



ANDREWS PROPERTY INSPECTIONS LLC

609-674-1970

Heatdr1@gmail.com

<https://www.andrewspropertyinspections.com/>



ANDREWS CONDO INSPECTION

1234 Main St. Mays Landing NJ 08330

Buyer Name

12/09/2021 9:00AM



Inspector

Richard Andrews

NJ License # 24GI00165800

609-674-1970

Heatdr1@gmail.com



Agent

Agent Name

555-555-5555

agent@spectora.com

TABLE OF CONTENTS

1: Inspection Details	4
2: Exterior Observations	5
3: Exterior Doors	6
4: Electrical Panel	7
5: Water Heater and Supply Line	10
6: Laundry Room	11
7: HVAC System(s)	12
8: Bath(s)	13
9: Kitchen	14
10: Interiors	16

SUMMARY



MINOR
REPAIRS/MAINTENANCE
ITEM



ACTIVE ISSUE/SKILLED
REPAIRS

- 2.2.1 Exterior Observations - GFCI/Electrical: GFCI receptacle needs a weatherproof cover
- 10.3.1 Interiors - Walls and Ceilings: Prior Repairs
- 10.4.1 Interiors - Lighting Fixtures, Switches & Receptacles: Minor Electrical Maintenance

1: INSPECTION DETAILS

Information

Pictures of Exterior

Address



2: EXTERIOR OBSERVATIONS

Information

Exterior Observations: Pictures Of Exterior Observations



Observations and recommendations

2.2.1 GFCI/Electrical

GFCI RECEPTACLE NEEDS A WEATHERPROOF COVER

Recommendation

Contact a qualified professional.

Active Issue/Skilled Repairs



3: EXTERIOR DOORS

Information

Exterior Doors: Pictures and Inclusions

Front Door

Finish, Glass



4: ELECTRICAL PANEL

Information

5: WATER HEATER AND SUPPLY LINE

Information

**Hot Water Systems, Controls,
Flues & Vents: Pictures and
Inclusions**
HOA

Hot Water Systems, Controls, Flues & Vents: Typical Life Span

With traditional hot water heaters, we approximate a typical lifespan between 8-12 Years. We recommend flushing & servicing your water heater tank annually for optimal performance. [Here is a nice maintenance guide from Lowe's to help.](#)

With On-demand Hot Water Heaters we approximate a life span of 20-25 years. We recommend regular servicing every 2-3 years. Here is a link to some more information about on-demand hot water maintenance.

<https://www.waterheaterhub.com/do-tankless-water-heaters-need-maintenance/>

6: LAUNDRY ROOM

Information

GFCI: Dryer Electric

Informational Videos: Pictures and Inclusions

Ventilation Present, Dryer Duct Present, 220/240 Amp Outlet Present



7: HVAC SYSTEM(S)

Information

Heating and Cooling Equipment: Pictures and Inclusions

Bedrooms and living room

System Type

GE Petac units



Limitations

Heating and Cooling Equipment

AIR CONDITIONING WAS NOT TESTED DUE TO OUTDOOR TEMPERATURE.

The air conditioning system could not be tested as the outdoor temperature was below 55 degrees F. The compressor can be damaged if operated when its too cold.

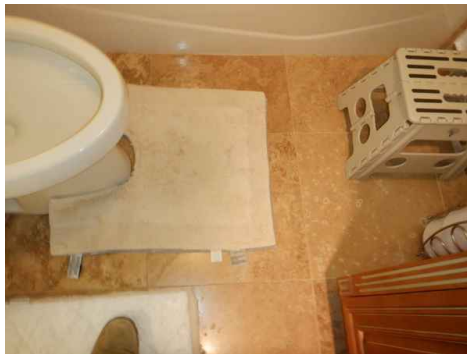
8: BATH(S)

Information

Sinks and Faucets: Sinks



Toilet: Toilets



GFCI and Ventilation: GFCI and Ventilation



9: KITCHEN

Information

Sinks and Faucets: Kitchen Sink

The kitchen sink had good water flow and drainage. The leaking faucet was described elsewhere in this report.



Appliances: Dishwasher Started and Drained

No leaks present at time of inspection.



Appliances: Appliances are Observed

Appliances: Units are turned on and observed for functionality. Pictures, discussions or written details of the operation of appliances are for buyers knowledge only. Appliances are considered accessories to the home and HERON Inspection does not guarantee, verify efficacy or predict the longevity of appliances. Some recommendations may be made for servicing or improving conditions in the description section of the photographs

+ Add a caption



10: INTERIORS

Information

Inspected Items and Summary of Findings: **Windows: Window Material**
Aluminum, HOA

Switches-Plugs-Lighting, Window
Type-Function, Doors and
Hardware, Flooring Type-
Condition, Wall Conditions,
Ceiling Conditions, Smoke-CO
Detectors

Ceiling Fans: Ceiling Fan



Lighting Fixtures, Switches & Receptacles: General Inspection of Fixtures, Switches and Outlets

Andrews Property Inspection observes and tests a representative number of fixtures, switches, and outlets throughout the house. Many outlets and some switches are not accessible due to furniture or storage limitations.

Smoke & CO Detectors: Smoke Detectors

Systems are not alarm tested, only verified to be in place. Many units are hard wired with battery back up. Other units are battery operated only. We recommend replacing all batteries before moving in.



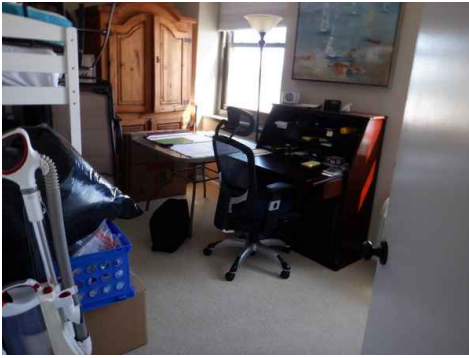
Limitations

Inspected Items and Summary of Findings

FURNITURE AND STORAGE

THIRD BEDROOM

The inspection was limited by furniture, belongings, and finishes. Not all components were accessible during the inspection process. Please see the videos section for more information.



Observations and recommendations

10.3.1 Walls and Ceilings

PRIOR REPAIRS



Minor Repairs/Maintenance Item

I observed prior wall repairs over some of the HVAC units. Not a deficiency, more a cosmetic thing.

Recommendation

Contact a qualified professional.



10.4.1 Lighting Fixtures, Switches & Receptacles

MINOR ELECTRICAL MAINTENANCE



Minor Repairs/Maintenance Item

Minor electrical maintenance needed: Breakers and distribution system are in good working order. There may be loose outlets, misplaced or loose plate covers or loose fixtures. Some locations may need the addition of GFCI plugs or replacement of non grounded outlets. ***Please see informational videos in Bath(s), Laundry, Kitchen, Interiors, Exterior Observations*** for further details and some affected locations. Some fixtures were not accessible due to furniture or household items blocking access. We recommend repairs be made once the unit is vacant. HERON Inspection recommends hiring a licensed electrical contractor or competent handyman to make the necessary repairs. These repairs are relatively affordable and part of ongoing home maintenance.

Recommendation

Contact a qualified professional.