; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Style:
Brick

Siding Material:
Full brick

Appurtenance:
Covered porch
Patio

Driveway:
Asphalt

Items

2.0 Wall Cladding Flashing and Trim

Repair or Replace

The siding has peeling paint at various locations. Further deterioration may occur if not repaired. I recommend a qualified contractor inspect and repair as needed.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)

2.1 Doors (Exterior)

Inspected

2.2 Windows

Inspected

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Inspected

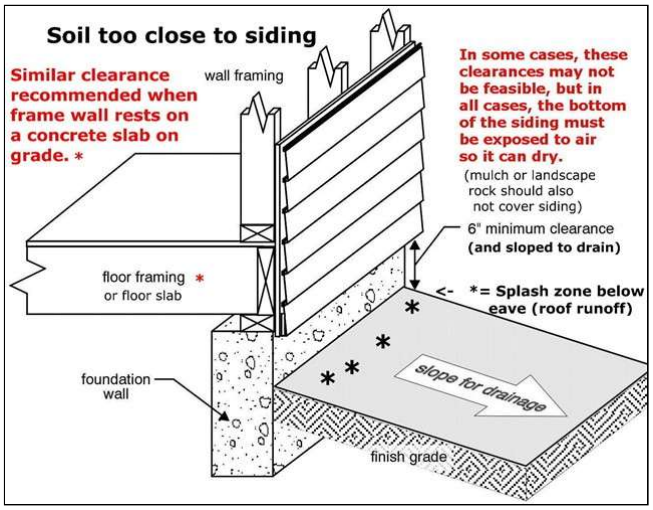
2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Repair or Replace

There is a negative slope at the exterior and can cause or contribute to water intrusion or deterioration of the foundation. Grading correction is needed by a qualified landscaping contractor prior to closing.



2.4 Item 1(Picture)



2.4 Item 2(Picture)

2.5 Eaves, Soffits and Fascias

Repair or Replace

Soffit panel and fascia at the exterior is damaged. Further deterioration may occur if not repaired. A qualified contractor should further evaluate and make repairs prior to closing.



2.5 Item 1(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

Styles & Materials

Garage Door Type:
Four Automatic

Garage Door Material:
Fiberglass

Items

3.0 Garage Ceilings

Inspected

3.1 Garage Walls (including Firewall Separation)

Inspected

3.2 Garage Floor

Inspected

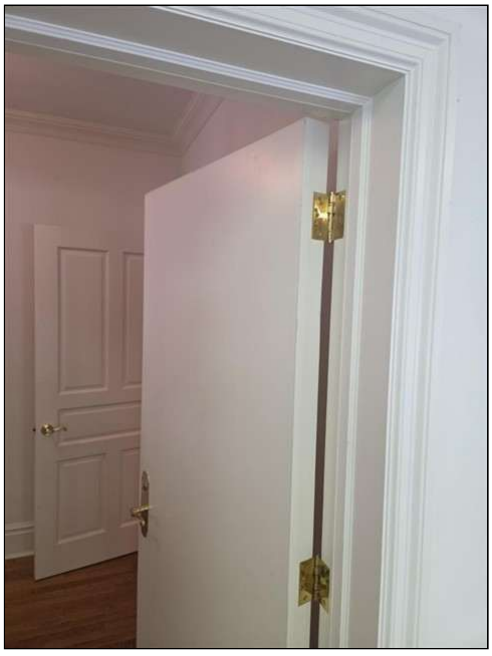
3.3 Garage Door (s)

Inspected

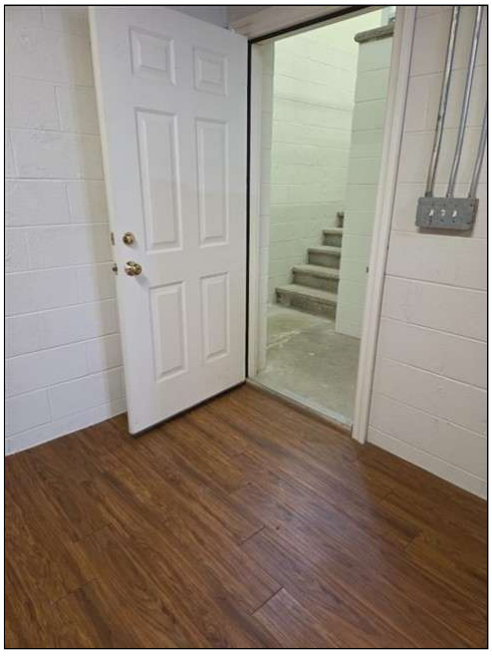
3.4 Occupant Door (from garage to inside of home)

Repair or Replace

The occupant door from inside garage to inside the home is not a self closing, fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door.



3.4 Item 1(Picture)



3.4 Item 2(Picture)

3.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Inspected

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:
Gypsum Board

Wall Material:
Gypsum Board
Wood
Tile

Floor Covering(s):
Hardwood T&G
Tile

Window Types:
Double-hung

Window Manufacturer:
ANDERSEN

Cabinetry:
Wood

Countertop:
Quartz

Items

4.0 Floors

Inspected

4.1 Ceilings

Repair or Replace

At the time of inspection the ceiling covering revealed a water stain indicating a leak did or still does exist. Water leaks when not repaired can lead to mold or deterioration of building components. Further evaluation by a qualified contractor is needed prior to closing to determine what repairs are needed.

Signs of fungi growth are present on ceiling in several areas. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture or dampness. I recommend you contact a mold inspector or expert for investigation or correction if needed.



4.1 Item 1(Picture)

4.2 Walls

Repair or Replace

At the time of inspection the wall covering revealed a water stain indicating a leak did or still does exist. Water leaks when not repaired can lead to mold or deterioration of building components. Further evaluation by a qualified contractor is needed prior to closing to determine what repairs are needed.

Signs of fungi growth are present on ceiling in several areas. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture or dampness. I recommend you contact a mold inspector or expert for investigation or correction if needed.



4.2 Item 1(Picture)



4.2 Item 2(Picture)

4.3 Steps, Stairways, Balconies and Railings

Inspected

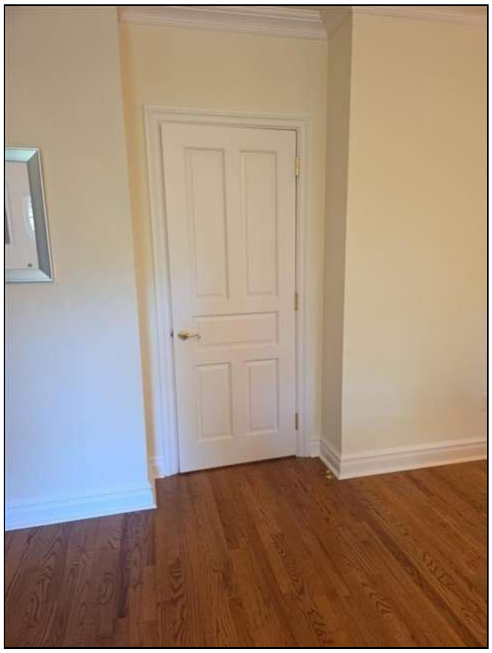
4.4 Counters and Cabinets (representative number)

Inspected

4.5 Doors (representative number)

Repair or Replace

The interior door does not fit the opening properly. Repairs are needed to insure doors close and latch properly. A qualified carpenter should further evaluate and make needed repairs.



4.5 Item 1(Picture)

4.6 Windows (representative number)

Repair or Replace

(1) The double hung window in the family room off of the kitchen was difficult to open and close. Further evaluation and repair/replacement is needed by a qualified contractor.



4.6 Item 1(Picture)

(2) Window sash cord is damaged. This is a safety issue as a finger/hand could be injured. A building contractor should repair or replace prior to closing.



4.6 Item 2(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.















Styles & Materials

Foundation:
Masonry block
Not Visible

COLUMNS OR PIERS:
not visible

FLOOR STRUCTURE:
engineered floor joists
not visible

Roof Structure:
Stick-built
Plywood
Sheathing

Roof-Type:
Hip

Method used to observe attic:
Walked where flooring was present only
From entry

Attic info:
Walk up
Ladder

Items

5.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Not Inspected

Most of the foundation walls of the lower level could not be comprehensively inspected due to the finished surfaces that have been installed concealing the masonry surface. Mold, signs of water seepage or cracks may be concealed behind the finished surfaces preventing an evaluation of these conditions. The condition of the basement wall structure is excluded from this inspection and report.

5.1 Walls (Structural)

Not Inspected

The majority of the structural walls (sill plates, rim joists and wall studs) were not accessible at the time of inspection. The finished lower level did not allow for a thorough inspection of these components and a thorough inspection of wood destroying insects was not possible in these areas.

5.2 Columns, Piers and Girders

Not Inspected

The girders (which are the main support beams for the structural floors joist were covered at the time inspection. This framing member was unable to be inspected.

Structural columns were not visible at the time of inspection. These components were not inspected.

5.3 Floors (Structural)

Not Inspected

Most of the structural floor framing were not accessible at the time of inspection. The finished ceilings at the lower level did not allow for an inspection of these components and an inspection of wood destroying insects was not possible in these areas.

5.4 Roof Structure and Attic

Repair or Replace

(1) The roof sheathing has fungi growth indicating moisture intrusion in areas. Signs of fungi growth indicate that moisture is entering inside the attic. The cause of moisture needs to be found and corrected. We did not inspect, test or determine if this growth is or is not a health hazard. I recommend you contact a mold inspector or expert for investigation or correction if needed.



5.4 Item 1(Picture)



5.4 Item 2(Picture)



5.4 Item 3(Picture)

(2) Numerous rodent traps, including traps consistent with mouse and rat control, were observed throughout the attic. A significant amount of rodent fecal matter was also observed in multiple areas. These conditions are indicative of current and/or previous rodent activity.

The extent of the observed evidence suggests that the attic may have experienced significant rodent infestation and/or ongoing pest activity. The source of entry and the extent of any concealed damage could not be determined as part of this visual inspection.

Recommend evaluation by a qualified pest control professional to determine whether active infestation is present, identify and seal potential points of entry, and provide appropriate remediation. Following pest remediation, the attic should be cleaned and sanitized as appropriate. Any insulation or building materials contaminated or damaged by rodent activity should be evaluated for replacement.



5.4 Item 4(Picture)



5.4 Item 5(Picture)



5.4 Item 6(Picture)



5.4 Item 7(Picture)



5.4 Item 8(Picture)



5.4 Item 9(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source:
Well

Water Filters:
(We do not inspect filtration systems)

Plumbing Water Supply (into home):
Not visible

Water Heater Manufacturer:
A.O. SMITH

Plumbing Water Distribution (inside home):
Not visible

Plumbing Waste:
Not Visible

Water Heater Power Source:
Gas (quick recovery)

Water Heater Capacity:
75 Gallon

Water Heater Location:
Basement
Utility Room

Items

6.0 Plumbing Drain, Waste and Vent Systems

Inspected

6.1 Plumbing Water Supply, Distribution System and Fixtures

Not Inspected, Repair or Replace

(1) The sauna was not inspected as part of this home inspection. The sauna was not operated or evaluated for proper function, condition, safety, or installation. Recommend evaluation by a qualified contractor familiar with sauna systems prior to closing.



6.1 Item 1(Picture)

(2) The sink stopper/plunger at the basement bathroom sink was tested and did not function properly at the time of inspection. The stopper did not operate as intended. Recommend repair or replacement by a qualified plumbing contractor.



6.1 Item 2(Picture)

6.2 Water heating systems

Inspected

Based on the model number and manufacturer serial number, we are providing the following estimates for informational purposes:

Water Heater: A.O. Smith, Model FCG-75-400, 75-gallon

Serial Number: 2505142300720

Approximate Manufacture Date: February 2025 (Week 05)



6.2 Item 1(Picture)

6.3 Main Water Shut-off Device (Describe location)

Inspected

The main water shut off is the knob located in the basement. This for your information.



6.3 Item 1(Picture)

6.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

Inspected

6.5 Main Fuel Shut-off (Describe Location)

Inspected

The main fuel shut off is at gas meter outside



6.5 Item 1(Picture)

6.6 Sump Pump

Inspected

6.7 Main Waste Line Inspection

Inspected

The main waste line was inspected and is free from any obstructions or deficiencies.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

ELECTRICAL SERVICE CONDUCTORS:
below ground

Panel Type:
Circuit breakers

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Romex

Items

7.0 Service Entrance Conductors

Repair or Replace

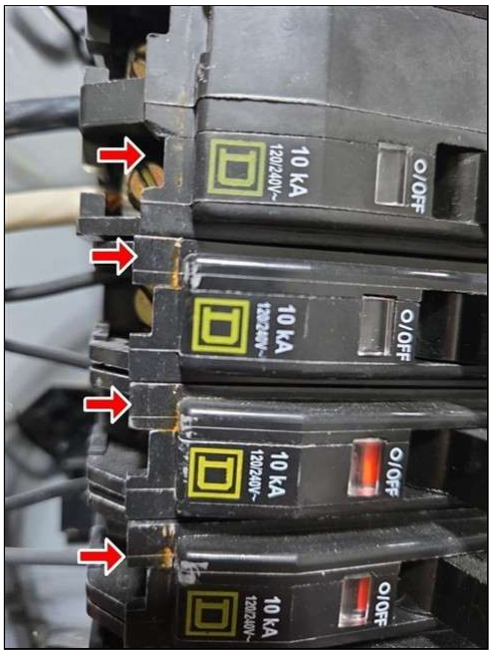
Rust was noted inside the main service panel (labeled panel "B" and panel "E") which is an indication of moisture intrusion. Rust can inhibit circuit breaker performance and may not allow breakers to perform as intended leading to a fire hazard. Further evaluation and repair is needed by a licensed electrician prior to closing.



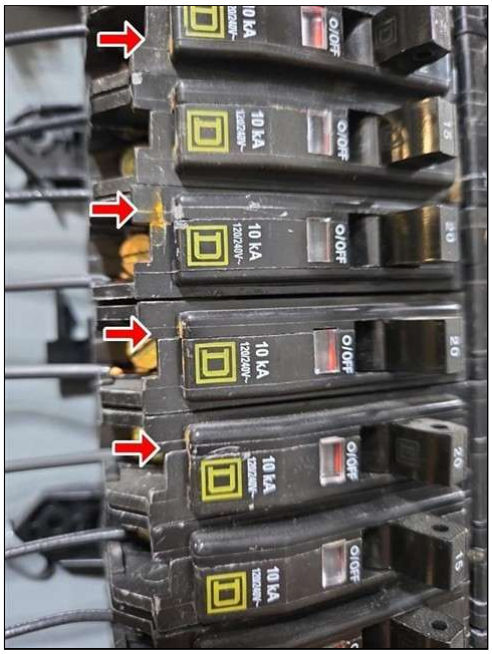
7.0 Item 1(Picture)



7.0 Item 2(Picture)



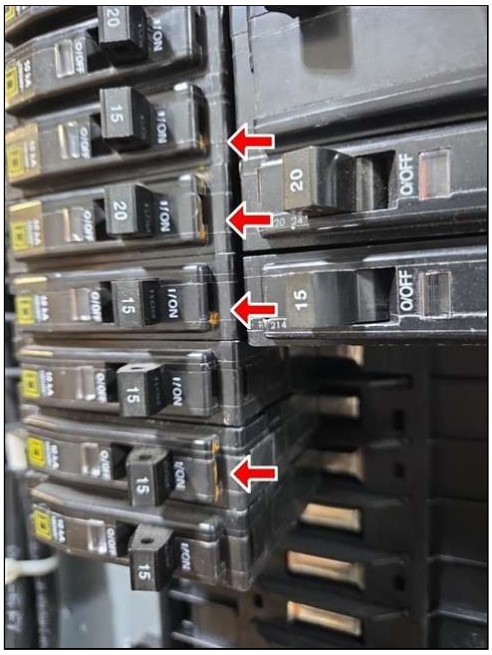
7.0 Item 3(Picture)



7.0 Item 4(Picture)



7.0 Item 5(Picture)



7.0 Item 6(Picture)

7.1 Grounding Equipment, Main and Distribution Panels

Inspected

7.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Inspected

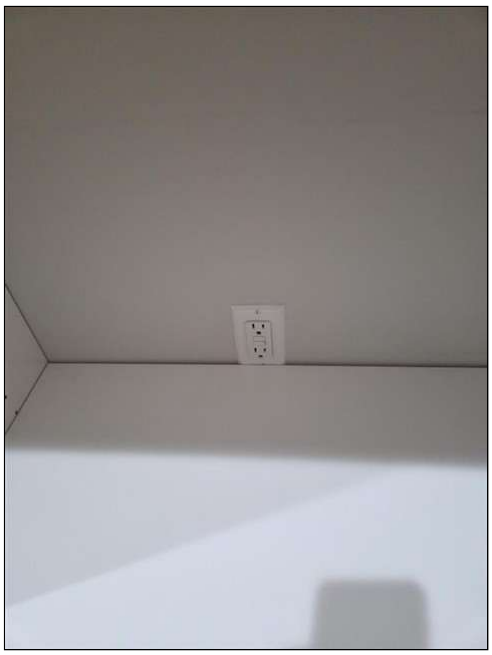
7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace

Several electrical receptacles were found to be without power at the time of inspection. The cause could not be determined during the inspection. Recommend evaluation by a qualified electrician to determine the cause and make repairs as necessary.



7.3 Item 1(Picture)



7.3 Item 2(Picture)

7.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Repair or Replace

The laundry room counter electrical outlet is not protected by a Ground Fault Circuit Interrupter (GFCI). Current safety standards require GFCI protection for all counter outlets to reduce the risk of electric shock. Recommend evaluation and upgrade by a licensed electrician.



7.4 Item 1(Picture)

7.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Repair or Replace

(1) GFCI (Ground Fault Circuit Interrupter) outlet, at the first floor bath by the wet bar area, when tripped also caused the overhead lighting to lose power. This is a safety hazard as someone could be left in the bathroom with no light in the room. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.



7.5 Item 1(Picture)

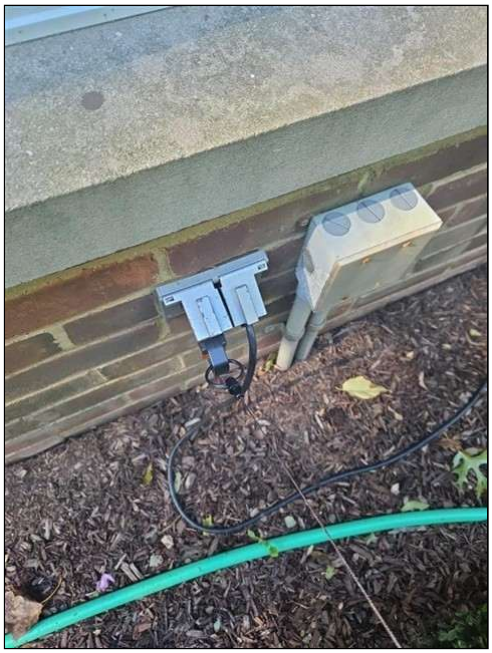
(2) Several exterior electrical receptacles were tested and found to have no power at the time of inspection. The cause could not be determined during the inspection. Recommend evaluation by a qualified electrician to determine the cause and restore proper operation. Any exterior receptacles should be properly protected with GFCI protection and weather-resistant covers as applicable.



7.5 Item 2(Picture)



7.5 Item 3(Picture)



7.5 Item 4(Picture)

7.6 Smoke Detectors/Carbon Monoxide detectors

Not Inspected

The functionality of the smoke and CO detectors are not within the scope of a home inspection. Please insure these function properly and are up to current municipal standards prior to occupying the home.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type:
Forced Air

Energy Source:
Gas

Number of Heat Systems (excluding wood):
Four

Ductwork:
Possible asbestos sleeving

Types of Fireplaces:
Direct Vented gas logs

Cooling Equipment Type:
Air conditioner unit

Cooling Equipment Energy Source:
Electricity

Number of AC Only Units:
Four

Items

8.0 Heating Equipment

Inspected

Based on the model number and manufacturer serial number, we are providing the following estimates for informational purposes.

First Floor Left and Basement Unit (label on unit)

Model: TM9E100C20MP11A

Serial Number: W1F4833162

Approximate Manufacture Date: Late 2011 (Week 48)

First Floor Right Unit 2 (label on unit)

Model: P3URC14N09501C

Serial: EHM715052

Approximate manufacture date: May 2007 (based on the serial-number format)

Attic Unit One

Model: TM9E120D20MP11A

Serial: W1D5654627

Manufacture date: Not confirmed

Attic Unit Two

Model: TM9E080B12MP11A

Serial: W1A6249636

Manufacture date: January 2016



8.0 Item 1(Picture)



8.0 Item 2(Picture)



8.0 Item 3(Picture)



8.0 Item 4(Picture)

8.1 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace

The basement heating system could not be operated or inspected at the time of the inspection. The thermostat was not functioning and did not respond to the controls. As a result, the operation and condition of the heating equipment could not be verified. Recommend evaluation by a qualified HVAC contractor to determine the cause of the thermostat malfunction and to inspect and test the basement heating system for proper operation and safety.



8.1 Item 1(Picture)

8.2 Presence of Installed Heat Source in Each Room

Repair or Replace

The basement heating system could not be operated or inspected at the time of the inspection. The thermostat was not functioning and did not respond to the controls. As a result, the operation and condition of the heating equipment could not be verified. Recommend evaluation by a qualified HVAC contractor to determine the cause of the thermostat malfunction and to inspect and test the basement heating system for proper operation and safety.



8.2 Item 1(Picture)

8.3 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Not Inspected

The interior of the chimney flue was not inspected as part of this home inspection. In accordance with the New Jersey Administrative Code, the inspection of flue liners and interiors of chimneys is beyond the scope of a visual home inspection and is specifically excluded. Evaluation of the flue's interior condition, draft performance, and potential blockage or damage requires specialized equipment and training and should be performed by a qualified chimney specialist or licensed contractor. If use of the chimney is intended, especially for active fireplaces or fuel-burning appliances, further evaluation is strongly recommended.

8.4 Gas/LP Firelogs and Fireplaces

Not Inspected

Gas fireplaces were present at the time of inspection; however, they could not be operated and were therefore not inspected. The condition and functionality of this appliance could not be determined. Recommend evaluation and operation by a qualified professional prior to closing.



8.4 Item 1(Picture)



8.4 Item 2(Picture)

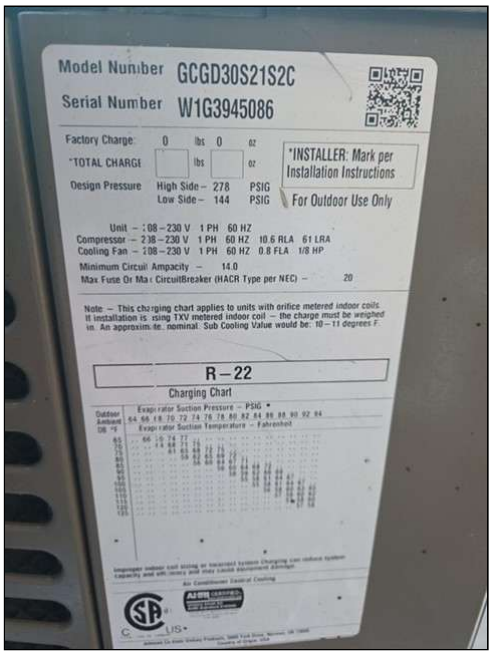


8.4 Item 3(Picture)

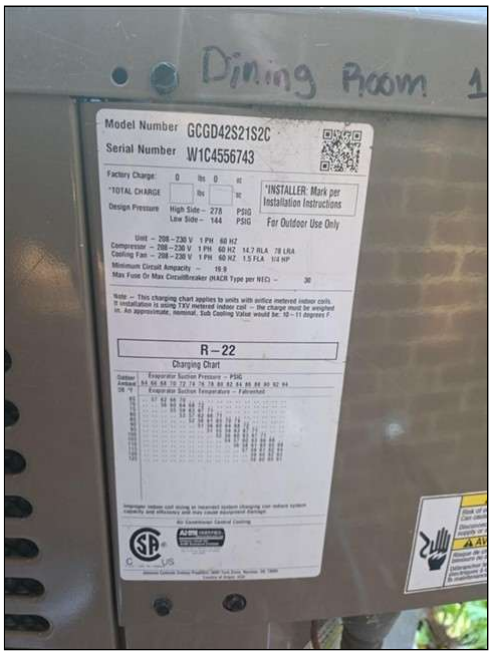
8.5 Cooling and Air Handler Equipment

Inspected, Repair or Replace

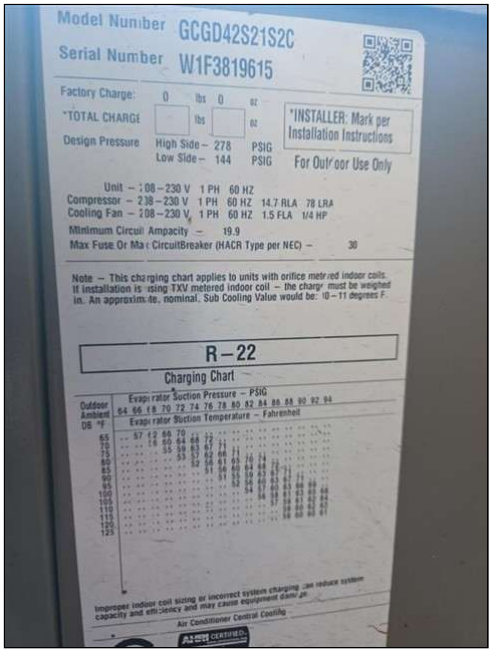
(1) All four air conditioning systems observed at the time of inspection appear to use R-22 refrigerant, which is an older refrigerant no longer manufactured or imported in the United States as of January 1, 2020, due to its harmful environmental effects. It is important to note that systems using R-22 are becoming increasingly expensive and difficult to service due to the limited availability of the refrigerant. While the system may be operational, replacement or modification may be required in the near future. Evaluation by a licensed HVAC technician is recommended to discuss repair options or system upgrade.



8.5 Item 1(Picture)



8.5 Item 2(Picture)



8.5 Item 3(Picture)



8.5 Item 4(Picture)

(2) The foam sleeves on suction lines have missing/damaged and deteriorated foam sleeves at outside units. Missing/damaged foam on suction line can cause energy loss and condensation. I recommend service or repair as needed.



8.5 Item 5(Picture)



8.5 Item 6(Picture)



8.5 Item 7(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

INSULATION:
BATT
FIBERGLASS

Ventilation:
Soffit Vents

Exhaust Fans:
Fan with light

Floor System Insulation:
NONE
UNABLE TO VIEW

Items

9.0 Insulation in Attic
Inspected

9.1 Insulation Under Floor System
Inspected

9.2 Vapor Retarders (in Crawlspace or basement)
Inspected

9.3 Ventilation of Attic and Foundation Areas
Repair or Replace

During the inspection of the attic, ventilation appeared to be inadequate, and what may be microbial growth (possible mold) was observed on visible wood surfaces. Poor attic ventilation can trap moisture-laden air leading to condensation and creating conditions conducive to mold or mildew growth. The apparent microbial growth should be evaluated by a qualified environmental specialist, and the attic ventilation system should be reviewed by a qualified contractor to ensure it provides adequate airflow to prevent moisture buildup.



9.3 Item 1(Picture)



9.3 Item 2(Picture)

9.4 Venting Systems (Kitchens, Baths and Laundry)

Inspected

9.5 Ventilation Fans and Thermostatic Controls in Attic

Not Inspected

Thermostatically controlled ventilation fan in attic was not tested as the temperature was below that at which it would normally activate.



9.5 Item 1(Picture)

9.6 Radon Mitigation System

Not Inspected

Two radon mitigation systems were observed at the property. The systems were not inspected or evaluated as part of this home inspection, as testing or evaluation of radon mitigation systems is outside the scope of this inspection. Recommend having both radon mitigation systems inspected and evaluated by a qualified radon mitigation professional to verify proper installation, operation, and performance. Radon testing was performed, and laboratory results will follow.



9.6 Item 1(Picture)



9.6 Item 2(Picture)

The insulation and ventilation of the home was inspected and reported on with the above information. 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 is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Items

10.0 Dishwasher

Repair or Replace

The laundry room unit failed to start or complete a cycle during the inspection. It is recommended that the appliance be further evaluated and repaired by a qualified technician.



10.0 Item 1(Picture)

10.1 Ranges/Ovens/Cooktops

Inspected

10.2 Range Hood (s)

Inspected

10.3 Microwave Cooking Equipment

Inspected

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Tank Sweep

Items

11.0 Oil tank sweep

Inspected

Date: 10/10/1000

Subject property: 100 My Dream House Lane

Safeway Home Inspections performed a visual inspection of the above referenced property to identify existing fill pipes, vent pipes and fuel distribution lines. No vent pipes, fill pipes, or fuel distribution lines were identified during this inspection.

Utilizing electronic metal detection equipment, the grounds were swept searching for any buried metallic objects. The detection equipment utilized is capable of locating a metallic object up to a depth of five feet.

No metal anomalies consistent with the size of an underground oil tank were identified during the oil tank sweep.

If you have any questions about this report please feel free to contact.

Michael Czar 908-447-9445

Safeway Home Inspections

P.O. Box 1003 New Providence NJ 07974

Terms and Conditions: Areas not accessible to the magnetic locator due to locational variabilities, denied access, or structural blockage at the time the sweep was performed are excluded from this report. The methods used at this site have been used successfully at many sites to locate underground storage tanks and drums. There can be no guarantee, however, that every target will be detected at a particular sight. Subsurface conditions (e.g. rebar/wire mesh under concrete, foundations, structures and others) may prevent some or all geophysical locating methods from working properly.



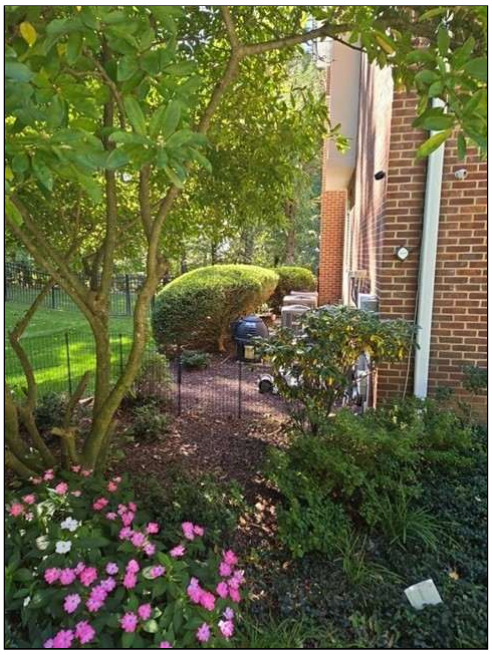
11.0 Item 1(Picture)



11.0 Item 2(Picture)



11.0 Item 3(Picture)



11.0 Item 4(Picture)



11.0 Item 5(Picture)

12. Lead Paint Hazard Inspection - Primary Residence

Items

12.0 Visual assessment

Inspected

12.1 Dust Wipe Sampling

Not Inspected

13. Mold

Items

13.0 Visual Inspection

Repair or Replace

A limited visual mold assessment was performed in conjunction with the home inspection. This assessment is non-invasive unless otherwise noted and is not intended to be a comprehensive environmental evaluation of all concealed areas.

During the visual inspection, visible microbial growth and/or conditions conducive to mold growth were observed in the Basement and Attic. These conditions may include, but are not limited to: elevated moisture levels, water intrusion, staining, musty odors, and/or visible discoloration on building materials.

Mold growth is typically the result of excess moisture or water intrusion. Identification and correction of the moisture source is critical to preventing recurrence.

This assessment is limited to readily accessible areas at the time of inspection. Concealed mold and indoor air quality conditions may exist that are not detectable within the scope of this inspection.

Further evaluation and/or remediation is recommended by a qualified and licensed mold assessor or remediation contractor.



13.0 Item 1(Picture)



13.0 Item 2(Picture)



13.0 Item 3(Picture)



13.0 Item 4(Picture)



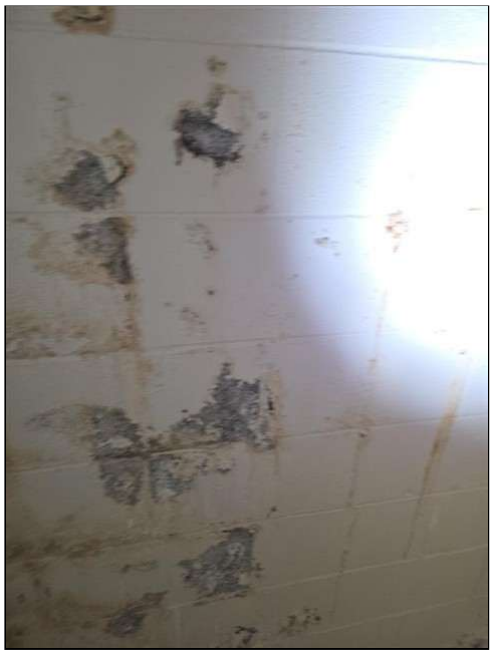
13.0 Item 5(Picture)



13.0 Item 6(Picture)



13.0 Item 7(Picture)



13.0 Item 8(Picture)



13.0 Item 9(Picture)

13.1 Air Quality Samples

Repair or Replace

Visual mold assessment was performed in conjunction with the home inspection. Visual assessment is non-invasive unless otherwise noted and is not intended to be a comprehensive environmental evaluation of all concealed areas.

During the visual inspection, visible microbial growth and/or conditions conducive to mold growth were observed in the Basement and Attic.

This assessment is limited to readily accessible areas at the time of inspection.

Air samples were collected to evaluate potential mold presence within the property. The samples were obtained using standard industry protocols and submitted to an accredited laboratory for analysis.

Laboratory results indicate that airborne mold spore levels were found to be within normal background ranges when compared to typical indoor and outdoor environments. No unusually elevated concentrations of mold spores were identified in the sampled areas at the time of testing.

It is important to note that air sampling represents conditions at the time the samples were taken and may not reflect past or future conditions. Additionally, air sampling does not identify hidden mold growth that may exist within concealed spaces or behind building materials.

While the results are considered normal, maintaining proper moisture control, ventilation, and routine property maintenance is recommended to help prevent mold growth.

MOLD CERTIFICATE OF ANALYSIS IN ATTACHMENTS SECTION



13.1 Item 1(Picture)



13.1 Item 2(Picture)



13.1 Item 3(Picture)



13.1 Item 4(Picture)



13.1 Item 5(Picture)

13.2 Swab Samples

Repair or Replace

Visual mold assessment was performed in conjunction with the home inspection. Visual assessment is non-invasive unless otherwise noted and is not intended to be a comprehensive environmental evaluation of all concealed areas.

During the visual inspection, visible microbial growth and/or conditions conducive to mold growth were observed in the Basement and Attic.

This assessment is limited to readily accessible areas at the time of inspection.

Surface (swab) samples were collected from select areas of the property in the Basement to evaluate the presence of mold. The samples were obtained using standard industry protocols and submitted to an

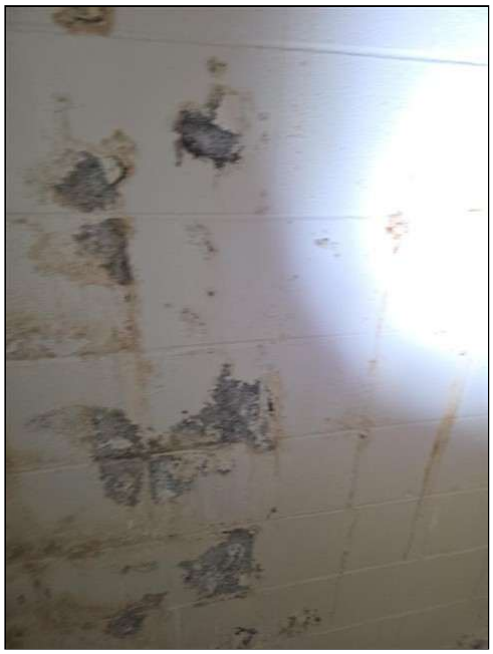
accredited laboratory for analysis.

Laboratory results indicate a positive finding for mold growth on the sampled surfaces. The presence of fungal structures and/or elevated concentrations of mold spores confirms microbial activity in the areas tested at the time of sampling.

It is important to note that swab sampling is limited to the specific locations tested and does not determine the full extent of mold contamination. The presence of mold is commonly associated with elevated moisture conditions, past or active water intrusion, or inadequate ventilation.

Based on these findings, further evaluation by a qualified licensed mold remediation professional is recommended to determine the extent of contamination and to develop an appropriate remediation plan. Correction of any underlying moisture sources is essential to prevent recurrence.

MOLD CERTIFICATE OF ANALYSIS IN ATTACHMENTS SECTION



13.2 Item 1(Picture)

13.3 Lift Tape Samples

Not Inspected

14. Radon

Items

14.0 Results Summary

Inspected, Not Inspected

(1) **Doll Room:**

Main Device Result: 0.4 pCi/L

Duplicate Device Result: 0.5 pCi/L

Result Average: 0.5 pCi/L

Prep Station Room:

Main Device Result: 0.6 pCi/L

Duplicate Device Result: 0.5 pCi/L

Result Average: 0.5 pCi/L

Results are below the action level.

See attached laboratory report

(2)

Two radon mitigation systems were observed at the property. The systems were not inspected or evaluated as part of this home inspection, as testing or evaluation of radon mitigation systems is outside the scope of this inspection. Recommend having both radon mitigation systems inspected and evaluated by a qualified radon mitigation professional to verify proper installation, operation, and performance.



14.0 Item 1(Picture)



14.0 Item 2(Picture)

General Summary

Safeway Home Inspections

P.O. Box 1003
New Providence, NJ 07974
(908)-447-9445

Customer
Mr. & Mrs Smith

Address
100 My Dream House Lane
City of Dreams NJ 99999

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

2. Exterior

2.0 Wall Cladding Flashing and Trim

Repair or Replace

The siding has peeling paint at various locations. Further deterioration may occur if not repaired. I recommend a qualified contractor inspect and repair as needed.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)

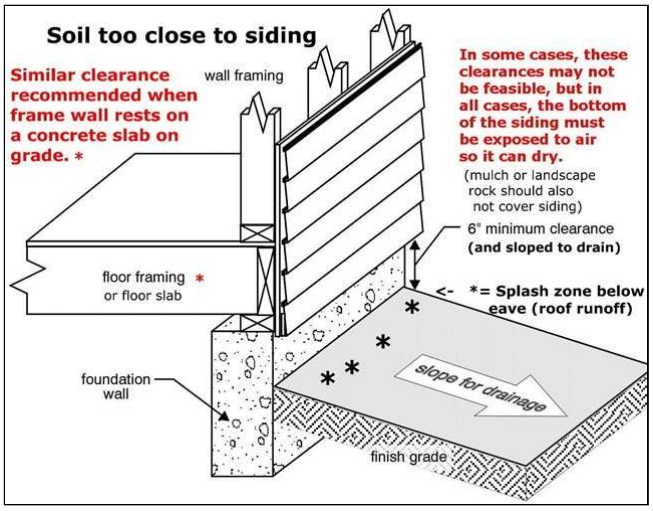
2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Repair or Replace

There is a negative slope at the exterior and can cause or contribute to water intrusion or deterioration of the foundation. Grading correction is needed by a qualified landscaping contractor prior to closing.



2.4 Item 1(Picture)



2.4 Item 2(Picture)

2.5 Eaves, Soffits and Fascias

Repair or Replace

Soffit panel and fascia at the exterior is damaged. Further deterioration may occur if not repaired. A qualified contractor should further evaluate and make repairs prior to closing.



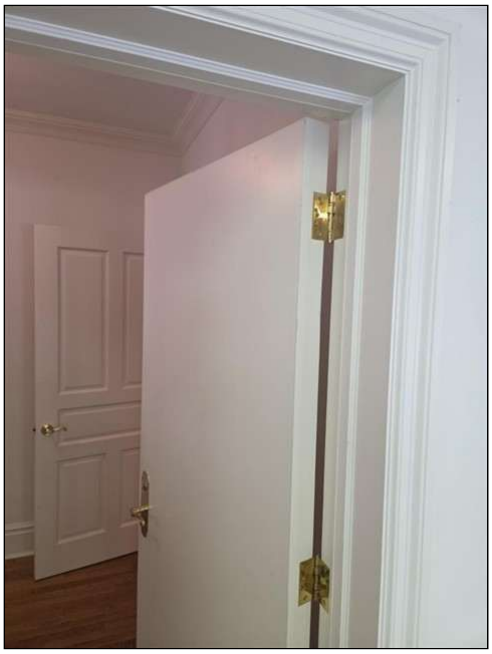
2.5 Item 1(Picture)

3. Garage

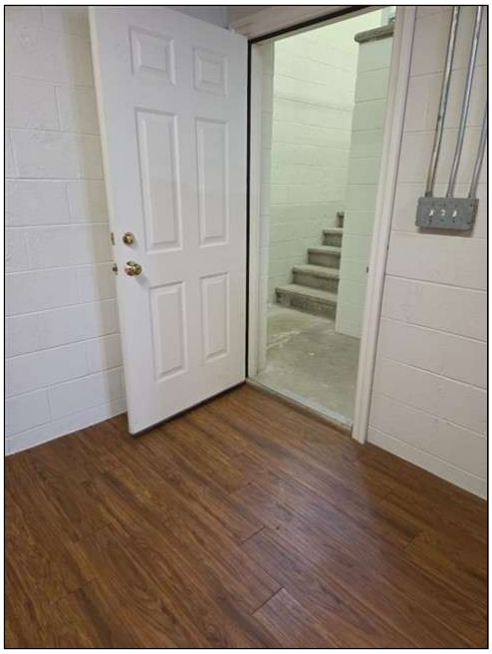
3.4 Occupant Door (from garage to inside of home)

Repair or Replace

The occupant door from inside garage to inside the home is not a self closing, fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door.



3.4 Item 1(Picture)



3.4 Item 2(Picture)

4. Interiors

4.1 Ceilings

Repair or Replace

At the time of inspection the ceiling covering revealed a water stain indicating a leak did or still does exist. Water leaks when not repaired can lead to mold or deterioration of building components. Further evaluation by a qualified contractor is needed prior to closing to determine what repairs are needed.

Signs of fungi growth are present on ceiling in several areas. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture or dampness. I recommend you contact a mold inspector or expert for investigation or correction if needed.



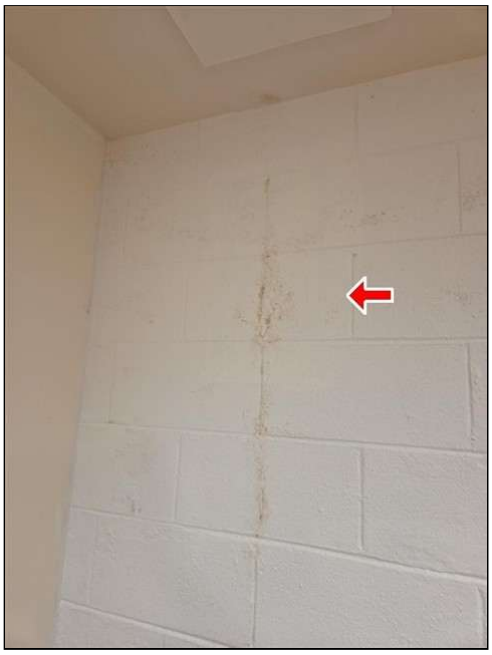
4.1 Item 1(Picture)

4.2 Walls

Repair or Replace

At the time of inspection the wall covering revealed a water stain indicating a leak did or still does exist. Water leaks when not repaired can lead to mold or deterioration of building components. Further evaluation by a qualified contractor is needed prior to closing to determine what repairs are needed.

Signs of fungi growth are present on ceiling in several areas. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture or dampness. I recommend you contact a mold inspector or expert for investigation or correction if needed.



4.2 Item 1(Picture)

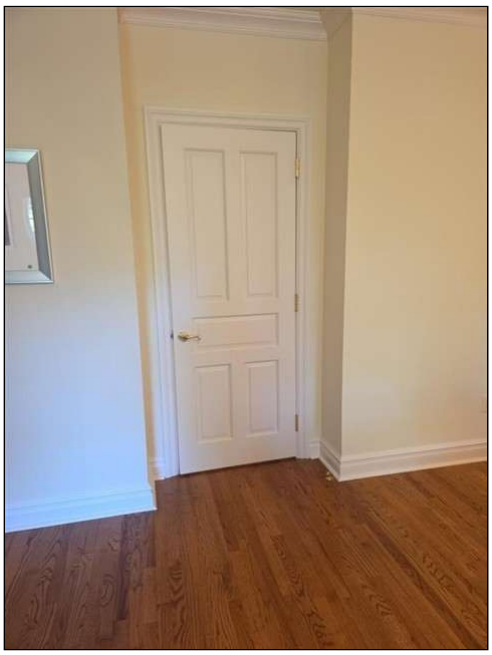


4.2 Item 2(Picture)

4.5 Doors (representative number)

Repair or Replace

The interior door does not fit the opening properly. Repairs are needed to insure doors close and latch properly. A qualified carpenter should further evaluate and make needed repairs.



4.5 Item 1(Picture)

4.6 Windows (representative number)

Repair or Replace

(1) The double hung window in the family room off of the kitchen was difficult to open and close. Further evaluation and repair/replacement is needed by a qualified contractor.



4.6 Item 1(Picture)

(2) Window sash cord is damaged. This is a safety issue as a finger/hand could be injured. A building contractor should repair or replace prior to closing.



4.6 Item 2(Picture)

5. Structural Components

5.4 Roof Structure and Attic

Repair or Replace

(1) The roof sheathing has fungi growth indicating moisture intrusion in areas. Signs of fungi growth indicate that moisture is entering inside the attic. The cause of moisture needs to be found and corrected. We did not inspect, test or determine if this growth is or is not a health hazard. I recommend you contact a mold inspector or expert for investigation or correction if needed.



5.4 Item 1(Picture)



5.4 Item 2(Picture)



5.4 Item 3(Picture)

(2) Numerous rodent traps, including traps consistent with mouse and rat control, were observed throughout the attic. A significant amount of rodent fecal matter was also observed in multiple areas. These conditions are indicative of current and/or previous rodent activity.

The extent of the observed evidence suggests that the attic may have experienced significant rodent infestation and/or ongoing pest activity. The source of entry and the extent of any concealed damage could not be determined as part of this visual inspection.

Recommend evaluation by a qualified pest control professional to determine whether active infestation is present, identify and seal potential points of entry, and provide appropriate remediation. Following pest remediation, the attic should be cleaned and sanitized as appropriate. Any insulation or building materials contaminated or damaged by rodent activity should be evaluated for replacement.



5.4 Item 4(Picture)



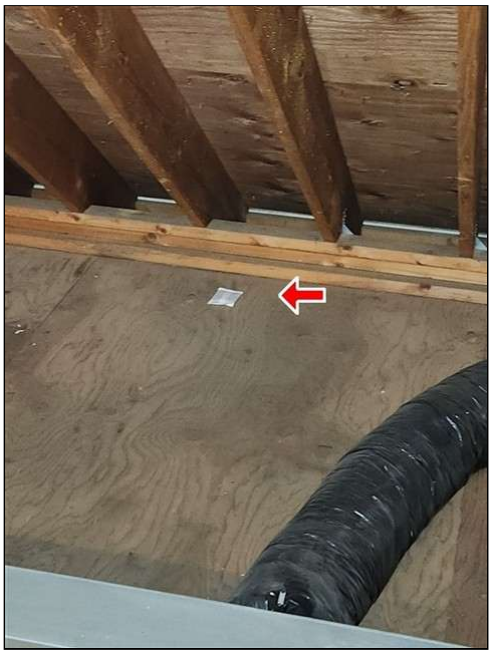
5.4 Item 5(Picture)



5.4 Item 6(Picture)



5.4 Item 7(Picture)



5.4 Item 8(Picture)



5.4 Item 9(Picture)

6. Plumbing System

6.1 Plumbing Water Supply, Distribution System and Fixtures

Not Inspected, Repair or Replace

(1) The sauna was not inspected as part of this home inspection. The sauna was not operated or evaluated for proper function, condition, safety, or installation. Recommend evaluation by a qualified contractor familiar with sauna systems prior to closing.



6.1 Item 1(Picture)

(2) The sink stopper/plunger at the basement bathroom sink was tested and did not function properly at the time of inspection. The stopper did not operate as intended. Recommend repair or replacement by a qualified plumbing contractor.



6.1 Item 2(Picture)

7. Electrical System

7.0 Service Entrance Conductors

Repair or Replace

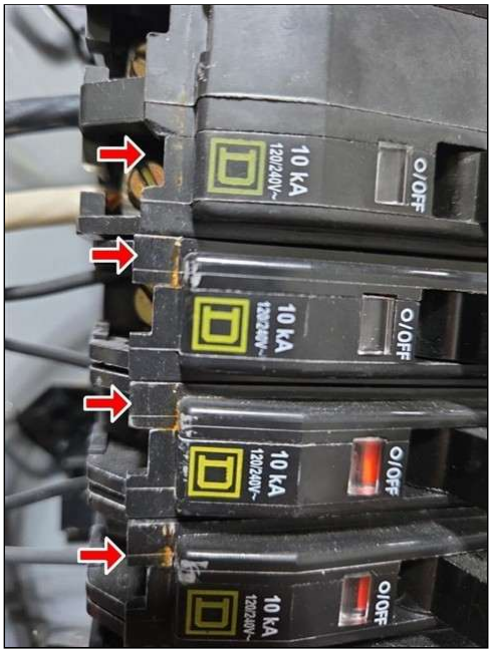
Rust was noted inside the main service panel (labeled panel "B" and panel "E") which is an indication of moisture intrusion. Rust can inhibit circuit breaker performance and may not allow breakers to perform as intended leading to a fire hazard. Further evaluation and repair is needed by a licensed electrician prior to closing.



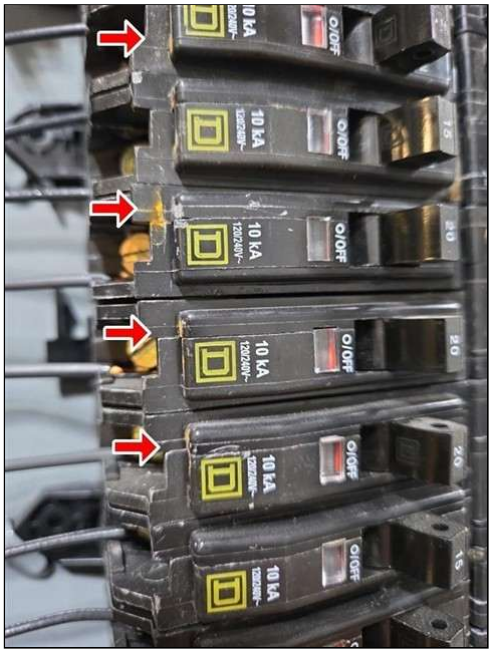
7.0 Item 1(Picture)



7.0 Item 2(Picture)



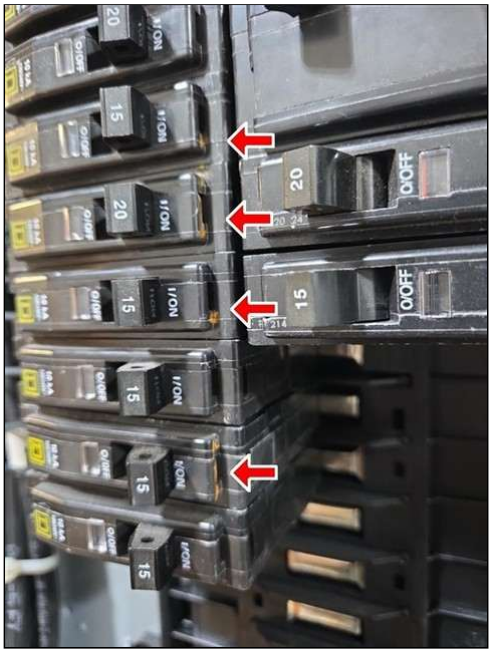
7.0 Item 3(Picture)



7.0 Item 4(Picture)



7.0 Item 5(Picture)



7.0 Item 6(Picture)

7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace

Several electrical receptacles were found to be without power at the time of inspection. The cause could not be determined during the inspection. Recommend evaluation by a qualified electrician to determine the cause and make repairs as necessary.



7.3 Item 1(Picture)



7.3 Item 2(Picture)

7.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure

Repair or Replace

The laundry room counter electrical outlet is not protected by a Ground Fault Circuit Interrupter (GFCI). Current safety standards require GFCI protection for all counter outlets to reduce the risk of electric shock. Recommend evaluation and upgrade by a licensed electrician.



7.4 Item 1(Picture)

7.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Repair or Replace

(1) GFCI (Ground Fault Circuit Interrupter) outlet, at the first floor bath by the wet bar area, when tripped also caused the overhead lighting to lose power. This is a safety hazard as someone could be left in the bathroom with no light in the room. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.



7.5 Item 1(Picture)

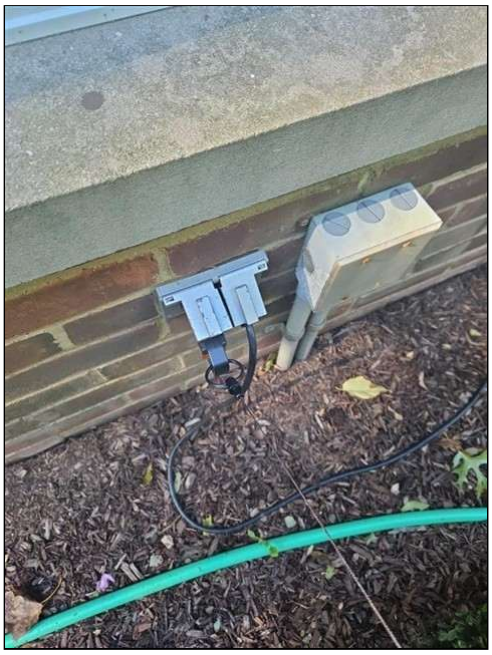
(2) Several exterior electrical receptacles were tested and found to have no power at the time of inspection. The cause could not be determined during the inspection. Recommend evaluation by a qualified electrician to determine the cause and restore proper operation. Any exterior receptacles should be properly protected with GFCI protection and weather-resistant covers as applicable.



7.5 Item 2(Picture)



7.5 Item 3(Picture)



7.5 Item 4(Picture)

8. Heating / Central Air Conditioning

8.1 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace

The basement heating system could not be operated or inspected at the time of the inspection. The thermostat was not functioning and did not respond to the controls. As a result, the operation and condition of the heating equipment could not be verified. Recommend evaluation by a qualified HVAC contractor to determine the cause of the thermostat malfunction and to inspect and test the basement heating system for proper operation and safety.



8.1 Item 1(Picture)

8.2 Presence of Installed Heat Source in Each Room

Repair or Replace

The basement heating system could not be operated or inspected at the time of the inspection. The thermostat was not functioning and did not respond to the controls. As a result, the operation and condition of the heating equipment could not be verified. Recommend evaluation by a qualified HVAC contractor to determine the cause of the thermostat malfunction and to inspect and test the basement heating system for proper operation and safety.

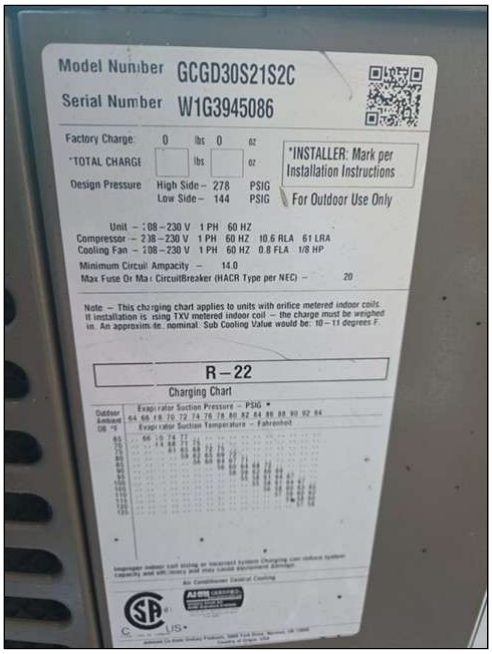


8.2 Item 1(Picture)

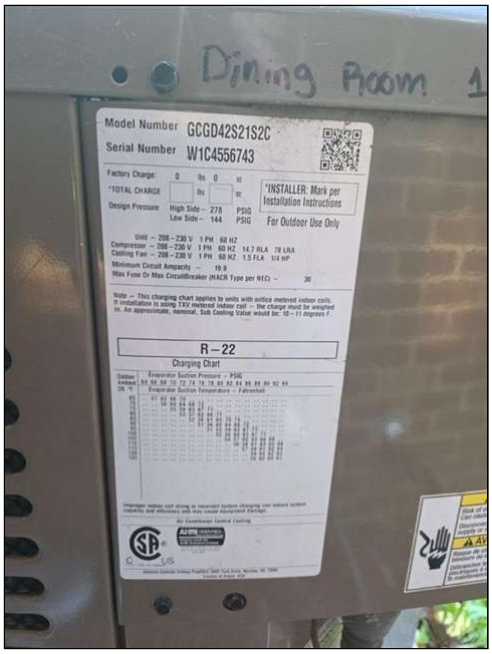
8.5 Cooling and Air Handler Equipment

Inspected, Repair or Replace

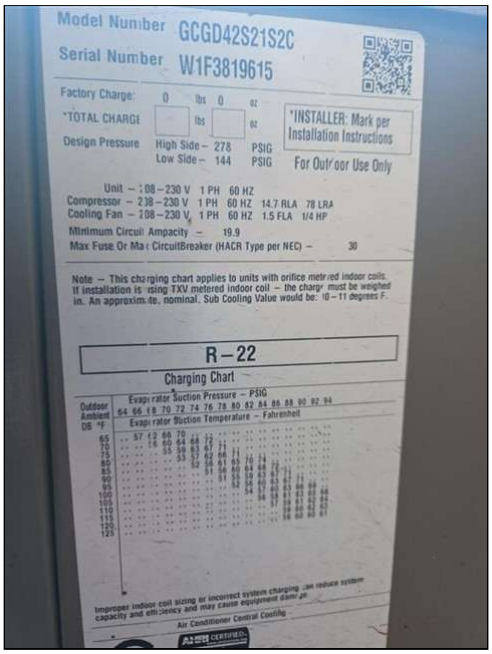
(1) All four air conditioning systems observed at the time of inspection appear to use R-22 refrigerant, which is an older refrigerant no longer manufactured or imported in the United States as of January 1, 2020, due to its harmful environmental effects. It is important to note that systems using R-22 are becoming increasingly expensive and difficult to service due to the limited availability of the refrigerant. While the system may be operational, replacement or modification may be required in the near future. Evaluation by a licensed HVAC technician is recommended to discuss repair options or system upgrade.



8.5 Item 1(Picture)



8.5 Item 2(Picture)



8.5 Item 3(Picture)



8.5 Item 4(Picture)

(2) The foam sleeves on suction lines have missing/damaged and deteriorated foam sleeves at outside units. Missing/damaged foam on suction line can cause energy loss and condensation. I recommend service or repair as needed.



8.5 Item 5(Picture)



8.5 Item 6(Picture)



8.5 Item 7(Picture)

9. Insulation and Ventilation

9.3 Ventilation of Attic and Foundation Areas

Repair or Replace

During the inspection of the attic, ventilation appeared to be inadequate, and what may be microbial growth (possible mold) was observed on visible wood surfaces. Poor attic ventilation can trap moisture-laden air leading to condensation and creating conditions conducive to mold or mildew growth. The apparent microbial growth should be evaluated by a qualified environmental specialist, and the attic ventilation system should be reviewed by a qualified contractor to ensure it provides adequate airflow to prevent moisture buildup.



9.3 Item 1(Picture)



9.3 Item 2(Picture)

10. Built-In Kitchen Appliances

10.0 Dishwasher

Repair or Replace

The laundry room unit failed to start or complete a cycle during the inspection. It is recommended that the appliance be further evaluated and repaired by a qualified technician.



10.0 Item 1(Picture)

13. Mold

13.0 Visual Inspection

Repair or Replace

A limited visual mold assessment was performed in conjunction with the home inspection. This assessment is non-invasive unless otherwise noted and is not intended to be a comprehensive environmental evaluation of all concealed areas.

During the visual inspection, visible microbial growth and/or conditions conducive to mold growth were observed in the Basement and Attic. These conditions may include, but are not limited to: elevated moisture levels, water intrusion, staining, musty odors, and/or visible discoloration on building materials.

Mold growth is typically the result of excess moisture or water intrusion. Identification and correction of the moisture source is critical to preventing recurrence.

This assessment is limited to readily accessible areas at the time of inspection. Concealed mold and indoor air quality conditions may exist that are not detectable within the scope of this inspection.

Further evaluation and/or remediation is recommended by a qualified and licensed mold assessor or remediation contractor.



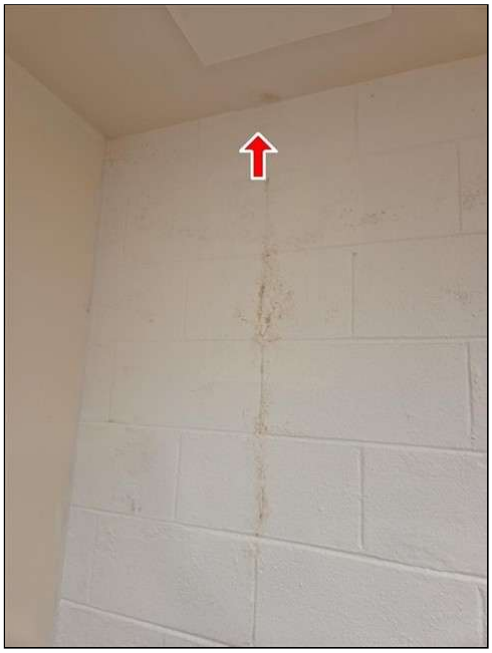
13.0 Item 1(Picture)



13.0 Item 2(Picture)



13.0 Item 3(Picture)



13.0 Item 4(Picture)



13.0 Item 5(Picture)



13.0 Item 6(Picture)



13.0 Item 7(Picture)



13.0 Item 8(Picture)



13.0 Item 9(Picture)

13.1 Air Quality Samples

Repair or Replace

Visual mold assessment was performed in conjunction with the home inspection. Visual assessment is non-invasive unless otherwise noted and is not intended to be a comprehensive environmental evaluation of all concealed areas.

During the visual inspection, visible microbial growth and/or conditions conducive to mold growth were observed in the Basement and Attic.

This assessment is limited to readily accessible areas at the time of inspection.

Air samples were collected to evaluate potential mold presence within the property. The samples were obtained using standard industry protocols and submitted to an accredited laboratory for analysis.

Laboratory results indicate that airborne mold spore levels were found to be within normal background ranges when compared to typical indoor and outdoor environments. No unusually elevated concentrations of mold spores were identified in the sampled areas at the time of testing.

It is important to note that air sampling represents conditions at the time the samples were taken and may not reflect past or future conditions. Additionally, air sampling does not identify hidden mold growth that may exist within concealed spaces or behind building materials.

While the results are considered normal, maintaining proper moisture control, ventilation, and routine property maintenance is recommended to help prevent mold growth.

MOLD CERTIFICATE OF ANALYSIS IN ATTACHMENTS SECTION



13.1 Item 1(Picture)



13.1 Item 2(Picture)



13.1 Item 3(Picture)



13.1 Item 4(Picture)



13.1 Item 5(Picture)

13.2 Swab Samples

Repair or Replace

Visual mold assessment was performed in conjunction with the home inspection. Visual assessment is non-invasive unless otherwise noted and is not intended to be a comprehensive environmental evaluation of all concealed areas.

During the visual inspection, visible microbial growth and/or conditions conducive to mold growth were observed in the Basement and Attic.

This assessment is limited to readily accessible areas at the time of inspection.

Surface (swab) samples were collected from select areas of the property in the Basement to evaluate the presence of mold. The samples were obtained using standard industry protocols and submitted to an accredited laboratory for analysis.

Laboratory results indicate a positive finding for mold growth on the sampled surfaces. The presence of fungal structures and/or elevated concentrations of mold spores confirms microbial activity in the areas tested at the time of sampling.

It is important to note that swab sampling is limited to the specific locations tested and does not determine the full extent of mold contamination. The presence of mold is commonly associated with elevated moisture conditions, past or active water intrusion, or inadequate ventilation.

Based on these findings, further evaluation by a qualified licensed mold remediation professional is recommended to determine the extent of contamination and to develop an appropriate remediation plan. Correction of any underlying moisture sources is essential to prevent recurrence.

MOLD CERTIFICATE OF ANALYSIS IN ATTACHMENTS SECTION



13.2 Item 1(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE

Safeway Home Inspections
P.O. Box 1003
New Providence, NJ 07974
(908)-447-9445
Inspected By: Michael Czar, NJ home inspector license # 24GI00116400

Inspection Date: 10/26/2026
Report ID: 20262610-100- My-Dream-House-Lane

Customer Info:	**Inspection Property:**
Mr. & Mrs Smith **Customer's Real Estate Professional:**	100 My Dream House Lane City of Dreams NJ 99999

Inspection Fee:

Service	Price	Amount	Sub-Total
LARGER SINGLE FAMILY HOME - CUSTOM QUOTE	850.00	1	850.00
OIL TANK SWEEP - PERFORMED DURING HOME INSPECTION	200.00	1	200.00
RADON TESTING - 2 LOCATIONS- PERFORMED DURING HOME INSPECTION	350.00	1	350.00
MOLD AIR QUALITY TESTING - PERFORMED DURING HOME INSPECTION	400.00	1	400.00
MOLD SWAB SAMPLE TESTING - PERFORMED DURING HOME INSPECTION	400.00	1	400.00

Tax $0.00
Total Price $2200.00

Payment Method:
Payment Status:
Note:

Safeway Home Inspections

P.O. Box 1003
New Providence, NJ 07974
(908)-447-9445

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

Certificate of Mold Analysis - Air Quality Samples

Certificate of Mold Analysis - Swab Samples

Radon Laboratory Results