

# Regal Home Inspections, LLC

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## Property Inspection Report

Client(s): **Sample Report**  
Property address: **New Jersey**  
Inspection date: **Saturday, April 04, 2015**

This report published on Thursday, May 07, 2015 12:19:28 PM EDT

This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

This inspection report is prepared and delivered in accordance with The New Jersey Administrative Code, NJAC SS13:40-15.15 and also the Standards of Practice outlined in the NJAC.

The purpose of this report is to document the findings of the visual, non destructive home inspection, of accessible systems and components conducted at the aforementioned property on the date noted and, in accordance with NJAC as detailed in the associated, signed Pre Inspection Agreement. The report will focus on various systems and components as described in the Pre Inspection Agreement, Section 5 Page 1. The report will include descriptions of the systems and components (materials, descriptions, locations, etc. as required by NJAC) and identify any Material Defects (aka Major Defects). Material Defects are clearly identified as, "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, stylistic, cosmetic or aesthetic aspects of the

system, structure or component." A Major (aka Material) Defect, including items in the report identified or classified as "Safety", denotes a condition that should be corrected or further investigated prior to the end of the inspection interval as noted in your home purchase contract.

Any other information such as serial numbers, general observations, maintenance recommendations, etc., is provided as a courtesy only. Please refer to the Pre Inspection Agreement, Sections, 6, 11 (for example) and elsewhere for recognized home inspection exclusions.

The SUMMARY SECTION, (with a new title page at the end of the main body of the report) summarizes the elements to the home inspection that are objectively deemed to be, "Material Defects" in that they are likely to or will, "substantially affect[s] the value, habitability or safety of the dwelling." in accordance with the Standards of Practice.

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## How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

<b>Safety</b>	Poses a safety hazard
<b>Repair/Replace</b>	Recommend repairing or replacing
<b>Repair/Maintain</b>	Recommend repair and/or maintenance
<b>Maintain</b>	Recommend ongoing maintenance
<b>Evaluate</b>	Recommend evaluation by a specialist
<b>Monitor</b>	Recommend monitoring in the future
<b>Comment</b>	For your information

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## General Information

**Report number:** 04042015A

**Time started:** 8:30am

**Time finished:** 12:40pm

**Present during inspection:** Client, Realtor

**Client present for discussion at end of inspection:** Yes

**Weather conditions during inspection:** Dry (no rain), Windy, Sunny

**Temperature during inspection:** Cool

**Type of building:** Single family

**Buildings inspected:** One house

**Number of residential units inspected:** 1

**Age of main building:** Built 1998

**Source for main building age:** Realtor

**Front of building faces:** West

**Main entrance faces:** West

**Occupied:** Yes

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**1) Evaluate, Comment** - Check permits - Based on substandard/non-standard construction observed, additions modifications to this property may have been made without the owner having attained permits or inspections from the municipality. Work may have been performed by someone other than a qualified contractor or person. Consult with the property owner about this, and if necessary research permits.

At worst case, if substantial work was performed without permits, this knowledge must be disclosed when the building is sold in the future. This can adversely affect future sales. Also, the local municipality could require costly alterations to bring the building into legal compliance or even require that the additions or modifications be removed. As the facts around this are not, "readily ascertainable" by the inspector during the inspection, as defined by NJAC this is not identified as a Material (aka Major) Defect. If, in fact, through the client's further pursuit these are found to be non conforming modifications there is the potential that the threshold to classify it as a Material/Major Defect has been crossed due to the potential (and unknown) impact on the, "Value" of the property. Please refer to the third paragraph of the introduction of this Property Inspection Report, bottom of Page 1, for the NJAC definition of a, "Material Defect" and its application here.

This is associated with the detail provided in Items 12 & 18 in the Basement and Electrical sections respectively.

**2) Comment** - A radon test is being conducted. The test device will be retrieved on Monday, April 6, 2015. The measurement device will be sent to the lab for analysis and reporting. I anticipate that the results will be returned on or about Wednesday, April 8, 2015.

**3) Comment** - A termite inspection was conducted by Pete Fiore of Environmental Termite and Pest Control. Their report is attached to this house inspection report as a courtesy. I recommend following any/all of their suggestions and recommendations as necessary, as detailed in their National Pest Management Association (NPMA) -33 Termite Report. Your mortgage company may want a copy of this NPMA-33.

## Grounds

**Limitations:** Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

**Site profile:** Minor slope

**Condition of driveway:** Appeared serviceable overall. See notes below.

**Driveway material:** Asphalt

**Condition of sidewalks and/or patios:** Appeared serviceable with noted exception below.

**Sidewalk material:** Poured in place concrete

**Condition of patio:** Required repairs, replacement (see comments below)

**Patio material:** Pavers

**Condition of exterior stairs, handrails and guardrails:** Appeared serviceable

**Exterior stair material:** Masonry in front. Stones in back yard.

**4) Safety, Repair/Maintain** - There are numerous, loose stones on the retaining wall by the pool. In some sections of the walls in the yard the stones are secured in place with mortar. In areas such as the ones seen below, the stones are loose and secured only by gravity and friction/placement. As a result they are a safety hazard as they can fall and injure adults and children alike.

Recommend that a qualified hardscape or masonry contractor secure all stones.



**Photo 4-1**

Stone is loose.



**Photo 4-2**

Some of these stones are loose as well.

**5) Repair/Replace** - Patio/pavers are improperly installed because they are sloped toward the house. A 6' level was used to demonstrate to the clients that the slope is incorrect. The low point is in the corner as indicated by the arrow in the associated photo. All surfaces around the house, soil, sidewalks, decks, patios, etc. must be sloped so that water drains away from the structure. In this instance the pavers will facilitate water flowing toward the house, its foundation and structure. Combined with the damaged flashing and poorly attached siding (numerous holes & missing starter strip of "J" channel both noted in the Exterior Section) the current condition will be an issue and should be corrected prior to closing. The implications are that with the high potential for chronic water/moisture in this area a condition conducive to fungal rot to the wood and water leaking into the basement exists by its current design.

Recommend that a licensed, hardscape/landscape contractor remove the pavers, back fill with appropriate sub surface aggregate, properly compact the sub surface materials to retard further compaction of the patio base and, of course, pitched in a manner that facilitates water to flow away from the house. This should be combined with repairing the damaged flashing to proper building standards.



Photo 5-1

**6) Repair/Maintain, Comment** - Minor deterioration (e.g. cracks) was found in the driveway, but no trip hazards were found. Recommend having repairs made by sealing the cracks with water proof sealant. If left unsealed, the crack will allow water penetration, softening of the ground beneath and further deterioration.



Photo 6-1

## **Exterior and Foundation**

**Limitations:** The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

**Wall inspection method:** Viewed from ground and from a ladder

**Condition of wall exterior covering:** Appeared serviceable

**Apparent wall structure:** Wood frame

**Wall covering:** Vinyl, Brick veneer

**Condition of foundation and footings:** Appeared serviceable

**Apparent foundation type:** Unfinished basement

**Foundation/stem wall material:** Concrete block

**7) Repair/Replace** - Sections of siding and/or trim were loose. Recommend that a qualified person repair, replace or install siding or trim as necessary.



Photo 7-1

General area of close up in next photo.



Photo 7-2

Missing starter strip or "J" channel to secure siding. Siding is loose.

**8) Repair/Replace** - Fungal rot and soft, wet wood was found at one or more sections of siding or trim. Conducive conditions for rot should be corrected. Recommend that a qualified person repair as necessary by removing all wet, rotted wood and replacing with new. All rotten wood should be replaced. A small area (bubble) of plywood delamination seen as indicated by the yellow arrow below in photo 8-1. Plywood delamination was not pervasive but was evident.



**Photo 8-1**  
Some plywood delamination noted in the area of the yellow arrow. The next two photos are in the area indicated by the blue arrow.



**Photo 8-2**  
Soft wood and water emerges from the wood when pressed with thumb. Here and Photo 8-3.



**Photo 8-3**



**Photo 8-4**  
This wood/trim rot is to the right of the front entry door. Here and next photo.



**Photo 8-5**

**9) Repair/Replace** - Flashing at one or more locations was damaged. Flashing in the back by the pavers that were re-set has numerous holes. Flashing should be an impervious membrane. Leaks can occur as a result of the holes and additional holes may exist below the pavers. Recommend that a qualified person repair, replace or install flashing as necessary, and per standard building practices along with the recommended (Grounds Section) repair of the paver slope/grading.



**Photo 9-1**



**Photo 9-2**



Photo 9-3

**10) Repair/Replace** - One or more exhaust duct end caps were damaged. Their purpose is to prevent unconditioned air from entering the building, and keep out birds, rodents and bugs. Blocked ducts can cause fan motors and/or clothes dryers to overheat and can pose a fire hazard. Recommend that a qualified person repair or replace caps as necessary.

Fireplace vent.



Photo 10-1

**11) Maintain, Monitor** - Window and some door openings on brick veneer walls, like the front of the house, have lintels that span over the window and support the bricks above. Lintels are iron support brackets and carry the weight of the bricks over the windows. Since they are iron over time they may rust and should be maintained with rust inhibiting paints. Additionally, the lintels themselves are supported by the brick on either side of the window opening. If they are not maintained and rust, the rust can cause cracks in the brick surface. There were no cracks seen here.

Below the iron lintel is the window and a weather proof seal should be maintained. There appears to be a gap between the lintel and the windows that should be sealed with a flexible sealant such as an exterior rated silicone.



Photo 11-1

Lintels are located for example, here in this and in the next photo.



Photo 11-2

**Photo 11-3**

Close inspection indicates the need for sealing the obvious gaps. Here and in next photo.

**Photo 11-4**


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## **Basement**

**Limitations:** Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are also excluded from this inspection. Note that the inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the basement in the future. Access to the basement during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector does not determine the adequacy of basement floor or stairwell drains, or determine if such drains are clear or clogged.

Note that all basement areas should be checked periodically for water intrusion, plumbing leaks and pest activity.

**Condition of floor substructure above basement:** Appeared serviceable

**Pier or support post material:** Steel

**Beam material:** Laminated wood

**Floor structure:** Engineered wood joists

**Condition of insulation underneath floor above:** Not applicable, none installed

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**12) Evaluate** - The basement was partially framed for finishing but very incomplete; Unfinished wiring, unfinished wall, etc. Highly recommend that inquiry be made as to if permits were applied for. Electrical work requires a permit. Recommend checking with the Holmdel Building Department to see if partition walls and finishing a basement also requires building permits. As noted in the Electrical Section, the work should be completed prior to closing including all necessary building inspections.

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## **Roof**

**Limitations:** The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions performed adequately or were leak-free.

**Roof inspection method:** Traversed

**Condition of roof surface material:** Appeared serviceable. Original roof - 1998 per owner.

**Roof surface material:** Asphalt or fiberglass composition shingles

**Roof type:** Hipped

**Apparent number of layers of roof surface material:** One

**Condition of exposed flashings:** Appeared serviceable

**Condition of gutters, downspouts and extensions:** Appeared serviceable

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**13) Repair/Maintain** - Extensions such as splash blocks or drain pipes for one or more downspouts were missing. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure.

Downspout extensions should route the water at least 6 feet away from the building.



Photo 13-1



Photo 13-2



Photo 13-3



Photo 13-4

14) **Comment** - General roof photos.



Photo 14-1



Photo 14-2



Photo 14-3



Photo 14-4



Photo 14-5



Photo 14-6



Photo 14-7



Photo 14-8



Photo 14-9



Photo 14-10

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## Attic and Roof Structure

**Limitations:** The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

**Attic inspection method:** Partially traversed

**Condition of roof structure:** Appeared serviceable

**Roof structure type:** Rafters

**Ceiling structure:** Ceiling joists

**Condition of insulation in attic:** Appeared serviceable

**Ceiling insulation material:** Fiberglass roll or batt

**Approximate attic insulation R value (may vary in areas):** R-30, Estimated

**Vapor retarder:** Installed

**Roof ventilation type:** Ridge vent(s), Box vents, Enclosed soffit vents, Mechanical vents with powered fan

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**15) Repair/Maintain** - Attic access hatch was not insulated. Weatherstripping was also missing or substandard. Recommend installing weatherstripping and insulation per current standards at hatches or doors for better energy efficiency.

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## Garage

**Limitations:** The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

**Type:** Attached

**Condition of door between garage and house:** Appeared serviceable

**Type of door between garage and house:** Metal

**Condition of garage vehicle door(s):** Appeared serviceable

**Type of garage vehicle door:** Sectional

**Number of vehicle doors:** 3

**Condition of automatic opener(s):** Appeared serviceable

**Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing):** No

**Condition of garage floor:** Appeared serviceable

**Condition of garage interior:** Appeared serviceable

**Garage ventilation:** Exists in the form of windows.

**16) Safety, Repair/Maintain, Evaluate** - The auto-reverse mechanism on one or more automatic openers for garage vehicle doors . This is a potential safety hazard. A qualified contractor should evaluate and repair as necessary.



**Photo 16-1**  
"Down Force" setting needs  
adjusting by a garage door  
professional.

**17) Comment** - Recommend adding a self closing device to the door between the house and the garage. This will help ensure that the desired fire-retardant characteristics intended in the garage construction are maintained.

## Electric

**Limitations:** The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

**Electric service condition:** Appeared serviceable

**Primary service type:** Underground

**Number of service conductors:** 3

**Service voltage (volts):** 120-240

**Estimated service amperage:** 200

**Primary service overload protection type:** Circuit breakers

**Service entrance conductor material:** Stranded copper

**Main disconnect rating (amps):** 200

**System ground:** Ground rod(s) in soil

**Condition of main service panel:** Appeared serviceable

**Location of main service panel #A:** Basement

**Location of sub-panel #B:** Basement

**Location of main disconnect:** Breaker at top of main service panel

**Condition of branch circuit wiring:** Serviceable. See note below regarding the basement wiring.

**Branch circuit wiring type:** Non-metallic sheathed

**Ground fault circuit interrupter (GFCI) protection present in circuit breaker panel:** Yes. One breaker has GFCI functionality.

**Arc fault circuit interrupter (AFCI) protection present in circuit breaker panel:** No

**18) Safety, Repair/Replace, Evaluate** - Substandard wiring was found at the basement. For example, exposed wiring, unterminated wires, exposed splices, missing cover plates and partially completed wiring job. This is a safety hazard. Recommend that a qualified electrician evaluate and repair as necessary and per standard building practices.

Highly recommend inquiring with the seller and the town building department about the permitting of this work. It appeared to be partially completed. Some sections were checked with a voltage detector but no indications that the wiring was energized. This work was, obviously, never inspected by the Holmdel municipal inspector.



Photo 18-1



Photo 18-2



Photo 18-3



Photo 18-4



Photo 18-5

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**19) Safety, Repair/Replace, Evaluate** - One or more electric receptacles (outlets) at the exterior had no visible ground fault circuit interrupter (GFCI) protection. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

**Photo 19-1**

Outlet to right of front door was energized but did not trip with a GFCI test device. Other outlets, inside for example, did properly trip with the same test device.

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**20) Safety, Repair/Maintain** - One or more cover plates for switches, receptacles (outlets) or junction boxes were missing or broken. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary. Numerous outlets, switches and junction boxes in the basement.

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## **Plumbing / Fuel Systems**

**Limitations:** The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

**Condition of service and main line:** Appeared serviceable

**Water service:** Public

**Water pressure (psi):** Functional test in Master bath.

**Location of main water shut-off:** Basement

**Condition of supply lines:** Appeared serviceable

**Supply pipe material:** Copper

**Condition of drain pipes:** Appeared serviceable

**Drain pipe material:** Plastic

**Condition of waste lines:** Appeared serviceable

**Waste pipe material:** Plastic

**Vent pipe condition:** Appeared serviceable

**Vent pipe material:** Plastic

**Sump pump installed:** Yes

**Condition of sump pump:** Appeared serviceable. Operated manually

**Sewage ejector pump installed:** No

**Condition of fuel system:** Appeared serviceable

**Location of main fuel shut-off valve:** At gas meter

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## **Water Heater (GE unit on left) - Tanks are linked**

**Limitations:** Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

**Condition of water heater:** Appeared serviceable

**Type:** Tank

**Energy source:** Natural gas

**Estimated age:** 9 YO. Manufactured 12/2005.

**Capacity (in gallons):** 50  
**Temperature-pressure relief valve installed:** Yes  
**Location of water heater:** Basement  
**Hot water temperature tested:** Yes  
**Water temperature (degrees Fahrenheit):** Sample temps - 140, 130.8, 135.3, 129.0  
**Condition of burners:** Appeared serviceable  
**Condition of venting system:** Appeared serviceable

**21) Safety** - The hot water temperature was greater than 120 degrees Fahrenheit. This is a safety hazard due to the risk of scalding. The thermostat should be adjusted so the water temperature doesn't exceed 120 degrees.

**22) Comment** - The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be near this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.

Manufacture date of GE unit is 12/2005 as noted on the data plate.

## **Water Heater (Rheem unit on right) - Tanks linked**

**Limitations:** Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

**Condition of water heater:** Near, at or beyond service life

**Type:** Tank

**Energy source:** Natural gas

**Estimated age:** Original to house - 17 YO

**Capacity (in gallons):** 50

**Temperature-pressure relief valve installed:** Yes

**Location of water heater:** Basement

**Hot water temperature tested:** Yes

**Water temperature (degrees Fahrenheit):** Sample temps - 140, 130.8, 135.3, 129.0

**Condition of burners:** Required repair, replacement and/or evaluation (see comments below)

**Condition of venting system:** Appeared serviceable

**23) Safety, Repair/Replace, Evaluate** - The water heater burner flames "rolled out" of the combustion chamber. This is a fire hazard due to the possibility of excessive heat damaging heating components, controls and wiring. Recommend that a qualified contractor evaluate and repair as necessary.



**Photo 23-1**

Brown area indicative of flame roll out.

**24) Safety** - The hot water temperature was greater than 120 degrees Fahrenheit. This is a safety hazard due to the risk of scalding. The thermostat should be adjusted so the water temperature doesn't exceed 120 degrees.

**25) Comment** - The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be beyond this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering

replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.

Water heater is currently 16 years old. Based on the serial number for this Rheem water heater, RHNG0898... the, "0898" represents the month and year of manufacture.

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## Heating, Ventilation and AC (HVAC) Basement/1st Fl

**Limitations:** The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

**General heating system type(s):** Forced air

**General heating distribution type(s):** Ducts and registers

**Last service date of primary heat source:** 2013

**Source for last service date of primary heat source:** Label

**Condition of forced air heating/(cooling) system:** Appeared serviceable

**Forced air heating system fuel type:** Natural gas

**Estimated age of forced air furnace:** 16 YO. Manufactured 36th week of 1998.

**Location of forced air furnace:** Basement

**Forced air system capacity in BTUs or kilowatts:** 120,000 BTU/Hr Input

**Condition of furnace filters:** Appeared serviceable

**Location for forced air filter(s):** At base of air handler

**Condition of forced air ducts and registers:** Appeared serviceable

**Condition of burners:** Appeared serviceable

**Type of combustion air supply:** Intake duct, Vent(s) to exterior

**Condition of venting system:** Appeared serviceable

**Condition of cooling system:** Appeared serviceable

**Cooling system fuel type:** Electric

**Type:** Split system

**Condition of controls:** Appeared serviceable

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**26) Maintain, Comment** - The furnace filter should be changed upon occupancy and then in accordance with the filter manufacturer's instructions thereafter.



**Photo 26-1**

Filter is behind this panel as seen in the next photo.



**Photo 26-2**

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**27) Maintain** - The thermostat was loose. Recommend that a qualified person evaluate and repair or replace as necessary.



Photo 27-1

**28) Comment** - The outdoor air temperature was below 65 degrees Fahrenheit during the inspection. Air conditioning systems can be damaged if operated during such low temperatures. Because of this, the inspector was unable to operate and fully evaluate the cooling system.

**29) Comment** - The estimated useful life for most air conditioning condensing units is 10-15 years. This unit appeared to be beyond this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

Two outside AC compressors. Undetermined which unit is for the basement and which is for the attic. Both units were manufactured in 1998 (5/98 and 11/98) so therefore both are 16 years old.

## Heating, Ventilation and AC (HVAC) Attic/2nd Fl

**Limitations:** The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

**General heating system type(s):** Forced air

**General heating distribution type(s):** Ducts and registers

**Last service date of primary heat source:** 2013

**Source for last service date of primary heat source:** Label

**Condition of forced air heating/(cooling) system:** Appeared serviceable

**Forced air heating system fuel type:** Natural gas

**Estimated age of forced air furnace:** 16 YO. Manufactured in 10th week of 1998.

**Location of forced air furnace:** Attic

**Forced air system capacity in BTUs or kilowatts:** 125,000 BTU/Hr Input

**Condition of furnace filters:** Appeared serviceable

**Location for forced air filter(s):** At base of air handler

**Condition of forced air ducts and registers:** Appeared serviceable

**Condition of burners:** Appeared serviceable

**Type of combustion air supply:** No dedicated source visible, uses attic air

**Condition of venting system:** Appeared serviceable

**Condition of cooling system:** Appeared serviceable

**Cooling system fuel type:** Electric

**Type:** Split system

**Condition of controls:** Appeared serviceable

**30) Maintain, Comment** - The furnace filter should be changed upon occupancy and then in accordance with the filter manufacturer's instructions thereafter. Configuration is similar to Item 26, above.

**31) Comment** - The outdoor air temperature was below 65 degrees Fahrenheit during the inspection. Air conditioning systems can be damaged if operated during such low temperatures. Because of this, the inspector was unable to operate and fully evaluate the cooling system.

**32) Comment** - The estimated useful life for most air conditioning condensing units is 10-15 years. This unit appeared to be beyond this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

Two outside AC compressors. Undetermined which unit is for the basement and which is for the attic. Both units were manufactured in 1998 (5/98 and 11/98) so therefore both are 16 years old.

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## **Fireplaces, Chimneys and Flues**

**Limitations:** The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

**Condition of wood-burning fireplace:** Appeared serviceable

**Wood-burning fireplace type:** Ceramic and masonry

**Condition of chimneys and flues:** Appeared serviceable

**Wood-burning chimney type:** with wood enclosure

**33) Maintain, Evaluate** - A wood-burning fireplace was at the property. When such devices are used, they should be professionally inspected and cleaned annually to prevent creosote build-up and to determine if repairs are needed. The National Fire Protection Association states that a "Level 2" chimney inspection should be performed with every sale or transfer of property with a wood-burning device.

Recommend consulting with the property owner about recent and past servicing and repairs to all wood-burning devices and chimneys or flues at this property.

Recommend that a qualified specialist (such as a licensed chimney sweep) evaluate all wood-burning devices and chimneys, and clean and repair as necessary.

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## **Kitchen**

**Limitations:** The following items are not included in this inspection: household appliances such as warming ovens, griddles, broilers, trash compactors, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

**Condition of counters:** Appeared serviceable

**Condition of cabinets:** Appeared serviceable

**Condition of sinks and related plumbing:** Appeared serviceable

**Condition of dishwasher:** Appeared serviceable. Operated a RINSE cycle.

**Condition of range, cooktop or oven:** All stove burners lit. Both ovens briefly operated in a BAKE mode.

**Range, cooktop or oven type:** Natural gas, Electric, Gas stove. Electric oven.

**Type of ventilation:** Hood over range or cooktop

**Condition of refrigerator:** Appeared serviceable. Freezer 8.4 degrees measured. Refrigerator, 42.4 degrees measured using a digital thermometer.

**Condition of built-in microwave oven:** Appeared serviceable. Tested with a microwave detector.

**34) Repair/Replace, Evaluate** - An exhaust hood was installed over the cook top or range, but the fan recirculated the exhaust air back into the kitchen. This can be a nuisance for odor and grease accumulation. Where a gas-fired range or cook top is installed, carbon monoxide and excessive levels of moisture can accumulate in living spaces. Recommend that a qualified contractor evaluate and repair as necessary so exhaust air is ducted outdoors.

## **Bathrooms, Laundry and Sinks**

**Limitations:** The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

**Location #A:** Half bath, first floor

**Location #B:** Full bath, first floor

**Location #C:** Full bath, second floor, Jack & Jill bath

**Location #D:** Full bath, second floor, tan colored walls

**Location #E:** Full bath, Master bath

**Location #F:** Laundry room/area

**Condition of counters:** Appeared serviceable

**Condition of cabinets:** Appeared serviceable

**Condition of flooring:** Appeared serviceable

**Condition of sinks and related plumbing:** Appeared serviceable except as noted below

**Condition of toilets:** Appeared serviceable

**Condition of bathtubs and related plumbing:** Appeared serviceable. Jetted tub in Master filled and operated.

**Condition of shower(s) and related plumbing:** Appeared serviceable

**Condition of ventilation systems:** Required repair and/or evaluation (see comments below)

**Bathroom and laundry ventilation type:** Windows, Spot exhaust fans

**35) Repair/Replace** - The sink at location(s) #E was damaged or significantly deteriorated. Recommend that a qualified contractor replace the sink.

The basin's overflow plumbing was broken and leaked. Repairs with black tape attempted but ineffective. This is to the right sink in the master bath.



Photo 35-1



Photo 35-2

**36) Repair/Maintain** - The sink faucet valve handle at location(s) #C was leaking. Recommend that a qualified person repair as necessary.



Photo 36-1

**37) Repair/Maintain** - One or more sink drains were leaking at location(s) #C. A qualified person should repair as necessary.

Right sink in Jack & Jill bathroom.



Photo 37-1



Photo 37-2

**38) Repair/Maintain** - One bathroom vent in the attic was not properly connected to the exhaust hood. It is a substandard installation and one which can allow the moist air from the bath to stay in the attic. Moist air in the attic can create a condition that is conducive to mold growth and roof sheathing (plywood) deterioration. Recommend that a qualified contractor properly attach the duct to the hood using proper construction standards.

The duct terminates in close proximity to the exhaust hood vs. being directly connected with proper unions and couplings to ensure that all vented air goes to the exterior.

Recommend that the qualified contractor also inspect the other exhaust fan's (to the right when ascending the attic steps) connection to the hood to ensure proper attachment.



Photo 38-1

Vent is close, but not properly connected, to the exhaust hood.

**39) Comment** - All sinks (bath, laundry and kitchen), tubs and showers were checked for proper plumbing (hot water on left) and all were good. All drains and traps were checked for leaks and none were observed except where noted. All faucets were checked for leaks at handles and no leaks were observed except where noted.

All electrical outlets in the bathrooms were checked for compliance with GFCI and all were GFCI protected.

Tiles, tile grout and caulking appeared to be in tact.

All toilets were checked for leaks, proper operation and for any damage. The bowls were visually checked inside and around the base. The tanks were checked visually from both the outside and inside for cracks and damage. No damage or cracks were observed.

## **Interior, Doors and Windows**

**Limitations:** The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

**Condition of exterior entry doors:** Appeared serviceable

**Exterior door material:** Metal, Sliding glass

**Condition of interior doors:** Appeared serviceable

**Condition of windows:** Appeared serviceable. All accessible windows were opened, closed and re-locked. Some were obscured by furniture or other items and therefore not opened.

**Type(s) of windows:** Wood frame, Multi-pane/energy efficient, Double-hung, Casement and Fixed

**Condition of walls and ceilings:** Appeared serviceable

**Wall type or covering:** Drywall

**Ceiling type or covering:** Drywall

**Condition of flooring:** Appeared serviceable

**Flooring type or covering:** Carpet, wood or wood products and tile

**Condition of stairs, handrails and guardrails:** Appeared serviceable

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**40) Repair/Replace** - Crank handles at the windows in the Master sitting area were inoperable. Recommend that a qualified person replace handles or make repairs as necessary.



Photo 40-1



Photo 40-2



Photo 40-3

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**41) Repair/Maintain** - Window retention string does not properly support the window and becomes slack. 1st floor, bath/laundry area. Recommend having the window repaired by an Andersen window specialist.



Photo 41-1

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Please visit [www.rhinj.com](http://www.rhinj.com) for maintenance tips and other helpful information.

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## Summary

Client(s): **Sample Report**  
Property address: **New Jersey**  
Inspection date: **Saturday, April 04, 2015**

This report published on Thursday, May 07, 2015 12:19:28 PM EDT

This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

This inspection report is prepared and delivered in accordance with The New Jersey Administrative Code, NJAC SS13:40-15.15 and also the Standards of Practice outlined in the NJAC.

The purpose of this report is to document the findings of the visual, non destructive home inspection, of accessible systems and components conducted at the aforementioned property on the date noted and, in accordance with NJAC as detailed in the associated, signed Pre Inspection Agreement. The report will focus on various systems and components as described in the Pre Inspection Agreement, Section 5 Page 1. The report will include descriptions of the systems and components (materials, descriptions, locations, etc. as required by NJAC) and identify any Material Defects (aka Major Defects). Material Defects are clearly identified as, "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, stylistic, cosmetic or aesthetic aspects of the

system, structure or component." A Major (aka Material) Defect, including items in the report identified or classified as "Safety", denotes a condition that should be corrected or further investigated prior to the end of the inspection interval as noted in your home purchase contract.

Any other information such as serial numbers, general observations, maintenance recommendations, etc., is provided as a courtesy only. Please refer to the Pre Inspection Agreement, Sections, 6, 11 (for example) and elsewhere for recognized home inspection exclusions.

The SUMMARY SECTION, (with a new title page at the end of the main body of the report) summarizes the elements to the home inspection that are objectively deemed to be, "Material Defects" in that they are likely to or will, "substantially affect[s] the value, habitability or safety of the dwelling." in accordance with the Standards of Practice.

This SUMMARY SECTION summarizes the elements to the home inspection that are objectively deemed to be, "Material Defects" in that they are likely to or will, "substantially affect[s] the value, habitability or safety of the dwelling." in accordance with the Standards of Practice.

Concerns are shown and sorted according to these types:

<b>Safety</b>	Poses a safety hazard
<b>Repair/Replace</b>	Recommend repairing or replacing
<b>Repair/Maintain</b>	Recommend repair and/or maintenance
<b>Maintain</b>	Recommend ongoing maintenance
<b>Evaluate</b>	Recommend evaluation by a specialist
<b>Monitor</b>	Recommend monitoring in the future
<b>Comment</b>	For your information

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## **Grounds**

**4 Safety, Repair/Maintain** - There are numerous, loose stones on the retaining wall by the pool. In some sections of the walls in the yard the stones are secured in place with mortar. In areas such as the ones seen below, the stones are loose and secured only by gravity and friction/placement. As a result they are a safety hazard as they can fall and injure adults and children alike.

Recommend that a qualified hardscape or masonry contractor secure all stones.

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## **Garage**

**16 Safety, Repair/Maintain, Evaluate** - The auto-reverse mechanism on one or more automatic openers for garage vehicle doors . This is a potential safety hazard. A qualified contractor should evaluate and repair as necessary.

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## **Electric**

**18 Safety, Repair/Replace, Evaluate** - Substandard wiring was found at the basement. For example, exposed wiring, unterminated wires, exposed splices, missing cover plates and partially completed wiring job. This is a safety hazard. Recommend that a qualified electrician evaluate and repair as necessary and per standard building practices.

Highly recommend inquiring with the seller and the town building department about the permitting of this work. It appeared to be partially completed. Some sections were checked with a voltage detector but no indications that the wiring was energized. This work was, obviously, never inspected by the Holmdel municipal inspector.

**19 Safety, Repair/Replace, Evaluate** - One or more electric receptacles (outlets) at the exterior had no visible ground fault circuit interrupter (GFCI) protection. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

**20 Safety, Repair/Maintain** - One or more cover plates for switches, receptacles (outlets) or junction boxes were missing or broken. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary. Numerous outlets, switches and junction boxes in the basement.

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## **Water Heater (GE unit on left) - Tanks are linked**

**21 Safety** - The hot water temperature was greater than 120 degrees Fahrenheit. This is a safety hazard due to the risk of scalding. The thermostat should be adjusted so the water temperature doesn't exceed 120 degrees.

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## **Water Heater (Rheem unit on right) - Tanks linked**

**23 Safety, Repair/Replace, Evaluate** - The water heater burner flames "rolled out" of the combustion chamber. This is a fire hazard due to the possibility of excessive heat damaging heating components, controls and wiring. Recommend that a qualified contractor evaluate and repair as necessary.

**24 Safety** - The hot water temperature was greater than 120 degrees Fahrenheit. This is a safety hazard due to the risk of scalding. The thermostat should be adjusted so the water temperature doesn't exceed 120 degrees.