

Visual Property Inspection

[REDACTED]
North Arlington, NJ 07031

Prepared for :

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[REDACTED]
Garfield, NJ



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Limitations

- Restricted Debris Snow Vegetation

It is vital to your interests to do a walk through inspection of your own on closing day using the checklist provided in your binder(call for a new one if necessary) as it is your last chance prior to purchase to become aware of any defects or conditions that may have changed for the worse since the inspection.

This inspection report does not constitute a warranty, guarantee or insurance policy of any kind. There are no warranties made against roof leaks, wet basements, mechanical breakdowns, or any other defects. The report is a professional opinion based on a visual inspection of the accessible areas and features of the property as of the date and time of the inspection.

If a warranty to protect against component and system breakdowns is desired, it is necessary to purchase a home warranty insurance policy. Make sure to check the scope and conditions of any home warranty insurance policy to ensure adequate coverage.

All properties will need ongoing maintenance and repairs as they age and predicting when repairs will be needed is beyond the scope of a home inspection.

Conditions

- Clear Cloudy Rain Wet
Approx. Temperature 78 Approx. Hydrant Distance 95'

Building

- Condo Rural Bungalow Bi-Level 2 Story 3 Story
 Semi-Detached Duplex Row House Other Split level

Estimated Age: 67

All defects listed in the report should be repaired as necessary by a qualified licensed contractor. All receipts , closed permits, and necessary documentation should be obtained at or prior to settlement. If it is not possible to complete repairs before settlement, estimates from a qualified licensed contractors should be obtained so approximate costs can be known.

It is recommended that the seller be asked to provide a disclosure form prior to closing listing any deficiencies or required repairs (i.e. water problems, leaks or other issues, etc.) that they may be aware of.

Landscaping

- Slopes to House Flower Bed Hedge Tree Ravine
 Earth to Wood Site Erosion No Swale

Trim and maintain vegetation away from structure to reduce moisture damages and premature wear of finishing materials. Trim back any trees which rub against or may drop heavy branches on roof in high wind conditions.

Maintain a positive slope of 1" per foot for a distance of 10' away from the house to prevent water from running towards the foundation walls.

Walkway/Path

- Slopes to House Paving Stone Patio Block Concrete Asphalt
 Brick Slate

Porch

- Unsecured Metal Wood Concrete Brick Crack
 Corrosion Rot Repaint Stone

Have a qualified contractor repair cracks in front steps as required to avoid further deterioration.



Cracks on front stairway here.



Spalled concrete on front porch deck.



Cracked stone on lower step.

Lighting

- None Unsecured

Receptacle

- Damaged Add GFCI

Deck/Patio

- Unsecured Wood Brick Concrete Metal
 Slopes to House Paving Stone Patio Block Stone Crack
 Deterioration Mold Rot Composite

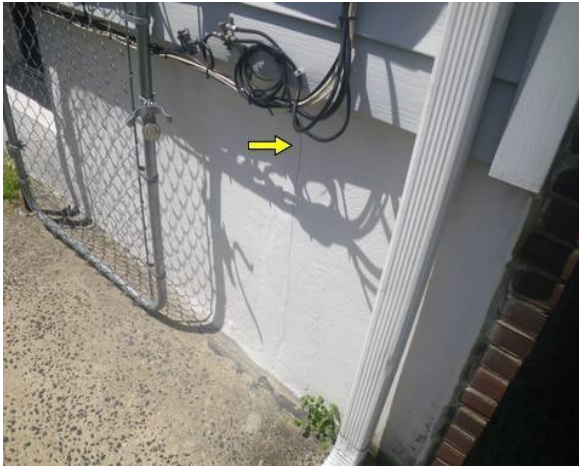
Re-finish as necessary to protect wood from water damage.

Railing

- Unsecured Metal Wood Incomplete None Composite

Foundation wall

- Block Concrete Brick Stone



Settlement crack near left front corner of house.

Doors

- Rotted wood Metal Wood Fiberglass Dead Bolt Lock

Door locks were not checked as part of the inspection. Advise having all the door locks re-keyed or replaced as a security measure after settlement.

Window

- Add cover Recaulk Weather-strip

Windows normally require regular on-going maintenance and upkeep as they age. Seal and caulk any cracks and gaps that occur with age around window frames and especially the window sills.

Wall surface

- Vinyl siding Aluminum siding Wood siding Wood shingles
 Cement shingles Stone Brick Stucco
 Composite paneling

Paint all exterior wood surfaces. Do not paint over damaged wood. Replace all damaged wood prior to painting.

Property and Site

Seal all open gaps and dissimilar materials to reduce the risk of water infiltration and subsequent damage. Sealing gaps will also help keep insects and rodents out.



Patch hole in siding.

Roof Structure

Inspected By:

- Binocular Roof Edge Walk On No Access

Limitations

- Deck Gravel Height Steep Slope Rain Solar Panel

could not see top portions of roof from ground, those areas were not inspected.

Main Roof

- Flat Gable Valley Hip Shed Other
- Estimated Age 15 Pitch 6/12



Roofline pitches down here.

Roof Structure

Gutter/Downspout

- | | | | | | |
|--|--|---|---|----------------------------------|-------------------------------------|
| <input type="checkbox"/> Unsecured | <input checked="" type="checkbox"/> Aluminum | <input type="checkbox"/> Galvanized | <input type="checkbox"/> Copper | <input type="checkbox"/> Plastic | <input type="checkbox"/> Incomplete |
| <input type="checkbox"/> Dent | <input type="checkbox"/> Corrosion | <input type="checkbox"/> Leak | <input checked="" type="checkbox"/> Drainage Above Ground | | |
| <input type="checkbox"/> Drainage Below Ground | <input type="checkbox"/> Spill | <input checked="" type="checkbox"/> Extend Leader | <input type="checkbox"/> Redirect Leader | <input type="checkbox"/> Clean | |

Clean and maintain gutter system to safely carry rain water away from house. Any above ground downspouts need to extend at least 6' away from house to help keep water out.

The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The grade around the home should be sloped away from the house to encourage water flow away from the foundation.



Downspout missing from top back roof.

Fascia/Soffit

- | | | | | | |
|-------------------------------------|--|------------------------------------|--------------------------------|--------------------------------|--------------------------------|
| <input type="checkbox"/> Not Vented | <input checked="" type="checkbox"/> Aluminum | <input type="checkbox"/> Wood | <input type="checkbox"/> Vinyl | <input type="checkbox"/> Other | <input type="checkbox"/> Loose |
| <input type="checkbox"/> Mildew | <input type="checkbox"/> Stain | <input type="checkbox"/> Corrosion | | | |

Keep all wood trim painted to prevent wood rot. Replace any damaged wood before painting.

Covering

- | | | | | | |
|---|--|---------------------------------------|-------------------------------------|---|---------------------------------|
| <input checked="" type="checkbox"/> Asphalt Shingle | <input type="checkbox"/> Concrete | <input type="checkbox"/> Wood Shingle | <input type="checkbox"/> Wood Shake | <input type="checkbox"/> Fiberglass Shingle | |
| <input type="checkbox"/> Tar | <input type="checkbox"/> Metal | <input type="checkbox"/> Other | <input type="checkbox"/> Nail Pop | <input type="checkbox"/> Loose | <input type="checkbox"/> Broken |
| <input type="checkbox"/> Crack | <input type="checkbox"/> Patched | <input type="checkbox"/> Mildew | <input type="checkbox"/> Stain | <input type="checkbox"/> Worn | <input type="checkbox"/> Curl |
| <input type="checkbox"/> Fungus | <input type="checkbox"/> Improper Installation | <input type="checkbox"/> Slate | <input type="checkbox"/> Metal | | |

Estimated # of Layers 2

Have a qualified contractor replace missing shingles on left side of front roof, evaluate slope of roof inward from edges, evaluate top portion of roof, and make any repairs to roof as required. Also evaluate chimney and repair any loose bricks or other defects as required.

With a visual inspection, there is no way to guarantee against future leaks. Therefore it is important to review the history of any past roof leaks and repairs with the owner. It is extremely important that during your final walk through that you carefully examine the ceilings for any new stains that may have developed since the visual inspection.

The report is not intended to be conclusive regarding the life span of the roofing system or how long it will

Roof Structure

remain watertight in the future. The inspection and report are based on visible and apparent conditions at the time of inspection. Unless rain has fallen just prior to or at the time of inspection, it may not be possible to determine if active leakage is occurring. conclusions made by the inspector do not constitute a warranty, guarantee, or policy of insurance.



Roof appears to have 2 layers of shingles.



Shingles missing here.

Life Expectancy

- Typical
 Middle
 Exceeded
 Middle/end

The roof shingles are designed for 15 to 20 years of useful life.

All roofs require periodic maintenance to achieve their typical life span and should be inspected and serviced annually. Expect to make minor repairs to any roofing system as part of an annual service plan.

Accessory

- Unsecured
 Air Vent
 Vent Stack
 Turbine
 Electrical Mast
 Solar Panel
 Skylight
 Antenna
 Dish

Remove any roof antennas attached to chimney to take the extra stress off the chimney.

As a roof ages, sealing and recaulking is occasionally required of all roof penetrations , especially any skylights to prevent future damages associated with leaks.

Flashing

- Not Checked
 Chimney
 Dormer
 Drip Edge
 Flat Roof
 Skylight
 Roof to Wall
 Stack
 Valley
 Roll Roofing
 Aluminum
 Copper
 Rubber
 Gap
 Deterioration
 Corrosion
 Tarred
 Reseal
 Improper
 Replace When Re-roofing

Stack flashing is designed for 10 to 15 years.

Properly installed flashing is typically not visible nor able to be fully accessed for performance at the time of a home inspection.

As roof ages, monitor flashings around any roof protrusion such as plumbing stacks, air vents , chimneys, masts, skylights , etc. to reduce the risk of future leaks. Make sure all flashings remain fastened, sealed

Roof Structure

and caulked properly- improve or replace as required.

Chimney/Vent

- | | | | | | |
|----------------------------------|------------------------------------|---|---|---|---|
| <input type="checkbox"/> Leaning | <input type="checkbox"/> Fireplace | <input checked="" type="checkbox"/> Furnace | <input type="checkbox"/> Gas Insert | <input type="checkbox"/> Other | <input checked="" type="checkbox"/> Brick |
| <input type="checkbox"/> Metal | <input type="checkbox"/> Wood | <input type="checkbox"/> Stucco | <input type="checkbox"/> Crack | <input checked="" type="checkbox"/> Deterioration | <input type="checkbox"/> Corrosion |
| <input type="checkbox"/> Loose | <input type="checkbox"/> Abandoned | <input type="checkbox"/> No Wind Cap | <input type="checkbox"/> Metal Liner Required | | |



Gaps in chimney bricks can be seen from back yard.

Chimney Cap

- | | | | | | |
|--|------------------------------------|----------------------------------|---|--------------------------------|--------------------------------|
| <input type="checkbox"/> None | <input type="checkbox"/> Concrete | <input type="checkbox"/> Masonry | <input checked="" type="checkbox"/> Metal | <input type="checkbox"/> Other | <input type="checkbox"/> Crack |
| <input type="checkbox"/> Deterioration | <input type="checkbox"/> Corrosion | <input type="checkbox"/> Loose | | | |

There is no visual access to the chimney interior. The interior of the chimney was not checked as part of the inspection.

Visible Flue Liner

- | | | | | | |
|--|------------------------------------|---|--------------------------------|---------------------------------------|-----------------------------------|
| <input type="checkbox"/> None | <input type="checkbox"/> Brick | <input type="checkbox"/> Clay | <input type="checkbox"/> Metal | <input type="checkbox"/> Metal Insert | <input type="checkbox"/> Rain Cap |
| <input type="checkbox"/> Deterioration | <input type="checkbox"/> Corrosion | <input type="checkbox"/> Loose | <input type="checkbox"/> Crack | <input type="checkbox"/> Improper | |
| <input type="checkbox"/> Advise Cleaning | | <input checked="" type="checkbox"/> Flue liner is not visible from ground | | | |

Secondary Roof

- | | | | | |
|--|--------------------------------|------------------------------|-------------------------------|--------------------------------|
| <input checked="" type="checkbox"/> Flat | <input type="checkbox"/> Gable | <input type="checkbox"/> Hip | <input type="checkbox"/> Shed | <input type="checkbox"/> Other |
| Estimated Age 10 | | Pitch ----- | | |

Secondary Roof Covering

- | | | | | | |
|--|-----------------------------------|---------------------------------------|-------------------------------------|--|----------------------------------|
| <input type="checkbox"/> Asphalt Shingle | <input type="checkbox"/> Concrete | <input type="checkbox"/> Wood Shingle | <input type="checkbox"/> Wood Shake | <input checked="" type="checkbox"/> Membrane | <input type="checkbox"/> Metal |
| <input type="checkbox"/> Other | <input type="checkbox"/> Nail Pop | <input type="checkbox"/> Loose | <input type="checkbox"/> Broken | <input type="checkbox"/> Crack | <input type="checkbox"/> Patched |
| <input type="checkbox"/> Mildew | <input type="checkbox"/> Stain | <input type="checkbox"/> Worn | <input type="checkbox"/> Curl | <input type="checkbox"/> Fungus | |
| <input type="checkbox"/> Improper Installation | | <input type="checkbox"/> Slate | | | |
| Estimated # of Layers 2 | | | | | |

Roof Structure



View of back low slope roof.

Sec. Roof Life Expectancy

- Typical
 Middle
 Middle/end
 End
 Exceeded

Attic

Limitations

- No Access
 Sealed
 Stored Items
 Looked In
 Entered
 Hatch
 Pull Down
 Insulated

Lower attic had a mold-like growth on sheathing (see picture). Client declined sampling. Mold is a health hazard to mold sensitive people, advise removing any mold for a healthy environment.

Top attic had a very small hatch and no floor, Viewed from hatch.

Structure

- Truss
 Rafter
 Warped
 Stain
 Sag
 Split

Sheathing

- Condensation
 Composite
 Thermal Board
 Plywood
 Board
 R Felt
 Mildew
 Sag
 Stain

Water stains were observed on the sheathing or structure in the attic in some areas. These areas tested dry using the moisture meter. While the leaks did not appear to be active, it is not possible to determine at the time of this inspection if the stains are old leaks or leaks that started recently. Review history of any past water leaks with the owner. If the owner is not aware of any past water leaks, monitor attic water staining during wet periods and repair all gaps/holes/penetrations in the roofing material/sheathing to reduce water entry and subsequent damages.

Attic

Any gaps around penetration holes in attic for pipes or air conditioning should be sealed to help keep birds and animals out of attic.



Mold-like growth in front lower attic on sheathing.

Insulation

- | | | | | | |
|--|------------------------------------|--|--|---|-------------------------------------|
| <input type="checkbox"/> Radiant Barrier | <input type="checkbox"/> Concealed | <input type="checkbox"/> Finished | <input type="checkbox"/> None | <input type="checkbox"/> Vapor Barrier | <input type="checkbox"/> Fibreglass |
| <input type="checkbox"/> Mineral | <input type="checkbox"/> Cellulose | <input type="checkbox"/> Wood Shavings | <input type="checkbox"/> Rigid Plastic | <input type="checkbox"/> Foam | <input type="checkbox"/> Other |
| <input type="checkbox"/> Batt | <input type="checkbox"/> Blown | <input type="checkbox"/> Sprayed | <input type="checkbox"/> Required | <input checked="" type="checkbox"/> Loose | |

Estimated Depth 3 1/2" - 6"

Add to at least R38 or 12" of fiberglass batts to lower heating and cooling costs

Ventilation

- | | | | | | |
|-------------------------------|--|---|----------------------------------|-------------------------------------|----------------------------------|
| <input type="checkbox"/> None | <input checked="" type="checkbox"/> Soffit | <input checked="" type="checkbox"/> Gable End | <input type="checkbox"/> Turbine | <input type="checkbox"/> Mechanical | <input type="checkbox"/> Baffles |
| <input type="checkbox"/> Roof | <input type="checkbox"/> Blocked | <input type="checkbox"/> Required | | | |

Exhaust Duct

- | | | | | |
|------------------------------------|--|--|----------------------------------|--------------------------------|
| <input type="checkbox"/> Concealed | <input type="checkbox"/> Not Insulated | <input checked="" type="checkbox"/> Into Attic | <input type="checkbox"/> Plastic | <input type="checkbox"/> Metal |
|------------------------------------|--|--|----------------------------------|--------------------------------|

Top bathroom duct vents into attic. Have a qualified contractor extend to exterior to avoid moisture damage.



Top unit exhaust fan into attic.

Electrical

- Concealed
 Abandoned
 Knob & Tub
 Open Splice
 Frayed

Basement/Structure

Limitations

- Finished
 Clutter
 Dry Weather
 Dry Ground

Floor

- Crack
 Concrete
 Carpet
 Ceramic
 Vinyl
 Wood
 Stone

Basement/ground floor was inspected for signs of leakage, but all basements can leak under certain weather conditions, ask seller if there is any history of moisture/water intrusion and monitor during wet weather to ensure that there are no current leaks.

Wall

- Crack
 Concealed
 Wallpaper
 Block
 Brick
 PWF
 Drywall

Ceiling

- Stain
 Unfinished
 Drywall
 Acoustic
 Wood
 Tile

Window

- Binds
 Not Tested
 Damaged
 Stain
 Repaint

Door

- Binds
 Damaged
 Pocket
 Hinged

Basement/Structure



Better seal side basement door.



Hole in basement door.

Lighting

- Minimal Unsecured

Receptacle

- Damaged Install GFCI Reverse Polarity No Ground Open Ground



Reversed polarity.



GFCI in bathroom wouldn't turn off.

[Basement/Structure](#)



Reversed polarity.

Circuit Wire

- Concealed Unsecured Improper



cover open electrical boxes.

Basement Stairway

- Unsecured Carpet Vinyl Wood Worn Trip Hazard

Floor has 9" square floor tiles of age that usually contains asbestos. The only way to know for sure is to test tiles. These are not considered to be dangerous as long as they are not disturbed as the asbestos is encapsulated in the vinyl.

Basement/Structure



Sawdust and carpenter ant pieces under basement staircase.



Vinyl tiles on staircase are size and age that typically contain asbestos.

Railing

- Unsecured
 Metal
 Wood
 Incomplete
 None

Floor Joist

- Concealed
 Unsecured
 Split
 Stain
 Other

Detail- Much of the structure in a finished ground floor or basement is not visible for inspection, condition is based on what can be seen in a finished ground floor or basement.

Bridging

- Concealed
 Continuous
 X-Metal
 X-Wood
 Solid Wood

Sill Plate

- Concealed
 Moisture Gasket
 Mildew
 Stain
 No Anchors

Beam

- Unsecured
 Concealed
 Laminate
 Metal
 Wood
 Sag

Post

- On Slab
 Concealed
 Adjustable
 Brick
 Concrete
 Wood
 Metal post

Pipes/Ducts

- Unsecured
 Leak
 Insulated

Heating pipes have asbestos-like covering (see picture). Asbestos is a recognized environmental hazard. Have any friable asbestos removed or encapsulated by a qualified licensed asbestos abatement contractor for safety.

Basement/Structure



Asbestos like covering on old heating pipe.

Ventilation

- Mechanical Blocked Required

Heat

- Convector Air vent Electric baseboard Radiator
 No heat in basement No air conditioning in basement

Electrical Service

Service Entrance

- Underground Overhead No Conduit 120 - Volt 120/240 Volt Unsecured
 Frayed

Entrance Cable

- Concealed Aluminum Copper

Main Disconnect

- Switch/Cartridge Fuse Breaker

No main disconnect seen.

Disconnect Rating

- Have Electrician Evaluate
Amps 100 each

Distribution Panel

- Not Opened Non Standard Installation Obstructed Unsecured Corrosion
 Obsolete Basement

Electrical Service

Panel Rating

Room For Expansion
Amps 100

Fuse

Breaker Glass Cartridge Time Delay GFCI Breaker AFCI Breaker
 Blown Over-Fused

Circuit Wire

Improper Aluminum Copper Copper Clad Other
 Non-Metallic Sheathed Armoured Cable Knob & Tub
 Double Tapping Spliced Corrosion Scorched

Keep all receptacle, light switches and wires covered for personal safety. Do not use extension cords for permanent wiring.

Grounding

Concealed Ground Rod Water Main Improper Connection Meter By-Pass

The integrity of the electrical system cannot be verified with a visual inspection

Bonding

Concealed Water Pipe Gas Pipe Improper Connection Corrosion
 Unsecured

Auxiliary Panel

Concealed Non Standard Installation Not Opened Unsecured Corrosion
 Obsolete

Location Hallways

Hallways had fuse boxes in front of each apartment (see picture). These are considered to be obsolete and many municipalities and insurance companies will not accept them at this point in time. Have a qualified licensed electrician evaluate electrical system and make improvements as required for safety. Include repairing reversed polarity outlets and installing GFCIs where needed for safety.

Electrical Service



All units had fuse boxes in hallways in front of entrance.

Auxiliary Disconnect Rating

Have Electrician Evaluate
Amps 30

Auxiliary Panel Rating

Room For Expansion
Amps 30

Auxiliary Fuse

Breaker Glass Cartridge Time Delay GFCI Breaker Blown
 Over Fused Scorched

Heating

Data Plate

Not Legible Incomplete
BTU input: 85,000 first floor 65,000 other Estimated Age: 13 each Model HG85FV & HG65V

Limitations

Cleanout Does Not Open Oil Tank Not Visible System Operating in Heating Mode
 System Shut Down Piping Concealed Weather

Smoke/CO Detectors

Not Applicable

Smoke and carbon monoxide alarms No smoke or carbon monoxide alarms

Smoke detectors and carbon monoxide detectors are required in residential occupancies. Detectors were not tested as part of the home inspection. You are advised to obtain a Smoke, Carbon Monoxide and Fire extinguisher certification prior to taking occupancy of your new purchase as issued by your local municipal enforcement agency.

Thermostat/Humidistat

- Unsecured Programmable Standard
Thermostat Location Various



2 zones on first floor boiler.

Heating Fuel Source

- Unknown Electric Gas Oil

Heat Type

- Forced Air Hot Water Steam Radiant

Burner Type

- Conventional Mid Efficiency High Efficiency

Heating System

- Advise Service/Repair Contract

Heat for basement zone did not come on when tested. Have a qualified licensed plumber make repairs as required for normal function. Have the heating systems serviced and repaired as required prior to settlement by a qualified licensed contractor to ensure proper operation.

Could not determine the last service date for the heating/cooling system. Heating/cooling systems should be serviced annually.

Failure probability of heating system(s) is always unpredictable due to the complexity of its numerous components. Heating system(s) should always be serviced, cleaned and checked annually. It is beyond the scope of a home inspection to dismantle the heating system in order to check the condition of the internal heat exchanger or the internal mechanical parts. This can only be done by a qualified licensed heating contractor. Heat exchangers in mid and high efficiency furnaces are completely concealed, and can not be observed and evaluated.

Air Requirement

- Internal External Inadequate

Heating

Venting

- Flue Sidewall Metal Improper Rise Unsecured Corrosion
 Soot Plastic

Life Expectancy

- Typical Middle Exceeded

Gas Burner

- Not Checked

Burner

- Corrosion Advise Adjustment

Ignition

- Electronic Pilot & Thermocoupl

Heat Shield

- Missing Corrosion Soot

Oil Tank/Piping

- Basement Outside Buried No Filter Unsecured Corrosion
 Kink

Check with seller to see if they have proper paperwork confirming that oil tank on property has been properly de-commisioned.



Old oil feed tubes.

Plumbing Components

Limitation

- Finished Basement
 Private
 Private System

Public Supply

- Metered
 Concealed
 Lead
 Galvanized
 Plastic
 Copper

Shut-Off Valve

- Not Tested
 Corrosion
 Leak

Water Pressure

- Low
 Typical
 High

Hose Bibb

- Not Checked
 Frost Free
 Anti-Siphon
 Shut-Off Valve
 Recaulk
 Unsecured
 Corrosion
 Leak

Shut off hose bibbs prior to cold weather to prevent frozen pipes and leaks.

Distribution Piping

- Concealed
 Lead
 Galvanized
 Plastic
 Copper
 Dissimilar Material
 Unsecured
 Corrosion
 Leak

Waste Drainage

- Concealed
 Galvanized
 Cast Iron
 Plastic
 Copper
 Odor
 Unsecured
 Corrosion
 Leak
 Advise Septic Tank Checked

The purpose of the inspection is to determine whether the system is currently functional or not. A technical evaluation to determine the adequacy or ongoing usefulness of the plumbing pipes, fixtures, etc. is not included. this service can be performed by a licensed plumber if desired. Drain lines from the house to the street, particularly in older homes, may fail over time and required repair or replacement.

Buried and or concealed sewer drain lines are outside the scope of this inspection. Sewer lines can often be partially obstructed, cracked, crushed, disconnected or in some way damaged in a way that would not be detected in this inspection.

Vent Stack/Piping

- Concealed
 Galvanized
 Cast Iron
 Plastic
 Copper
 Undersized
 Unsecured
 Corrosion
 Leak

Have a qualified licensed plumber evaluate vent pipe in back attic which appears to have an opening on side (see picture). Make any repairs as required for safety.

Plumbing Components



Vent stack pipe in closet has an opening on side.

Main Cleanout

- Concealed Improper Plug

Location Basement

Hot Water Tank

- Hybrid Heating Power-Vented Gas Oil Wood Electric
 Dirty Unsecured Corrosion Leak Heated by boiler zone
- Age 19,19,8 Estimated Capacity I.G. 40

Hot water heater had water leaking out at top (see picture). Have a qualified licensed plumber repair or replace as required to avoid further water leaks or failure. Also have plumber repair pressure relief valve tube that has come loose and correct downward slope of water heater vent for safety.

The hot water must be maintained at 125 degrees or less for personal safety.

Water heaters are designed for an expected useful life of 10 or 15 years, which can vary depending on local water and usage.

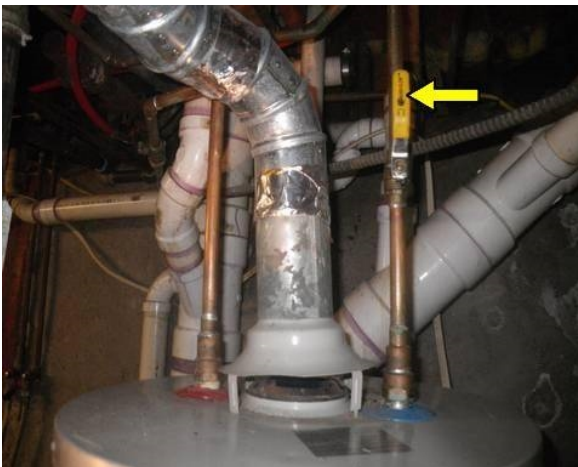
Plumbing Components



Second floor hot water heater had an active leak.



Pressure relief tube fell off hot water heater.



Cold water input shut off valve.

Life Expectancy

- Typical Middle Exceeded

Fuel Shut-Off

- Concealed
Location near tank

Relief Valve

- No Test Lever Corrosion Other

Discharge Tube

- Undersized Discharge

Plumbing Components

Venting

- Flue
 Sidewall
 Improper Rise
 Unsecured
 Corrosion
 Soot
 Plastic



Vent for hot water heater pitches down.

Sump Pump

- Not Checked
 Submersible
 Standpipe
 To Exterior Grade
 Float Checked
 No Cover
 Permanent Connection
 Corrosion
 To Septic
 Suspect Installation
 Has a second battery powered back-up pump
 Water powered
 To sewer

Extend discharge tube further away from foundation.



Sump pump in laundry area.



Extend discharge from sump pump further away from foundation wall.

Laundry

Floor

- Worn No drain Concrete Vinyl Wood Ceramic

Wall

- Patched Unfinished Drywall Brick Wood Ceramic
 Plaster

Ceiling

- Patched Unfinished Drywall Stipple Wood Tile
 Plaster

Window

- Binds Not Tested Damaged Mildew Stain Repaint

Door

- Binds Damaged Pocket Hinged Bifold

Lighting

- None Unsecured

Receptacle

- Damaged Install GFCI Reverse Polarity No Ground Open Ground

Trap/Drain

- Unsecured Improper Trap Slow Drain Corrosion Leak

Washer

Dryer

Dryer Vent

- Unsecured With Other Exhaust To Crawlspace To Attic Plastic Duct

Replace plastic vent with metallic for fire safety.

Laundry



Replace plastic laundry vent for safety.

Heat Source

- None Thermostat Electric Air Register Convector Radiator

Bathrooms

Bathroom

Location

- Basement 1st Floor 2nd Floor 3rd Floor Other

Water Flow

- Normal Suspect Low

Floor

- Worn Crack Carpet Vinyl Wood Ceramic



Cracked tiles here.

Bathrooms

Bathroom

Wall

- Patched Crack Plaster Brick Wood Ceramic

Ceiling

- Patched Crack Plaster Stipple Wood Tile

Window

- Binds Not Tested Damaged Mildew Stain Repaint

Door

- Binds Damaged Pocket Hinged

Lighting

- None Unsecured

Receptacle

- Damaged Install GFCI Reverse Polarity No Ground Open Ground

Exhaust Fan

- Advise Installation

Sink

- Worn Chip



First floor vanity sink has a small crack.

Faucet

- No Shut-off Sticks Unsecured Corrosion Leak

Bathrooms

Bathroom

Trap/Drain

- Unsecured
 Improper Trap
 Slow Drain
 Corrosion
 Leak

Vanity

- Worn
 Unsecured
 Laminate
 Plywood
 Wood
 Metal
 Scratch
 Mildew
 Missing Hardware

Counter

- Unsecured
 Solid Surface
 Marble
 Laminate
 Ceramic
 RegROUT
 Mildew
 Scratch
 Worn

Always maintain a good seal (caulking) at the sink and counter backsplash to prevent leakage.

Toilet

- No Shut-Off
 Tank Loose
 Unsecured
 Crack
 Leak
 Toilet is loose

Advised toilet in basement was not working, did not try. Have a qualified licensed plumber repair for normal function.

Tub/Enclosure

- Unsecured
 Ceramic
 Cultured Marble
 Acrylic
 RegROUT
 Mildew
 Crack
 Worn

Keep tub and shower enclosures caulked and grouted to prevent water infiltration and subsequent damage.



Re-caulk around tub.

Faucet/Shower Head

- Not Tested
 Sticks
 Unsecured
 Corrosion
 Leak

Mixer/Shower Head

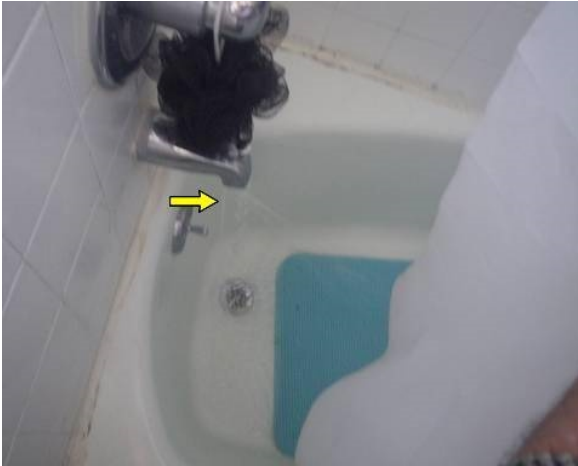
- Not Tested
 Sticks
 Unsecured
 Corrosion
 Leak

Diverter valve in shower allows water to continue to come out of tub faucet when shower is engaged. Have a qualified licensed plumber repair for normal operation. Also have repair or

Bathrooms

Bathroom

replace kitchen wand in basement and kitchen faucet on first floor. Make any other plumbing repairs as required.



Water comes out of faucet when shower is engaged.

Heat Source

- None
- Thermostat
- Electric
- Air Register
- Convector
- Radiant
- Heat lamp
- Radiator

Kitchen

Floor

- Worn
- Crack
- Carpet
- Vinyl
- Wood
- Ceramic
- Stone
- Laminate

Wall

- Patched
- Crack
- Drywall
- Brick
- Wallpaper
- Ceramic
- Plaster

Ceiling

- Patched
- Crack
- Drywall
- Stipple
- Wood
- Tile
- Plaster

Kitchen



Patched cracks in basement kitchen ceiling.



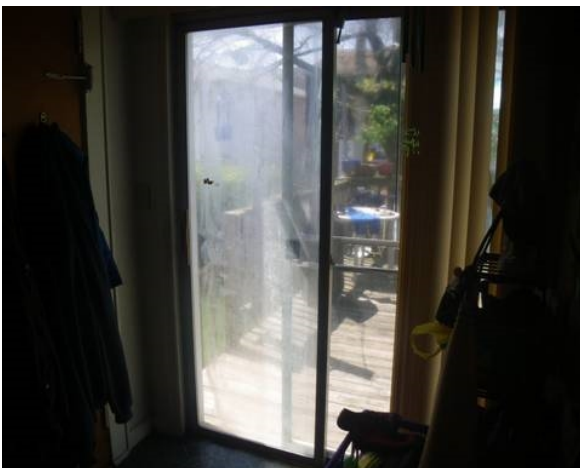
Stain on first floor ceiling and holes tested normal for moisture at time of inspection.

Window

- Binds Not Tested Damaged Mildew Stain Repaint

Patio Door

- Binds Damaged Sliding Hinged Wood Metal



Patio door glass has bad seals.

Lighting

- None Unsecured

Receptacle

- Damaged Install GFCI Reverse Polarity No Ground Open Ground

Add GFCI receptacles to all bathrooms, kitchen and exterior outlets to provide added protection

Kitchen

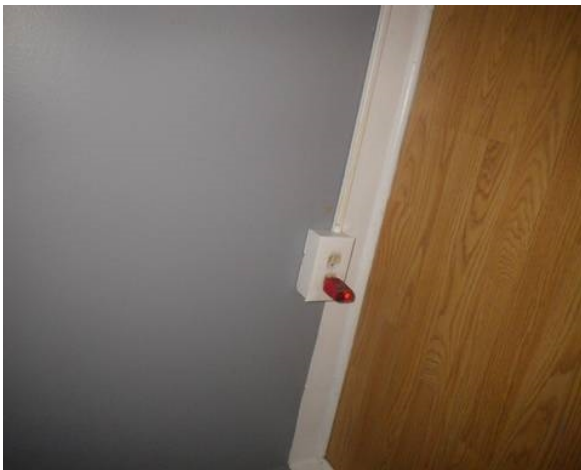
against electrical shocks in wet or damp environment for safety.



No GFCI near basement kitchen sink.



No GFCI reversed polarity on kitchen counter.



Ungrounded receptacle in upstairs kitchen.



No GFCI in kitchen.

Sink

- Worn
 Chip
 Single
 Double
 Stainless
 Enamel

Faucet

- No Shut-Off Valve
 Sticks
 Unsecured
 Corrosion
 Leak

Kitchen



Basement kitchen hose wand is clogged.



First floor faucet leaked at pivot point.

Trap/Drain

- Unsecured Improper Trap Slow Drain Corrosion Leak

Counter

- Unsecured Ceramic Marble Laminate Solid Surface RegROUT
 Mildew Scratch Worn

Cabinet

- Worn Unsecured Laminate Plywood Wood Metal
 Missing Hardware Mildew Scratch Other

Range Hood

- Cooktop Exhaust Corrosion No Exhaust No Light Noisy

Exhaust vent

- Unsecured Ductless Concealed With Other Exhaust To Attic
 Improper To Exterior

Filter

- None Unsecured Damaged Greasy

Major Appliances (Built-in)

- Tested ON/OFF only. Did Not Test All Functions

Check all appliances again at walkthrough to confirm that they are still in good working order as weeks or months may pass between the time of the home inspection and closing and appliances can break down at any time without visible signs or prior warning.

We do not inspect the following items: free-standing appliances, refrigerator ice/water dispenser, trash compactors, built in toasters, coffee makers, can-openers, blenders, instant hot water dispensers, water

Kitchen

purifiers, barbecues, grills, clocks, timers, thermostats, the self-cleaning capacity of ovens, and concealed or counter top lighting.

Dishwasher

Tested ON/OFF

Refrigerator

Interior cold to the touch

Oven/Range/Cooktop

Plates Tested On/Off

Oven Tested On/Off

Left front burner on the first floor gas range does not work. Have repaired by a qualified major appliance repair person for safety.



Left front burner wouldn't light.

Heat Source

None

Thermostat

Electric

Air Register

Convactor

Radiant heat

Radiator

Interior Rooms

Floor

- Worn Crack Carpet Vinyl Wood Ceramic
 Stone Wood Laminate

Flooring noted to be sloping in third floor unit (see picture). Sloping floors are common in older building as a result of differential settlement. No obvious evidence to suggest the settlement is ongoing at this time, but only a licensed structural engineer is qualified to evaluate structural issues. Have home evaluated by a qualified licensed structural engineer if you want a definitive opinion on adequacy of the structure. Make any improvements as required.

Determine extent of floor deterioration replace sections as required to reduce continued deterioration affecting sound areas.



Some of flooring in top unit is uneven.

Wall

- Uneven Crack Plaster Brick Wood Composite
 Wallpaper Wood paneling

Ask seller if they have proper permits for any/all additions/renovations.

Interior Rooms



Crack near front windows tested normal for moisture.



Dent in wall of top unit here.



Hole in wall of top unit.

Ceiling

- Patched Crack Drywall Stipple Wood Tile

Interior Rooms



First floor dining room stained tile tested normal for moisture.



Ceiling cracks in second floor living room.

Window

- Binds
 Not Tested
 Damaged
 Mildew
 Stain
 Repaint

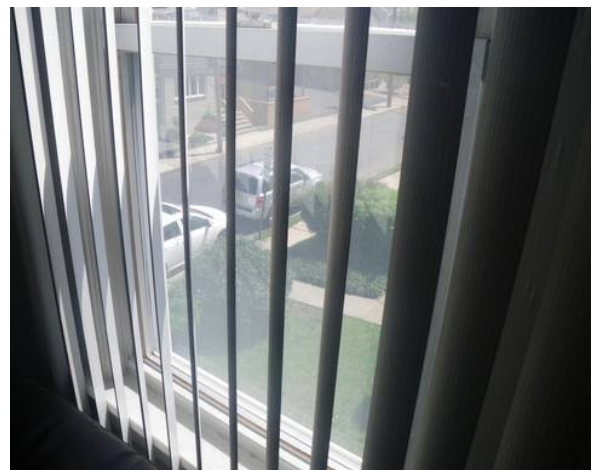
House had many windows that would slam down if released, one with bad seals and a sliding door with bad seals at back of first floor unit (see pictures). Have a qualified window repair person make repairs as needed for normal function.

This house contains windows with thermal seals. These seals can crack, leak or break at any time. Check all seals again during walkthrough to ensure that the seals have not failed.

Windows are tested on a sampling basis of at least one per room.



First floor front living room windows slam down if released.



Second floor side window slams if released.

Interior Rooms



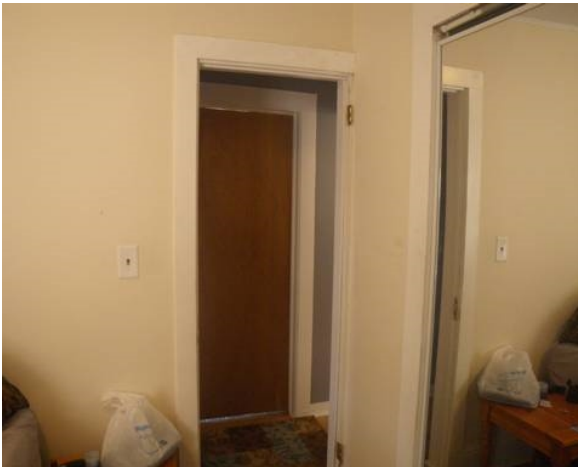
Sealing strip loose from top of side window.



Front top window in top unit has bad seals. The other slams down if released.

Door

- Binds Damaged Pocket Hinged



Missing door.



Door binds.

Interior Rooms



Door binds on top unit.

Stairway

- Damaged Wood Carpet Wooden Railing Metal Railing



Cracks in back stairway wall.



Stairway tilts towards center of building on top floor.

Closet/Door

- Binds Damaged Light Hinged Bi-Fold Sliding

Lighting

- None Unsecured

Ceiling Fan

- None Unsecured No control could not be tested.

[Interior Rooms](#)

Receptacle

- Damaged Switched Reverse Polarity No Ground Open Ground

Outlets are tested on a sampling basis, not all have been checked or accounted for.

Heat Source

- None Thermostat Electric Air Register Convector Radiant heat
 Radiator

[Additional Comments](#)

General Comments

IMPORTANT-PLEASE READ

This report was conducted using the standards as required by the New Jersey Home Inspection Licensing Act N.J.A.C. 13:40

The report emphasis is on identifying Material Defects as listed in the report. A Material Defect is a condition, or functional aspect of a structural component or system that is readily ascertainable during a home inspection that SUBSTANTIALLY AFFECTS the value, habitability or safety of the dwelling, but does not include decorative, cosmetic, or aesthetic aspects of the system, structure or component. We may list some minor items for repair, however we are only looking for items that substantially affect the value, habitability or safety of the dwelling.

All items listed in the Report Commentary section should be evaluated and repaired by a qualified licensed and insured contractor, and all receipts and necessary documentation should be obtained prior to settlement. If time does not permit completion of repairs prior to settlement, obtain cost estimates from a qualified licensed contractor.

The report is based on a visual inspection of the structure, electrical, heating, air-conditioning, ventilation, plumbing, roofing, and exterior cladding systems, on a sampling basis. An all inclusive list of minor building repairs will not be provided. Building code by law compliance issues are not covered in the inspection.

Thank you for choosing Pillar To Post

Limitations

Finished Basements - The finishing of the basement prevents visual inspection of foundation walls, floors, mechanical and structural components. Normal/High moisture readings were found at time of inspection. Despite these tests results, a dry basement at this time or at any time in the future is not guaranteed.

Standard and Mid - Efficiency Furnace - Only a limited section of the heat exchanger could be viewed with a light and mirror. Dismantling the furnace to thoroughly inspect the heat exchanger is beyond the scope of this inspection.

Evaluating the air distribution of a heating cooling system is beyond the scope of a home inspection. For proper air distribution, have a qualified heating/cooling technician balance the system.

Chimney - The interior of chimneys and their flue liners are not visible on our visual inspection. You are advised to obtain the services of a qualified chimney sweeper or other qualified personnel to perform a complete inspection and tune up of your fireplace/stove prior to using the appliance.

Request and obtain permits from the owner for all upgrades, additions or replacement of any components

Additional Comments

to protect yourself against future township code violations which may require upgrading to comply with code.

Circuit Sizing - The Inspector is required to address the compatibility of conductors and overcurrent devices. In some instances, general trade procedures include over-sizing overcurrent devices to guard against nuisance (e.g. air conditioning units, dryers). The Inspector is not required to evaluate such general trade procedures, but to inform you of incompatibility.

It has been determined that this home was built before 1978 and therefore stands a high risk of having lead based paint present. Under the EPA beginning in April 2010, any renovation or remodeling must be done by a certified contractor following lead-safe practices and this could lead to higher prices than similar contracts performed on homes that do not have lead based paint present.

Final Walk Through Inspection

A final walk through inspection of the property is customary in real estate transactions. This inspection, performed by the purchasers, is normally conducted a day before closing of the transaction. At this time, all personal property and furnishings should have been removed and an un-obstructed examination of the interior is possible. You are advised to walk through and carefully observe the condition of the property for any flaws or defects that may not have been visible during the home inspection or which may have occurred since then. You are especially urged to look for any signs of water leakage and physical damage.

Occupied Home – The home is occupied by seller/tenant or unoccupied with personal belongings and furniture which may limit some areas to inspect.

Built Up Roofs - This roof is constructed of a built-up membrane that is essentially hidden from view. As such, it is difficult to inspect fully without destructive testing which is beyond the scope of the inspection. This inspection is limited to reviewing and describing the roof system and does not guarantee or warranty now or in the future that the roof will not leak.

Supplementary Comments

[Walkthrough checklist](#)

General Comments



Report Commentary

Date: 28-Apr-2017

[REDACTED], North Arlington, NJ 07031

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

1.0 [Property and Site](#)

1.1 Limitations

It is vital to your interests to do a walk through inspection of your own on closing day using the checklist provided in your binder(call for a new one if necessary) as it is your last chance prior to purchase to become aware of any defects or conditions that may have changed for the worse since the inspection.

1.2 Building

All defects listed in the report should be repaired as necessary by a qualified licensed contractor. All receipts , closed permits, and necessary documentation should be obtained at or prior to settlement. If it is not possible to complete repairs before settlement, estimates from a qualified licensed contractors should be obtained so approximate costs can be known.

1.3 Porch

Have a qualified contractor repair cracks in front steps as required to avoid further deterioration.

2.0 [Roof Structure](#)

2.1 Covering

Have a qualified contractor replace missing shingles on left side of front roof, evaluate slope of roof inward from edges, evaluate top portion of roof, and make any repairs to roof as required. Also evaluate chimney and repair any loose bricks or other defects as required.

3.0 [Attic](#)

3.1 Limitations

Lower attic had a mold-like growth on sheathing (see picture). Client declined sampling. Mold is a health hazard to mold sensitive people, advise removing any mold for a healthy environment.

3.2 Exhaust Duct

Top bathroom duct vents into attic. Have a qualified contractor extend to exterior to avoid moisture damage.

4.0 [Basement/Structure](#)

4.1 Pipes/Ducts

Heating pipes have asbestos-like covering (see picture). Asbestos is a recognized environmental hazard. Have any friable asbestos removed or encapsulated by a qualified licensed asbestos abatement contractor for safety.

Report Commentary

Date: 28-Apr-2017

[REDACTED], North Arlington, NJ 07031

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

5.0 [Electrical Service](#)

5.1 **Auxiliary Panel**

Hallways had fuse boxes in front of each apartment (see picture). These are considered to be obsolete and many municipalities and insurance companies will not accept them at this point in time. Have a qualified licensed electrician evaluate electrical system and make improvements as required for safety. Include repairing reversed polarity outlets and installing GFCIs where needed for safety.

6.0 [Heating](#)

6.1 **Heating System**

Heat for basement zone did not come on when tested. Have a qualified licensed plumber make repairs as required for normal function. Have the heating systems serviced and repaired as required prior to settlement by a qualified licensed contractor to ensure proper operation.

7.0 [Plumbing Components](#)

7.1 **Vent Stack/Piping**

Have a qualified licensed plumber evaluate vent pipe in back attic which appears to have an opening on side (see picture). Make any repairs as required for safety.

7.2 **Hot Water Tank**

Hot water heater had water leaking out at top (see picture). Have a qualified licensed plumber repair or replace as required to avoid further water leaks or failure. Also have plumber repair pressure relief valve tube that has come loose and correct downward slope of water heater vent for safety.

8.0 [Laundry](#)

8.1 **Dryer Vent**

Replace plastic vent with metallic for fire safety.

9.0 [Bathroom](#) [Bathrooms](#)

9.1 **Toilet**

Advised toilet in basement was not working, did not try. Have a qualified licensed plumber repair for normal function.

9.2 **Mixer/Shower Head**

Diverter valve in shower allows water to continue to come out of tub faucet when shower is engaged. Have a qualified licensed plumber repair for normal operation. Also have repair or replace kitchen wand



Report Commentary

Date: 28-Apr-2017

[REDACTED], North Arlington, NJ 07031

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

9.0 [Bathroom](#)

[Bathrooms](#)

in basement and kitchen faucet on first floor. Make any other plumbing repairs as required.

10.0 [Kitchen](#)

10.1 Receptacle

Add GFCI receptacles to all bathrooms, kitchen and exterior outlets to provide added protection against electrical shocks in wet or damp environment for safety.

10.2 Oven/Range/Cooktop

Left front burner on the first floor gas range does not work. Have repaired by a qualified major appliance repair person for safety.

11.0 [Interior Rooms](#)

11.1 Window

House had many windows that would slam down if released, one with bad seals and a sliding door with bad seals at back of first floor unit (see pictures). Have a qualified window repair person make repairs as needed for normal function.

Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

Section I. General Information

Inspection Company, Address & Phone

Pillar To Post

River Vale, New Jersey 07675

Company's Business Lic. No.

Date of Inspection

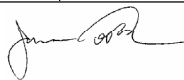
04/28/2017

Address of Property Inspected

North Arlington, NJ 07031

Inspector's Name, Signature & Certification, Registration, or Lic. #

James Cook



Structure(s) Inspected

Home

Section II. Inspection Findings

This report is indicative of the condition of the above identified structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or defects. Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:

A. No visible evidence of wood destroying insects was observed.

B. Visible evidence of wood destroying insects was observed as follows:

1. Live insects (description and location):

2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location):

Insect parts and frass under stairwell in basement.

3. Visible damage from wood destroying insects was noted as follows (description and location):

NOTE: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

Yes No It appears that the structure(s) or a portion thereof may have been previously treated. Visible evidence of possible previous treatment:

The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment and any warranty or service agreement which may be in place.

Section III. Recommendations

No treatment recommended: (Explain if Box B in Section II is checked)

Recommend treatment for the control of: Carpenter ants

Section IV. Obstructions and Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible:

Basement 1,3,4,6,7,9,11,14,24

Crawlspace

Main Level 1,3,4,6,7,8,9,11,24

Attic 5,11,24

Garage

Exterior 11,16,17

Porch 11,12

Addition

Other

The inspector may write out obstructions or use the following optional key:

- | | |
|-------------------------|--|
| 1. Fixed ceiling | 13. Only visual access |
| 2. Suspended ceiling | 14. Cluttered condition |
| 3. Fixed wall covering | 15. Standing water |
| 4. Floor covering | 16. Dense vegetation |
| 5. Insulation | 17. Exterior siding |
| 6. Cabinets or shelving | 18. Window well covers |
| 7. Stored items | 19. Wood pile |
| 8. Furnishings | 20. Snow |
| 9. Appliances | 21. Unsafe conditions |
| 10. No access or entry | 22. Rigid foam board |
| 11. Limited access | 23. Synthetic stucco |
| 12. No access beneath | 24. Duct work, plumbing, and/or wiring |

Section V. Additional Comments and Attachments (these are an integral part of the report)

Houses with a finished basement

have many areas that are concealed from effective visual inspection. Advise having a qualified licensed pest management contractor place perimeter baiting stations and inspecting at regular intervals to protect against future wood destroying insect infestations.

Attachments

Signature of Seller(s) or Owner(s) if refinancing. Seller acknowledges that all information regarding W.D.I. infestation, damage, repair, and treatment history has been disclosed to the buyer.

X

Signature of Buyer. The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.

X

Important Consumer Information Regarding the Scope and Limitations of the Inspection

Please read this entire page as it is part of this report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it a structural integrity report. The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

- 1. About the Inspection:** A visual inspection was conducted in the readily accessible areas of the structure(s) indicated (see Page 1) including attics and crawlspaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. ***For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or noninsect wood destroying organisms.*** **This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of inspection. This shall not be construed as a 90-day warranty. There is no warranty, express or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.**
- 2. Treatment Recommendation Guidelines Regarding Subterranean Termites:** FHA and VA require treatment when any active infestation of subterranean termites is found. If signs of subterranean termites — but no activity — are found in a structure that shows no evidence of having been treated for subterranean termites in the past, then a treatment should be recommended. A treatment may also be recommended for a previously treated structure showing evidence of subterranean termites — but no activity — if there is no documentation of a liquid treatment by a licensed pest control company within the previous five years unless the structure is presently under warranty or covered by a service agreement with a licensed pest control company.
- 3. Obstructions and Inaccessible Areas:** No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object, including but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions; nor were areas inspected which were obstructed or inaccessible for physical access on the date of inspection. Your inspector may write out inaccessible areas or use the key in Section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.
- 4. Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects.** Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawlspace, wood mulch or ground cover in contact with the structure, tree branches touching structure(s), landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.
- 5. Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**