Inspection Report

Mr & Mrs Smith

Property Address:
100 My New Home Lane
New Home NJ 99999



Safeway Home Inspections

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

Table of Contents

Cover Page 1
Table of Contents 2
Intro Page 3
1 Roofing 4
2 Exterior 6
3 Garage 8
4 Interiors 9
5 Structural Components 10
6 Plumbing System 12
7 Electrical System 16
8 Heating / Central Air Conditioning 18
9 Insulation and Ventilation 20
10 Built-In Kitchen Appliances 21
11 Tank Sweep 22
12 Lead Safe Inspection 25
13 Lead Paint Hazard Inspection - Primary Residence 26
14 Mold 27
15 Radon 28
General Summary 29
Invoice 33

Date: 11/2/2026	**Time:**	**Report ID:** 01012026-100-My-New-Home-Lane
Property: 100 My New Home Lane New Home 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:	**Type of building:**	**Approximate age of building:**
Customer and their agent	Single Family (2 story)	Over 50 Years
Temperature:	**Weather:**	**Ground/Soil surface condition:**
Below 65 (F) = 18 (C)	Clear	Damp
Rain in last 3 days:	**Radon Test:**	**Water Test:**
Yes	Yes	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:
Ground

Sky Light(s):
None

Chimney (exterior):
Brick

Items

1.0 Roof Coverings

Inspected

At the time inspection our company was not able to safely access the roof. This limits the inspection to a visual inspection of the roof coverings from the ground.

1.1 Flashings

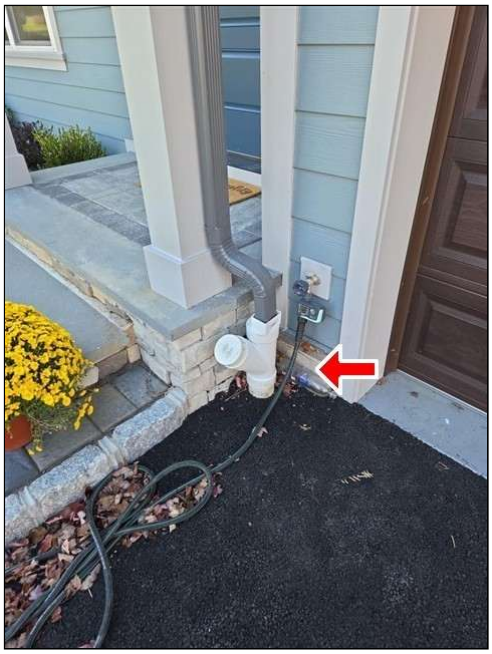
Inspected

At the time inspection our company was not able to safely access the roof. This limits the inspection to a visual inspection from the ground. The areas from the ground that were not able to be seen were the plumbing vent boots, the skylight flashings, the backside of the chimney flashing and other various areas of flashing.

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 inspection from the ground.



1.2 Item 1(Picture)



1.2 Item 2(Picture)



1.2 Item 3(Picture)

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.

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:
Shiplap

Siding Material:
Vinyl

Appurtenance:
Covered porch
Porch

Driveway:
Asphalt

Items

2.0 Wall Cladding Flashing and Trim
Inspected

2.1 Doors (Exterior)
Inspected

2.2 Windows
Inspected

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



2.3 Item 1(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

Overhanging branches can cause physical damage to roofing materials, contribute to clogged gutters, promote moisture retention, and provide a pathway for pests. It is recommended that a qualified tree service contractor trim or remove tree limbs that are in contact with or overhanging the roof to prevent potential damage and maintain proper roof drainage and ventilation.

Trim and maintain all vegetation so that there is a one to two foot clearance around the structure. This will help reduce moisture damage and premature wear of exterior finishing materials.

2.5 Eaves, Soffits and Fascias

Inspected

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:	Garage Door Material:	Auto-opener Manufacturer:
One automatic	Fiberglass	STANLEY

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)

Inspected

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
Wallpaper
Tile

Floor Covering(s):
Hardwood T&G
Laminated T&G
Tile

Interior Doors:
Hollow core

Window Types:
Double-hung
Casement

Window Manufacturer:
PELLA

Cabinetry:
Wood

Countertop:
Quartz

Items

4.0 Floors
Inspected

4.1 Ceilings
Inspected

4.2 Walls
Inspected

4.3 Steps, Stairways, Balconies and Railings
Inspected

4.4 Counters and Cabinets (representative number)
Inspected

4.5 Doors (representative number)
Inspected

4.6 Windows (representative number)
Inspected

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:
steel lally columns
not visible

FLOOR STRUCTURE:
wood joists
not visible

Roof Structure:
Stick-built
Plywood
Sheathing

Roof-Type:
Gable

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

Attic info:
Pull Down stairs

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

The foundation walls of the lower level's finished areas 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 finished areas of the basement wall structure is excluded from this inspection and report.

5.1 Walls (Structural)

Not Inspected

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

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

Inspected

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:
Public

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:
PVC

Water Heater Power Source:
Gas (quick recovery)

Water Heater Capacity:
75 Gallon

Water Heater Location:
Utility Room

Items

6.0 Plumbing Drain, Waste and Vent Systems

Repair or Replace

The plumbing waste line drains slowly. This condition can lead to an overflow. A qualified licensed plumber should further evaluate to determine the cause and make needed repairs prior to closing.



6.0 Item 1(Picture)

6.1 Plumbing Water Supply, Distribution System and Fixtures

Repair or Replace

During the inspection, the hot water temperature at the plumbing fixtures was observed to be excessively hot. Water temperatures that are too high may present a scalding or burn hazard, particularly to children, elderly occupants, and individuals with limited mobility. Recommend evaluation and adjustment of the water heater temperature setting by a licensed plumbing contractor to help ensure safe operating temperatures.



6.1 Item 1(Picture)

6.2 Water heating systems

Inspected

6.3 Main Water Shut-off Device (Describe location)

Inspected

The main water shut off is lever located in the basement. This is 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.



6.7 Item 1(Picture)



6.7 Item 2(Picture)

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:
Overhead

Panel Type:
Circuit breakers

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Romex

Items

7.0 Service Entrance Conductors
Inspected

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

The function of a the front bedroom wall switch could not be determined during the inspection. Recommend further evaluation by a qualified electrician to identify the switch's purpose and verify proper operation.



7.3 Item 1(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

Inspected

7.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Inspected

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 System Brand:
YORK

Heat Type:
Forced Air

Energy Source:
Gas

Number of Heat Systems (excluding wood):
One

Ductwork:
UNABLE TO VIEW

Types of Fireplaces:
Direct Vented gas logs

Operable Fireplaces:
One

Number of Woodstoves:
None

Cooling Equipment Type:
Air conditioner unit

Cooling Equipment Energy Source:
Electricity

Number of AC Only Units:
One

Items

8.0 Heating Equipment

Repair or Replace

The second-floor furnace did not operate when the thermostat was activated during the inspection. The system failed to turn on and its operation could not be verified. Recommend evaluation, diagnosis, and repair by a qualified HVAC contractor prior to closing to determine the cause of the malfunction and restore proper operation.



8.0 Item 1(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 second-floor furnace did not operate when the thermostat was activated during the inspection. The system failed to turn on and its operation could not be verified. Recommend evaluation, diagnosis, and repair by a qualified HVAC contractor prior to closing to determine the cause of the malfunction and restore proper operation.

8.2 Presence of Installed Heat Source in Each Room

Inspected

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

Inspected

8.5 Cooling and Air Handler Equipment

Not Inspected

The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. Operating the equipment under these conditions could possibly damage the compressor. We did not inspect this unit.

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:
Ridge vents
Soffit Vents

Exhaust Fans:
Fan with light

Floor System Insulation:
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
Inspected

9.4 Venting Systems (Kitchens, Baths and Laundry)
Inspected

9.5 Ventilation Fans and Thermostatic Controls in Attic
Inspected

9.6 Radon Mitigation System
Not Present

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

Inspected

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: 01/01/0000

Subject property: 100 My New Home Lane, New Home, NJ 99999

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)

12. Lead Safe Inspection

Items

12.0 Visual assessment

12.1 Dust Wipe Sampling

13. Lead Paint Hazard Inspection - Primary Residence

Items

13.0 Dust Wipe Sampling

Not Inspected

14. Mold

Items

14.0 Air Quality Samples

Not Inspected

14.1 Swab Samples

Not Inspected

14.2 Lift Tape Samples

Not Inspected

15. Radon

Items

15.0 Results Summary

Inspected

Laboratory Results to follow.

General Summary

Safeway Home Inspections

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

Customer
Mr & Mrs Smith

Address
100 My New Home Lane
New Home 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

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

Repair or Replace

Overhanging branches can cause physical damage to roofing materials, contribute to clogged gutters, promote moisture retention, and provide a pathway for pests. It is recommended that a qualified tree service contractor trim or remove tree limbs that are in contact with or overhanging the roof to prevent potential damage and maintain proper roof drainage and ventilation.

Trim and maintain all vegetation so that there is a one to two foot clearance around the structure. This will help reduce moisture damage and premature wear of exterior finishing materials.

6. Plumbing System

6.0 Plumbing Drain, Waste and Vent Systems

Repair or Replace

The plumbing waste line drains slowly. This condition can lead to an overflow. A qualified licensed plumber should further evaluate to determine the cause and make needed repairs prior to closing.



6.0 Item 1(Picture)

6.1 Plumbing Water Supply, Distribution System and Fixtures

Repair or Replace

During the inspection, the hot water temperature at the plumbing fixtures was observed to be excessively hot. Water temperatures that are too high may present a scalding or burn hazard, particularly to children, elderly occupants, and individuals with limited mobility. Recommend evaluation and adjustment of the water heater temperature setting by a licensed plumbing contractor to help ensure safe operating temperatures.



6.1 Item 1(Picture)

7. Electrical System

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

The function of a the front bedroom wall switch could not be determined during the inspection. Recommend further evaluation by a qualified electrician to identify the switch's purpose and verify proper operation.



7.3 Item 1(Picture)

8. Heating / Central Air Conditioning

8.0 Heating Equipment

Repair or Replace

The second-floor furnace did not operate when the thermostat was activated during the inspection. The system failed to turn on and its operation could not be verified. Recommend evaluation, diagnosis, and repair by a qualified HVAC contractor prior to closing to determine the cause of the malfunction and restore proper operation.



8.0 Item 1(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 second-floor furnace did not operate when the thermostat was activated during the inspection. The system failed to turn on and its operation could not be verified. Recommend evaluation, diagnosis, and repair by a qualified HVAC contractor prior to closing to determine the cause of the malfunction and restore proper operation.

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.

Prepared Using HomeGauge http://www.HomeGauge.com : Licensed To Michael Czar, NJ home inspector license # 24GI00116400

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: 11/2/2026
Report ID: 01012026-100-My-New-Home-Lane

Customer Info:	**Inspection Property:**
Mr & Mrs Smith **Customer's Real Estate Professional:**	100 My New Home Lane New Home NJ 99999

Inspection Fee:

Service	Price	Amount	Sub-Total
SINGLE FAMILY HOME INSPECTION (up to 4 beds/2 baths, townhouse, half duplex). Termite inspection included.	550.00	1	550.00
TRIPPLE SERVICE BUNDLE: Oil tank, sewer line and radon PERFORMED AT THE TIME OF HOME INSPECTION	675.00	1	675.00

Tax $0.00
Total Price $1225.00

Payment Method:
Payment Status:
Note: