



SUMMARY

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08850
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03/24/2026

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Note: This is only a summary of some of the defects noted in the report. Items highlighted in red and orange are most crucial in the opinion of the inspector. Items highlighted in yellow should NOT be disregarded. The full inspection report should be referred to for a full list and description of accessible defects.



ITEMS INSPECTED



DEFERRED
MAINTENANCE /
MODIFICATIONS



RECOMMENDATION /
CONCERN



SAFETY HAZARD

2.2.1 Inspection Method SHOWING SIGNS OF AGING

Recommendation
Contact a qualified professional.



2.3.1 Flashing

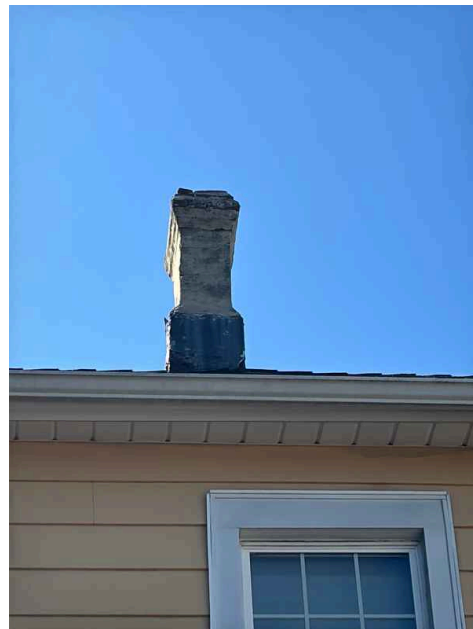
CHIMNEY CAP MISSING

Deferred Maintenance / Modifications

A proper screened weather cap was not installed. This is important to protect from moisture intrusion, minimize pest intrusion, and protect the chimney. Recommend a qualified roofer or chimney professional install a new cap (or repair existing cap if applicable).

Recommendation

Contact a qualified chimney contractor.



2.4.1 Coverings

AVERAGE WEAR

Deferred Maintenance / Modifications

Portions of the roof coverings were observed to have average wear for the age of the coverings. Monitor these areas closely. Annual inspections are recommended.

Recommendation

Contact a qualified roofing professional.

3.2.1 Walkways, Patios & Driveways

ASPHALT SEALER

Deferred Maintenance / Modifications

It is recommended that a qualified professional apply a sealer to the driveway to further preserve the life of the material. This is an ongoing maintenance task.

Recommendation

Contact a qualified driveway contractor.

3.2.2 Walkways, Patios & Driveways

PATIO CRACKS

Deferred Maintenance / Modifications

Some settling & cracking was observed on the patio. Recommend repair and/or patch/seal.

Recommendation

Contact a qualified concrete contractor.



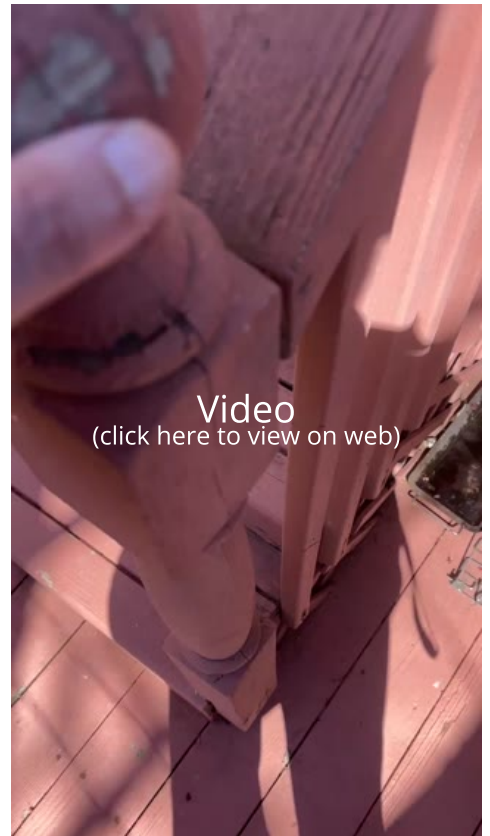
3.3.1 Decks, Balconies, Porches & Steps

RAILING UNSAFE

 Safety Hazard

There was an unsafe or loose railing. Railings should be secure and be 42" minimum in height.

Recommendation
Contact a qualified handyman.

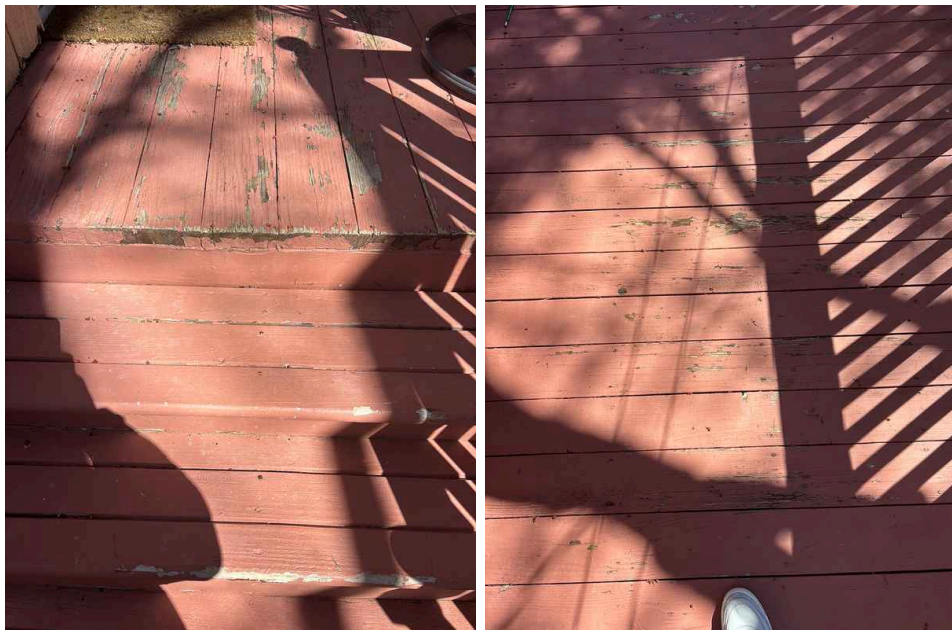


3.3.2 Decks, Balconies, Porches & Steps

PAINTING NEEDED

 Recommendation / Concern

Recommendation
Contact a qualified professional.



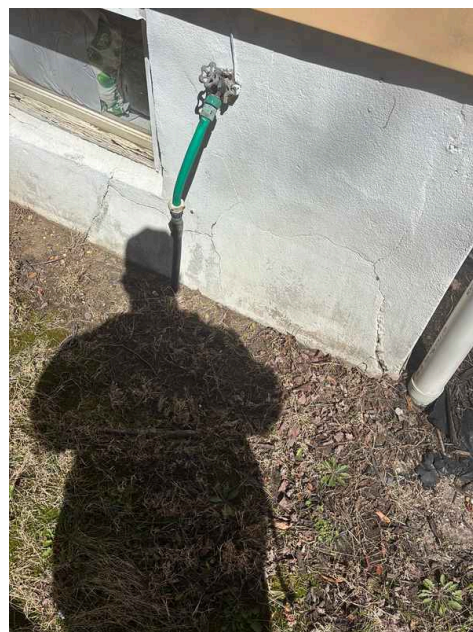
3.4.1 Foundation Walls

SPALLING / DETERIORATED

 Recommendation / Concern

Some spalling and deterioration with cracks was noted on the foundation wall. Recommend a qualified foundation specialist evaluate and repair properly soon to avoid moisture intrusion or further damage. This can be costly.

Recommendation
Contact a foundation contractor.



3.4.2 Foundation Walls

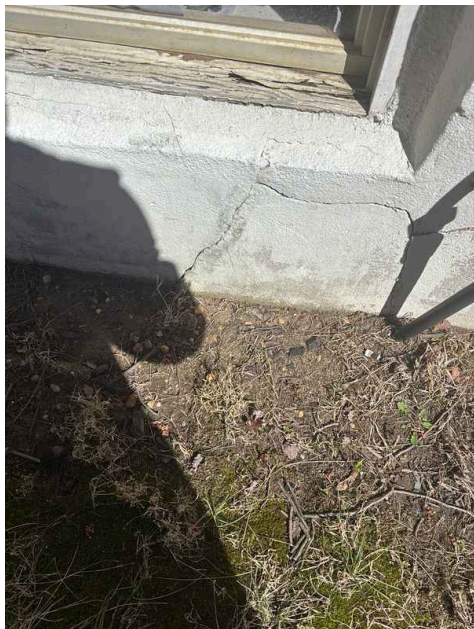
FOUNDATION CRACKS

 Deferred Maintenance / Modifications

Some cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Larger cracks may indicate previous movement or settlement. Recommend sealing cracks and monitoring for more serious shifting or displacement.

[Here is an informational article](#) on foundation cracks.

Recommendation
Contact a foundation contractor.



3.5.1 Wall Covering
PAINTING / SEALING

 Deferred Maintenance / Modifications

Recommend a qualified contractor evaluate and paint or seal the wall covering or trim pieces to preserve the life of the material and minimize the potential for moisture intrusion.

Recommendation
Contact a qualified painting contractor.



3.5.2 Wall Covering
MINOR DAMAGE

 Deferred Maintenance / Modifications

The wall coverings showed damage in one or more places. Any missing or heavily damaged components should be addressed soon. Recommend a qualified professional evaluate for repair and sealing as needed.

Recommendation
Contact a qualified siding specialist.

3.5.3 Wall Covering
ROTTED COMPONENTS

 Recommendation / Concern

Some components were rotted and require replacement. Moisture related damage may have occurred behind the components. Recommend repair soon and further investigation of the area. This could be a costly repair.

Recommendation
Contact a qualified carpenter.



3.6.1 Exterior Doors and Windows
PAINTING / SEALING

 Deferred Maintenance / Modifications

Recommend a qualified contractor evaluate and paint or seal to preserve the life of the material and minimize the potential for moisture intrusion.

Recommendation
Contact a qualified painting contractor.

3.6.2 Exterior Doors and Windows
CAULK MAINTENANCE

 Deferred Maintenance / Modifications

Caulk maintenance is recommended around all window and door flashings or trim where the potential for moisture intrusion may occur. This is an ongoing maintenance repair.

Recommendation
Contact a handyman or DIY project



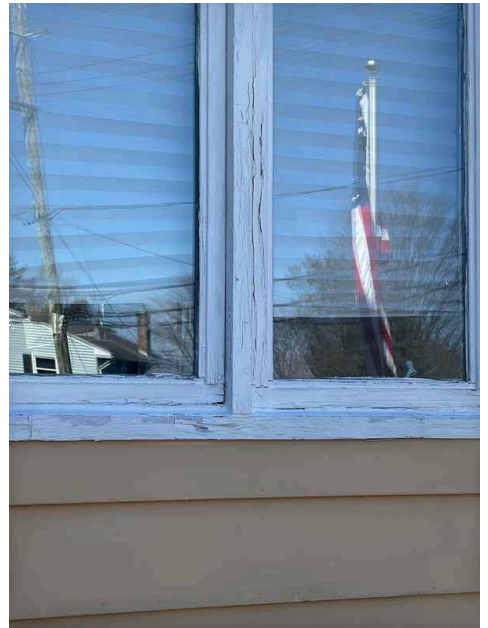


3.6.3 Exterior Doors and Windows **AGED COMPONENTS**

 Deferred Maintenance / Modifications

Some components appeared aged and will likely require a higher level of maintenance. Finding replacement parts could prove challenging.

Recommendation
Contact a qualified professional.





3.6.4 Exterior Doors and Windows
WINDOW MAINTENANCE

 Deferred Maintenance / Modifications

The window and related components were worn. Recommend refinish, repairs, and/or paint to maximize service life.

Recommendation
Contact a handyman or DIY project



3.6.5 Exterior Doors and Windows
ROTTED COMPONENTS

 Recommendation / Concern

Some components were rotted and require replacement. Moisture related damage may have occurred behind the components. Recommend repair soon and further investigation of the area by a professional. This could be a costly repair.

Recommendation
Contact a qualified carpenter.



3.6.6 Exterior Doors and Windows
SCREENS

 Deferred Maintenance / Modifications

Window screens were either damaged. Recommend repair or replacement.

Recommendation
Contact a handyman or DIY project

4.4.1 Lighting, Fans, Switches, & Receptacles
TAMPER PROOF RECEPTACLES

 Deferred Maintenance / Modifications

It is recommended that the outlets be updated to a tamper proof style.

Recommendation
Contact a qualified electrical contractor.

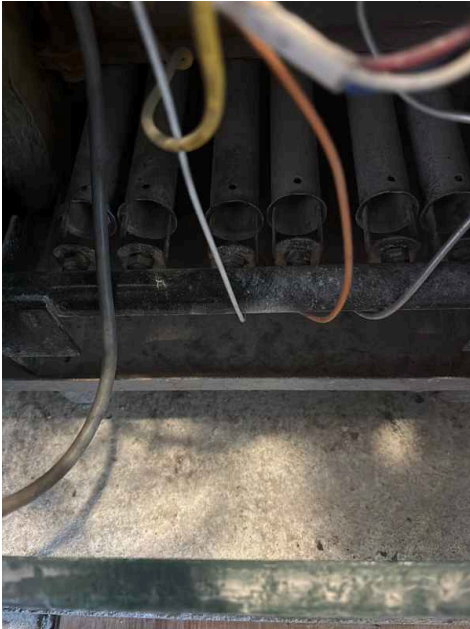


8.1.1 Heating Equipment
BOILER SERVICING

 Deferred Maintenance / Modifications

The unit should be cleaned and serviced annually. Recommend a qualified boiler tech contractor clean, service and certify the heating unit.

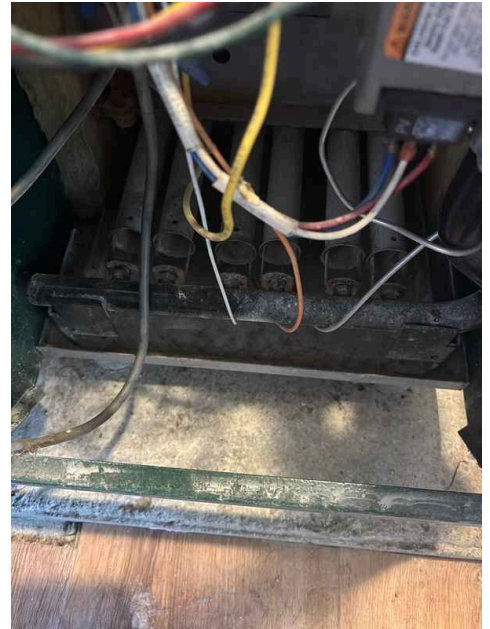
Recommendation
Contact a qualified heating and cooling contractor



8.1.2 Heating Equipment **CLEANING AND SERVICE RECOMMENDATIONS**

Recommendation
Contact a qualified professional.

 Recommendation / Concern



8.4.1 Cooling Equipment **AGED UNIT**

The unit was aged. Anticipate a higher level of maintenance now and budget to replace within a few years. HVAC repairs and replacement can be costly.

Recommendation
Contact a qualified HVAC professional.

 Recommendation / Concern



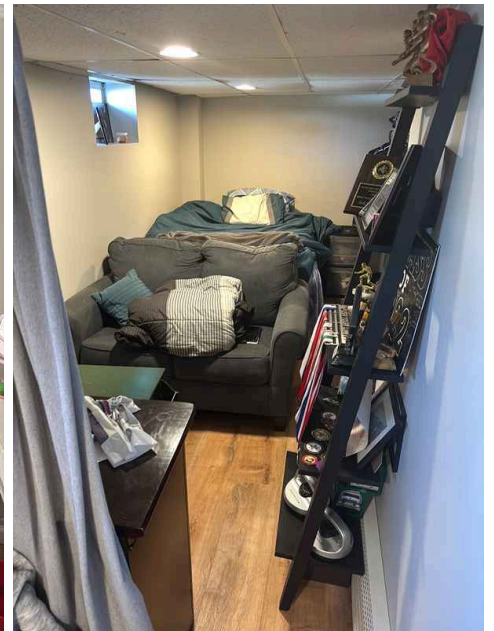
11.2.1 Foundation Walls

FULLY FINISHED BASEMENT

Recommendation

Contact a qualified professional.

Recommendation / Concern



11.3.1 Beams, Columns, & Joists

CEILING TILES DAMAGED

Some ceiling tiles were damaged. Recommend repair or replacement as needed. Any water stained tiles should warrant further investigation to ensure no leaks exist.

Recommendation

Contact a qualified general contractor.

Deferred Maintenance / Modifications



11.3.2 Beams, Columns, & Joists **OLDER STRUCTURES**



Deferred Maintenance / Modifications

As is common with older structures, some construction methods may not meet today's standards. Recommend additional support and bracing as needed.

Recommendation
Contact a qualified general contractor.