



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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## GENERAL INFORMATION

### GENERAL CONDITIONS AT TIME OF INSPECTION :

<b>Property Occupied :</b> No	<b>Temperature :</b> 55 F
<b>Estimated Age Of Property :</b> 23 Year(s)	<b>Weather :</b>
<b>Property Faces :</b> <input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West	<input checked="" type="checkbox"/> Sunny
<b>Type of Property :</b>	<b>Soil Conditions :</b>
<input checked="" type="checkbox"/> Single-Family	<input checked="" type="checkbox"/> Dry
<b>Primary Construction :</b>	<b>Persons Present :</b>
<input checked="" type="checkbox"/> Wood	<input checked="" type="checkbox"/> Buyer <input checked="" type="checkbox"/> Buyer's Agent

### DEFINITIONS :

Below are listed the definitions used throughout the report to describe each feature of the property.

<b>ACC (ACCEPTABLE)</b>	The item/system was performing its intended function at the time of the inspection.
<b>MAR (MARGINAL)</b>	The item/system was marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement.
<b>NI (NOT INSPECTED)</b>	The item/system was not inspected due to safety concerns, inaccessibility and/or concealment or seasonal conditions and no representations of whether or not it was functioning as intended were made.
<b>NP (NOT PRESENT)</b>	The item/system does not exist or was visually concealed at the time of the inspection.
<b>DEF (DEFECTIVE)</b>	The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.

### SCOPE OF THE INSPECTION :

We wish to remind you that every property requires a certain amount of ongoing maintenance: drains sometimes clog, gutters, downspouts and the grading around the property must be properly maintained to help prevent water intrusion in to the basement or crawlspace; roofs, furnaces, air conditioners and other components require regular maintenance and inspection. This property will be no exception and we strongly suggest that you both expect and budget for regular maintenance/repairs.

The following report is based on visual inspection of the readily accessible areas of this property and on a random sampling of like items, not every item was or could be inspected. Please read the entire report carefully, ask your inspector any questions you might have and obtain estimates or discuss noted items with a contractor before closing.

Inspection Date: 11/26/2022  
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National Property Inspections

Client Name, Street Address, City, NJ, Zip

**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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National Property Inspections

Client Name, Street Address, City, NJ, Zip

**DRIVEWAY**

☒ Monitor Condition

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

☒ Asphalt

☒ Cracks

☒ General Deterioration

☒ Settlement

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**

☒ Monitor Condition

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

☒ Concrete

☒ Cracks/Settlement

☒ General Deterioration

☒ Tripping Hazard

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.

Inspection Date:  
11/26/2022

Inspector: Don Bosco  
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Email:



Trinity OC LLC DBA  
National Property Inspections

Client Name, Street Address, City, NJ, Zip

**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.

Inspection Date:  
11/26/2022

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Email:



Trinity OC LLC DBA  
National Property Inspections

Client Name, Street Address, City, NJ, Zip



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



Decks / Balcony: Joist hangers in place.



Decks / Balcony:



Decks / Balcony: Handrails acceptable on deck.

Inspection Date:  
11/26/2022

Inspector: Don Bosco  
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Email:



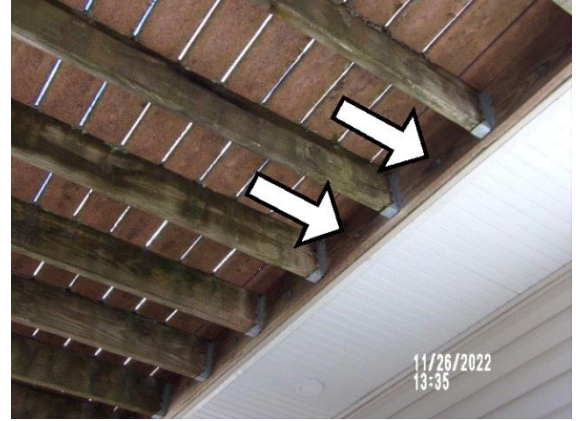


# Trinity OC LLC DBA National Property Inspections

Client Name, Street Address, City, NJ, Zip



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.

Inspection Date:  
11/26/2022

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Email:



Trinity OC LLC DBA  
National Property Inspections

Client Name, Street Address, City, NJ, Zip



Roofing: Dormer siding and surrounding roofing.



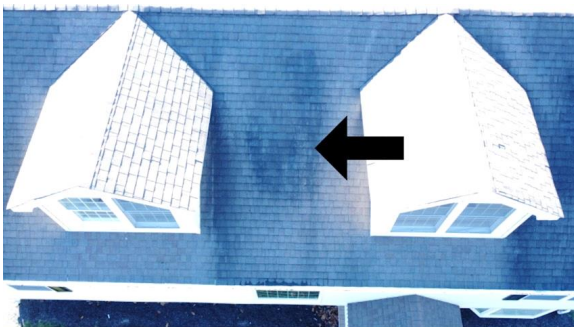
Roofing: Ridge vent along peak of roof.



Roofing: Granular loss at bottom of old bracket.



Roofing:



Roofing: Organic growth on roof. Front of home.

Inspection Date:  
11/26/2022

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National Property Inspections

Client Name, Street Address, City, NJ, Zip

**FLASHING/VALLEYS**

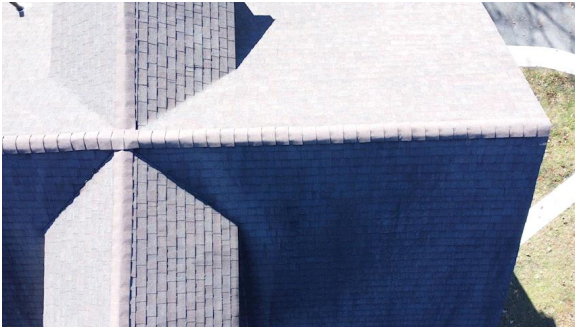
☒ Monitor Condition

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**

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

☒ Aluminum

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.

Inspection Date:  
11/26/2022

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

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Trinity OC LLC DBA  
National Property Inspections

Client Name, Street Address, City, NJ, Zip



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"/>

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Client Name, Street Address, City, NJ, Zip

**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.

Inspection Date:  
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Trinity OC LLC DBA  
National Property Inspections

Client Name, Street Address, City, NJ, Zip

**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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Client Name, Street Address, City, NJ, Zip

## 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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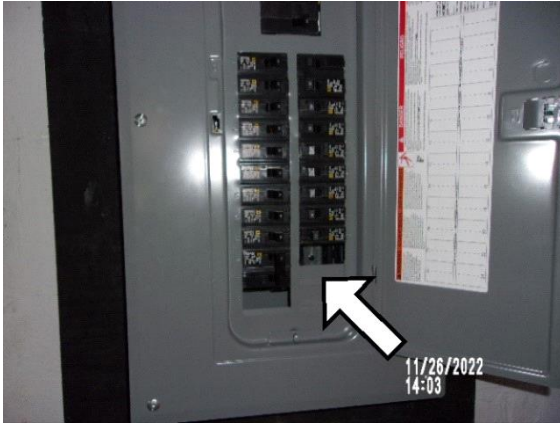
## Trinity OC LLC DBA National Property Inspections

Client Name, Street Address, City, NJ, Zip

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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11/26/2022

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Client Name, Street Address, City, NJ, Zip

## 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.

Inspection Date:  
11/26/2022

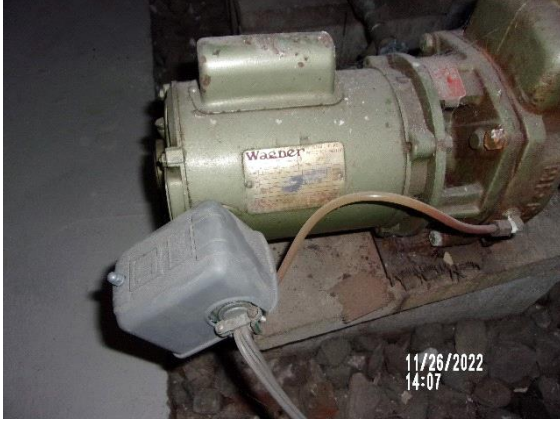
Inspector: Don Bosco  
Inspector Phone: 609-276-2377

Email:



Trinity OC LLC DBA  
National Property Inspections

Client Name, Street Address, City, NJ, Zip



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: MITW75T6CX12  
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.

Inspection Date:  
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National Property Inspections

Client Name, Street Address, City, NJ, Zip



Heating: second unit.

**HEATING**

OPERATION

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

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**

☒ PVC

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

Comments:

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

**HEATING DISTRIBUTION**

☒ Monitor Condition

☒ Ductwork

DISTRIBUTION

BLOWER

CONTROLS/THERMOSTAT (CALIBRATIONS/TIMED FUNCTIONS NOT CHECKED.)

CIRCULATOR PUMP

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

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Client Name, Street Address, City, NJ, Zip

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.

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**9 OVERHEAD GARAGE DOORS**

MARGINAL

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

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**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.

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**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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Client Name, Street Address, City, NJ, Zip

## 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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