



Trinity OC LLC DBA
National Property Inspections

Client Name, Street Address, City, NJ, Zip



Saturday, November 26, 2022

Inspector
Don Bosco
609-276-2377

Inspection Date:
11/26/2022

Inspector: Don Bosco
Inspector Phone: 609-276-2377

Email:



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GRADING / DRAINAGE

ACC	MAR	NI	NP	DEF
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Near Level

Positive Slope

Comments:

Appeared to be a positive slope around all sides of the home.



Grading / Drainage: Looking east along front of property.



Grading / Drainage: Looking west on front of property



Grading / Drainage: Adequate drainage around home.



Grading / Drainage:

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DRIVEWAY	<input checked="" type="checkbox"/> Monitor Condition				
	ACC	MAR	NI	NP	DEF
<input checked="" type="checkbox"/> Asphalt	<input checked="" type="checkbox"/> Cracks	<input checked="" type="checkbox"/> General Deterioration	<input checked="" type="checkbox"/> Settlement	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Asphalt driveway had general deterioration, settlement cracking, and pitting. Driveway was functional at time of inspection.

Driveways require routine maintenance, such as sealing, crack repair, etc.



Driveway: Driveway on west side of property.



Driveway: Minor trip hazard, < 1".

WALKS / STEPS	<input checked="" type="checkbox"/> Monitor Condition				
	ACC	MAR	NI	NP	DEF
<input checked="" type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Cracks/Settlement	<input checked="" type="checkbox"/> General Deterioration	<input checked="" type="checkbox"/> Tripping Hazard	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

There were minor cracks present in the concrete walkway. This is common and is caused by normal ground settlement. Recommend filling crack(s) with an approved concrete filler or sealant to prevent further damage due to water intrusion.

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PORCHES / STOOPS

ACC	MAR	NI	NP	DEF
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Open

Comments:

Porch was functional at time of inspection with no major defects noted.



Porches / Stoops: Front porch.



Porches / Stoops:

DECKS / BALCONY

Monitor Condition

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Wood

Comments:

Beam on second story deck, appears to be lag bolted to support post. A gap is developing, recommend better attachment to post.

Recommend further evaluation/repair by qualified contractor(s).

Limited access beneath deck due to low clearance and lattice work, preventing full inspection of ground level deck.

What was observable seemed adequate.

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Decks / Balcony: Gap forming between beam and support post.



Decks / Balcony: Joist hangers in place.



Decks / Balcony:



Decks / Balcony: Handrails acceptable on deck.

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Decks / Balcony:



Decks / Balcony: Bolts should ideally be in a zigzag pattern on ledger board.



Decks / Balcony: Lattice work limiting inspection.

ROOFING

Monitor Condition

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Age: 15-20 Year(s)

Design Life: 15-20 Year(s)

Layers: 0

80% Visible

Visual From Ground

Asphalt / Composition

Cupping / Curling / Lifting / Brittle

Excessive Granular Loss

Comments:

Overall the roof was in acceptable condition with no active leaks noted on day of inspection. It was rated marginal due to age. Recommend monitoring for future deterioration and repair/replace as required. Roof was not walked due to pitch, ridge vent may have some compressed areas. There was some organic growth, recommend cleaning by a qualified contractor.

Leaks not always detectable.

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Roofing: Dormer siding and surrounding roofing.



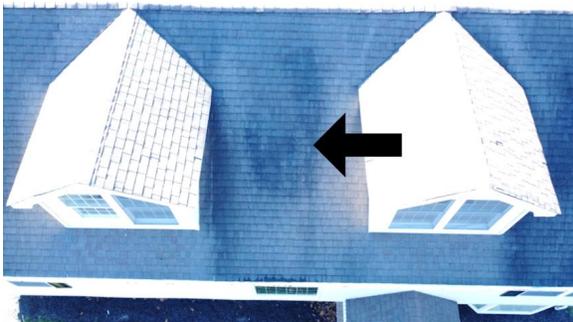
Roofing: Ridge vent along peak of roof.



Roofing: Granular loss at bottom of old bracket.



Roofing:



Roofing: Organic growth on roof. Front of home.

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FLASHING/VALLEYS

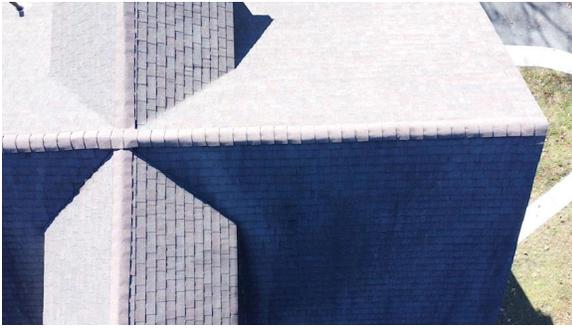
Monitor Condition

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Composition / Membrane

Comments:

All valleys and flashings that were readily visible at time of inspection were acceptable. Marked marginal due to age.



Flashing/Valleys:

GUTTERS/DOWN SPOUTS

Aluminum

ACC	MAR	NI	NP	DEF
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Gutters were in good condition and free of debris, with downspouts and extensions present. Even with gutter screens in place, routinely clean and maintain gutters. Could not determine if drainage of gutters was acceptable, gutters emptied into underground piping.

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Gutters/Down Spouts:



Gutters/Down Spouts:



Gutters/Down Spouts: Emptying into underground piping.

EXTERIOR SURFACE

Monitor Condition

Vinyl

Cracked

	ACC	MAR	NI	NP	DEF
SIDING/TRIM	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR FAUCETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR ELECTRICAL OUTLETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR LIGHTING	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

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Attic / Roof

Method of Inspection No Access / Limited 5 % Visible

ATTIC FRAMING/SHEATHING

Monitor Condition

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Plywood / Panel Board / OSB Rafters

Comments:

The majority of the attic structure was not inspected due to lack of access, the attic is a finished space. What was visible, was rafters construction and plywood sheathing. No visible water staining on ceiling at time of inspection.

Leaks not always detectable.



Attic Framing/Sheathing: Small section of attic visible, no apparent evidence of leaks at time of inspection



Attic Framing/Sheathing: Sheathing in attic that was visible.

ATTIC VENTILATION

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Ridge

Comments:

Not readily accessible to observe. Attic access blocked by finished ceiling throughout. There did appear to be proper venting to the eaves in the space that was visible.

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ATTIC INSULATION

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Could not inspect the most of the attic area because the house had vaulted ceilings throughout and there was limited access.

Blanket insulation was observed in the attic. There were a few sections where the insulation was removed/missing. Recommend the bare areas be recovered.

ATTIC ELECTRICAL

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Vaulted ceilings in house. Electrical components were not inspected in those areas.

Limited visibility due to obstructions. See Electrical Section for additional Information.

Interior Foundation

Foundation Type Basement

INTERIOR FOUNDATION

ACC	MAR	NI	NP	DEF
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Limited Observation

Comments:

Approximately 1/3 of the basement foundation was covered by finished surfaces and not visually inspected. the areas visible appeared acceptable and in good condition.



Interior Foundation:



Interior Foundation: foundation appears acceptable at time of inspection.

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UNDER FLOOR FRAMING & SUPPORT

Limited Observation

	ACC	MAR	NI	NP	DEF
BEAMS <input checked="" type="checkbox"/> Dimensional Lumber <input checked="" type="checkbox"/> Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOISTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
POSTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

NOTE: Limited visibility due to finished areas. Steel I beams supported by steel columns and concrete block walls, were observed where visible. Appeared adequate.



Under Floor Framing & Support: I beams and concrete block support.

FLOOR/SLAB

ACC	MAR	NI	NP	DEF
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Concrete

Comments:

General deterioration of flooring present (minor cracking and settlement), but overall was in good condition for age of structure with no major signs of moisture related issues present at time of inspection.

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SUMP/SUMP PUMP

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:
Present but not operated or inspected.



Sump/Sump Pump:

ELECTRICAL

Recommend Repairs

SERVICE SIZE (Main Panel)

- Brand: homeline
 Main Disconnect Location: Basement
 110 / 220 Volt (Nominal)
 100 AMP

	ACC	MAR	NI	NP	DEF
SERVICE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENTRANCE CABLE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
BRANCH CIRCUITS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BONDING/GROUNDING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI(IN PANEL)*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ARC FAULT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SMOKE DETECTORS*	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

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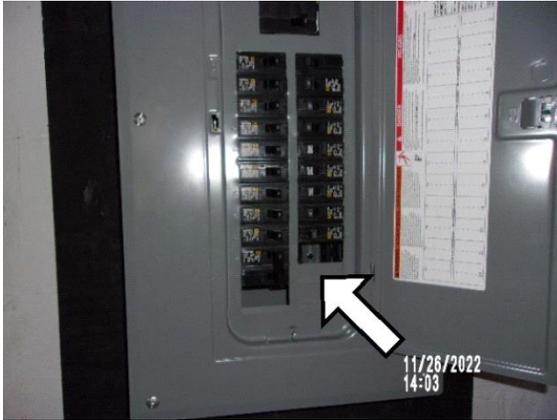
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There was one or more open breaker spaces on the panel. The knockouts in the dead front (cover of the main panel) were removed. This is considered a major safety hazard as live components of the electrical system are potentially exposed.

Recommend further evaluation/repair by qualified contractor(s).

*Smoke Detectors / GFCI's checked with test button only. Monthly Test Recommended.



Electrical: Open knockouts in panel.



Electrical: Circuits not labeled



Electrical: Service drop - appears acceptable.

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PLUMBING

Monitor Condition

Water Service

Water Private

Shut Off Location: Basement utility room

Sewage Service

Sewage Private

Fuel Service

Shut Off Location: Basement utility room

	ACC	MAR	NI	NP	DEF
SUPPLY <input checked="" type="checkbox"/> Copper <input checked="" type="checkbox"/> PEX	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRAINS <input checked="" type="checkbox"/> ABS <input checked="" type="checkbox"/> PVC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VENTS <input checked="" type="checkbox"/> PVC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Private well and septic not inspected. Outside of scope of this inspection. Well pump appears to be original to house, in acceptable working condition, marked marginal due to age. Average life expectancy for a well pump is 15 years.

drains and vents were ABS pipe. Each appeared acceptable at the time of inspection.

Main utility line, septic systems and gray water systems are excluded from this Inspection.



Plumbing: ABS waste piping.



Plumbing: PVC vent piping.

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Plumbing: Well pump.

WATER HEATER

Monitor Condition

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand: Bradford White
 Design Life: 12-15 Year(s)

Model: MIITW75T6CX12
 SerialNo: ZJ3664865

Size: 75 Gallon(s)

Age: 19 Year(s)

Gas

Beyond Design Life

Rust / Corrosion

Comments:

Water was heated when called for in kitchen and baths.

Serial number indicates a manufacture date of 2003 or 2023. Based on condition of water heater and corrosion on supply lines, I speculate manufacture in 2003.

Missing overflow pan under water heater.

Budget for replacement.

Recommend further evaluation/repair by qualified contractor(s).



Water Heater: Missing drip/overflow pan.



Water Heater: Corrosion on copper supply line.

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Heating: second unit.

HEATING

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

OPERATION

Comments:

Second unit in chase on third floor did not respond for heat when called, could not be tested. Recommend further evaluation/repair by qualified contractor(s).

DRAFT CONTROL/VENT

ACC	MAR	NI	NP	DEF
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PVC

Comments:

Direct vent for a high efficiency heating unit. Venting appeared acceptable at time of inspection.

HEATING DISTRIBUTION

Monitor Condition

Ductwork

	ACC	MAR	NI	NP	DEF
DISTRIBUTION	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BLOWER	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CONTROLS/THERMOSTAT (CALIBRATIONS/TIMED FUNCTIONS NOT CHECKED.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CIRCULATOR PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

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No heat detected in 3 registers on the first floor. no heat distribution to these registers. Possible damper or blockage of heated air.

Thermostats did not respond when operated.

Recommend further evaluation/repair by qualified contractor(s).



Heating Distribution: no heat detected



Heating Distribution: no heat detected



Heating Distribution: no heat detected.



Heating Distribution: heat detected in all other registers on first floor.

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Summary

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 complete report.

1 DRIVEWAY

MARGINAL

Asphalt driveway had general deterioration, settlement cracking, and pitting. Driveway was functional at time of inspection.
Driveways require routine maintenance, such as sealing, crack repair, etc.

2 WALKS / STEPS

MARGINAL

There were minor cracks present in the concrete walkway. This is common and is caused by normal ground settlement. Recommend filling crack(s) with an approved concrete filler or sealant to prevent further damage due to water intrusion.

3 DECKS / BALCONY

MARGINAL

Beam on second story deck, appears to be lag bolted to support post. A gap is developing, recommend better attachment to post.
Recommend further evaluation/repair by qualified contractor(s).
Limited access beneath deck due to low clearance and lattice work, preventing full inspection of ground level deck.
What was observable seemed adequate.

4 ROOFING

MARGINAL

Overall the roof was in acceptable condition with no active leaks noted on day of inspection. It was rated marginal due to age. Recommend monitoring for future deterioration and repair/replace as required.
Roof was not walked due to pitch, ridge vent may have some compressed areas. There was some organic growth, recommend cleaning by a qualified contractor.

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8 GARAGE/CARPORT

Roof

MARGINAL

The Garage structure appeared to be acceptable. Floor was acceptable for the age, however there were some bolts embedded in the concrete from a prior use. The bolts could be a tripping hazard, attention required.

The electrical panel and numerous outlet boxes were exposed, qualified contractor needed to repair. HVAC not operational at time of inspection, HVAC professional needed for assessment.

9 OVERHEAD GARAGE DOORS

MARGINAL

Garage door opened fine, not connected to motorized opener, recommend qualified professional inspect/test.

10 ATTIC FRAMING/SHEATHING

MARGINAL

The majority of the attic structure was not inspected due to lack of access, the attic is a finished space. What was visible, was rafters construction and plywood sheathing. No visible water staining on ceiling at time of inspection.

11 ELECTRICAL

Panel

DEFECTIVE

There was one or more open breaker spaces on the panel. The knockouts in the dead front (cover of the main panel) were removed. This is considered a major safety hazard as live components of the electrical system are potentially exposed.

Recommend further evaluation/repair by qualified contractor(s).

12 PLUMBING

Supply

MARGINAL

Private well and septic not inspected. Outside of scope of this inspection. Well pump appears to be original to house, in acceptable working condition, marked marginal due to age. Average life expectancy for a well pump is 15 years.

drains and vents were ABS pipe. Each appeared acceptable at the time of inspection.

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13 WATER HEATER

MARGINAL

Water was heated when called for in kitchen and baths.
Serial number indicates a manufacture date of 2003 or 2023. Based on condition of water heater and corrosion on supply lines, I speculate manufacture in 2003.
Missing overflow pan under water heater.
Budget for replacement.
Recommend further evaluation/repair by qualified contractor(s).

14 HEATING

Operation MARGINAL

The heating system on the main floor turned on, appeared functional, and responded to normal operating controls at the time of the inspection.
Heating systems on second and third floors did not respond to call for heat, possibilities could be just the thermostat not properly operated.
Recommend further evaluation/repair by qualified contractor(s).
Air conditioning systems not operated due to outside temperature of 55 degrees.

15 HEATING DISTRIBUTION

Distribution MARGINAL

Blower MARGINAL

No heat detected in 3 registers on the first floor.no heat distribution to these registers. Possible damper or blockage of heated air.
Thermostats did not respond when operated.
Recommend further evaluation/repair by qualified contractor(s).

16 COOLING

MARGINAL

A/C unit should not be tested in cool mode with temperature below 60 degrees for fear of damaging compressor. Recommend checking when ambient air is warmer. The temperature splits could not be properly tested with the low temperatures, even if it was safe to operate.
There are two units, the older of the two units is at or beyond design life. Budget for replacement.

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