

Regal Home Inspections, LLC

Inspector's email: frank07722@gmail.com

Inspector's phone: (908) 902-2590

37 Ridge Road

PO Box 148

Colts Neck NJ 07722

Inspector: Frank J. Delle Donne

NJ Home Inspector License #24GI00125100

NJ-DEP Radon Measurement Technician Certification #MET13186

InterNACHI Membership ID# NACHI 13103001



SAMPLE Property Inspection Report

Client(s): **Client's name here**

Property address: **New Jersey**

Inspection date: **Thursday, September 10, 2015**

This report published on Monday, September 14, 2015 12:59:28 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.

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:

Safety	Poses a safety hazard
Repair/Replace	Recommend repairing or replacing
Repair/Maintain	Recommend repair and/or maintenance
Maintain	Recommend ongoing maintenance
Evaluate	Recommend evaluation by a specialist
Comment	For your information

General Information

Report number: 09102015

Time started: 1:15pm

Time finished: 4:45pm

Present during inspection: Client, Realtor

Client present for discussion at end of inspection: Yes

Weather conditions during inspection: Rain

Temperature during inspection: Warm

Type of building: Single family

Buildings inspected: One house

Number of residential units inspected: 1

Age of main building: 26 YO. Built 1989

Source for main building age: Online property listing

Occupied: Yes

1) Comment - A radon test is being conducted. The test device will be retrieved on Sunday, September 13, 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 Thursday, September 17, 2015.

2) Comment - A termite inspection was conducted by Terminite. Their report will be forwarded via email as soon as it is received. 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.

Highly recommend that the Termite Report, NPMA-33 provided be read, understood and acted upon with regard to any treatments, repairs or areas that may require attention (such as eliminating conditions conducive to insect activity).

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: Moderate slope

Condition of driveway: Appeared serviceable

Driveway material: Asphalt

Condition of sidewalks: Appeared serviceable

Sidewalk material: Paving stones and slate. Small slate near the front entrance. Larger slate slabs on the right side (facing the house).

Condition of deck: Recommend professional evaluation. See 3, 4 and 5 below.

Deck material: Wood and concrete structure. Composite deck surface and vinyl railings.

Condition of stairs, handrails and guardrails: Appeared serviceable

Exterior stair material: Wood at deck. Masonry (slate, etc.) at front porch and side entrance.

3) Repair/Replace, Evaluate - One concrete support post appears to be tilted. In association with the other, structural recommendation in this section, highly recommend that the client retain the services of a structural engineer to evaluate this and the associated deck beam findings also in this report section.

Options include:

Ferry Dharmawan, P.E. DW Smith Associates 732 363 5850 x110. email fdharmawan@dwsmith.com

William (Bill) C. Longo, P.E. Lortech Engineering. 732 863 1403.



Photo 3-1

This post is leaning. Photo taken to compare the post in the foreground with the one in question.

4) Repair/Replace, Evaluate - The deck beams, (built up, 3 timber beams), had beam splices (butt ends) that were not over a vertical support column. All points where two beam members are butted together must be over a vertical support. There are a number of spans with at least one beam splice and at least one where there are two or more.

Highly recommend that a professional engineer inspect this and evaluate. Resource options include:

Ferry Dharmawan, P.E. DW Smith Associates 732 363 5850 x110. email fdharmawan@dwsmith.com

William (Bill) C. Longo, P.E. Lortech Engineering. 732 863 1403,

Modifications should be made as the professional engineer deems necessary or he will certify the construction as it is.

If you compare the built up beam in the house with the one under the deck, wherever there is a beam splice, that splice is above a vertical support column in the basement. That IS NOT the case under the deck.



Photo 4-1



Photo 4-2



Photo 4-3



Photo 4-4



Photo 4-5

This span has two splices. One identified with my hand. The other is highlighted by the arrow. For this span, there is only one continuous timber rather than three.

5) Repair/Replace - Fasteners for joist hangers at decks or porches were missing. All nail holes for such hardware should be filled with approved fasteners such as "Teco" nails. Recommend that a qualified person install approved fasteners where missing.

Additionally, one bracket was broken. Joist may not be structurally supported.



Photo 5-1
Numerous brackets are missing nails. Every nail hole should have the correct sized nail installed. Here and next photo are but two examples.



Photo 5-2



Photo 5-3
This bracket is broken.

6) Repair/Maintain, Evaluate - The brick retaining wall is cracked next to the driveway. The inspector was not able to inspect the structural components of the wall behind the brick veneer. There should be a solid concrete or concrete block wall and the bricks are merely a finished surface.

At a minimum the wall should be repaired and all cracks sealed. If the client retains the recommended services of the professional engineer for evaluation of the deck items noted in this section, I suggest that the P.E. look at this as well and advise the client accordingly.

Ferry Dharmawan, P.E. DW Smith Associates 732 363 5850 x110. email fdharmawan@dwsmith.com

William (Bill) C. Longo, P.E. Lortech Engineering. 732 863 1403,



Photo 6-1

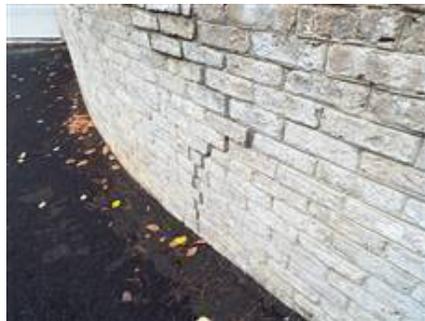


Photo 6-2

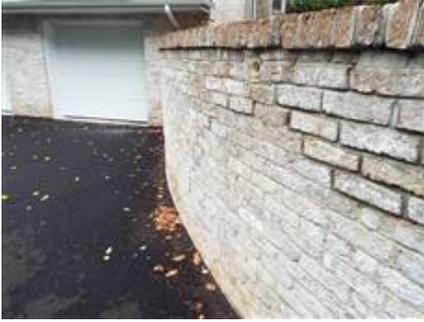


Photo 6-3



Photo 6-4



Photo 6-5



Photo 6-6



Photo 6-7

Drain holes are high and low.

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, viewed from a ladder and the roof

Condition of wall exterior covering: Appeared serviceable

Apparent wall structure: Wood frame

Wall covering: Vinyl, Brick veneer

Condition of foundation: Appeared serviceable

Apparent foundation type: Unfinished basement

Foundation/stem wall material: Concrete block

7) Repair/Maintain - The masonry, brick veneer was cracked or damaged in some areas. Where cracks or openings are exposed, water can enter the wall structure causing mold, fungal growth and structural damage. This is a conducive condition for wood-destroying organisms. Two areas noted. One is above the guest quarter on the right side of the house. The other is the chimney as seen from the

roof.

Recommend that a qualified contractor repair as necessary. For example, by repointing mortar or replacing broken or missing masonry.



Photo 7-1
Area as viewed from the roof on the right side.



Photo 7-2
Close ups in next two photos.



Photo 7-3



Photo 7-4



Photo 7-5
Area of close up in the next photo.



Photo 7-6
Top coat damage could allow water to penetrate behind the flashing.

**Photo 7-7**

This is the area immediately below the previous photo. No ill effects can be seen however the exterior should be repaired.

8) Maintain - Soil was in contact with or less than 4 inches from brick, stone or faux stone veneer. For most residential installations of this type of veneer, this is a conducive condition for wood-destroying organisms. Weep holes may be covered. Condensed water behind the veneer may not be able to escape, and moisture can accumulate in the wood structure behind. Recommend grading and/or removing soil as necessary to maintain a 4-inch clearance if possible.

**Photo 8-1****Photo 8-2**

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 exterior entry doors: Appeared serviceable

Exterior door material: Metal frame with glass panel.

Condition of floor substructure above: Appeared serviceable

Pier or support post material: Steel

Beam material: Built-up wood

Floor structure: Solid wood joists

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

9) Repair/Replace - Fungal rot was found at one or more exterior door jambs. Recommend that a qualified person repair as necessary. All rotten wood should be replaced. Please note that the termite inspector did not find any wood destroying insects and that it was likely fungal rot (chronic moisture) that caused the door jamb damage.



Photo 9-1
Areas of close up in next photos.



Photo 9-2



Photo 9-3

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

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: Recommend maintenance and modifications.

10) Repair/Replace - 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.

Under the deck the leader deposits all the water next to the foundation wall.



Photo 10-1

11) Repair/Replace - While a very common practice, it is not advisable to have gutters or downspouts end and then rely on the roof surface to channel the rain water to a gutter at a lower level. This can force water under the shingles. It is a better practice to use leaders that lay on the roof surface and channel the rain water to the gutter at a lower level.

There are also gutters with the back ends open. This too can have the same result where rain water exits the gutter in an upstream manner increasing the potential for water to get under the shingles.

Recommend that a gutter specialist repair the gutters so that unnecessary rain water is not put on the roof.



Photo 11-1



Photo 11-2



Photo 11-3

Area of close up in the previous photo.



Photo 11-4

12) Repair/Maintain - The gutter over the deck is leaking at the corner. Recommend that a gutter specialist seal all corners and/or seams.



Photo 12-1
This area is highlighted in the next photo.



Photo 12-2

13) *Maintain* - Typical tree debris has accumulated in one or more gutters or downspouts. Gutters can overflow and cause water to come in contact with the building exterior, or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms. Recommend cleaning gutters and downspouts now and as necessary in the future.



Photo 13-1



Photo 13-2

14) *Comment* - General roof photos.



Photo 14-1



Photo 14-2



Photo 14-3



Photo 14-4



Photo 14-5



Photo 14-6

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: Traversed. Three attic areas; Above the laundry room. Via door in bedroom and via attic stairs in another bedroom.

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, Mineral wool loose fill

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

Vermiculite insulation present: None visible

Condition of roof ventilation: Appeared serviceable

Roof ventilation type: Box vents (roof jacks), enclosed soffit vents and mechanical fan.

15) Repair/Maintain - The attic access hatches in the laundry room or the pull down stairs were not insulated. Weatherstripping was also missing or substandard. Recommend installing weatherstripping and insulation per current standards at hatches or doors for better energy efficiency. Recommend considering ESS Energy Product's Energy Guardian. www.essnrg.com.

16) Repair/Maintain - Some areas of the attic were not insulated. These were very limited and most were due to recessed lights. Recessed lights can act like chimneys and allow warm air from the living space to rise into the attic. Recommend that an insulation specialist insulate over the recessed lights. The lights MUST first be identified as "IC" or "Non IC". Recessed light fixtures that are rated, "IC" can have insulation in direct contact. Those that are "Non IC" rated cannot have insulation in direct contact.



Photo 16-1

This is a recessed light above the laundry room area. Note exposed recessed light.



Photo 16-2

This is in the attic above the second floor.

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: 2

Condition of automatic opener(s): Near, at or beyond service life. No contemporary (since 1993) safety features (e.g. photo eyes).

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: None

17) Safety, Repair/Replace - No photoelectric sensors were installed for one or more garage vehicle doors' automatic opener. These have been required on all automatic door openers since 1993 and improve safety by triggering the door's auto-reverse feature without need for the door to come in contact with the object, person or animal that is preventing the door from closing. Recommend that a qualified contractor install photoelectric sensors where missing for improved safety.

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 aluminum

Main disconnect rating (amps): 200

System ground: Ground rod(s) in soil

Condition of main service panel: Appeared serviceable

Condition of sub-panel(s): Appeared serviceable

Location of main service panel A: Basement

Location of sub-panel B: Basement

Location of sub-panel C: Basement

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

Condition of branch circuit wiring: Serviceable

Branch circuit wiring type: Non-metallic sheathed cable. Copper conductors.

Solid strand aluminum branch circuit wiring present: None visible

Ground fault circuit interrupter (GFCI) protection present in circuit breaker panel: Yes

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

18) Safety, Repair/Replace, Evaluate - One or more electric receptacles (outlets) at the basement 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 18-1

19) Safety, Repair/Replace - Neutral and equipment ground wires were bonded (connected) at sub-panel(s) C. This should only occur in the main service panel, not sub-panels, and is a shock hazard. Neutral wires should be attached to a "floating" neutral bar not bonded to the panel, and grounding wires should be attached to a separate grounding bar bonded to the sub-panel. Recommend that a qualified electrician repair per standard building practices.

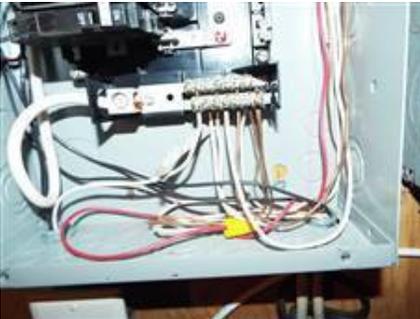


Photo 19-1

Neutrals (white wires) and ground (uninsulated wires) are terminated on the same bar in the Panel C. Therefore they are not isolated as required. They are bonded in the sub panel.

20) Safety, Repair/Replace - Both exterior and interior outlet(s) were loose. For the outside fixture, rain water can get into the electrical box. For all loose outlets, over time the movement can damage the wiring or cause connections to loosen. Recommend that a qualified electrician repair per standard building practices.

**Photo 20-1**

This outdoor outlet is loose as are the two outlets at the bar sink (next two photos).

**Photo 20-2****Photo 20-3**

21) Safety, Repair/Replace - Wire splices were exposed and were not contained in a covered junction box. This is a potential shock or fire hazard. Recommend that a qualified electrician repair per standard building practices. For example, by installing permanently mounted junction boxes with cover plates where needed to contain wiring splices.

**Photo 21-1**

Walk in attic area.

22) Safety, Repair/Replace - One or more receptacles (outlets) were broken or damaged. This is a potential shock or fire hazard. Recommend that a qualified electrician replace such receptacles as necessary.



Photo 22-1
Bath C (here) and Bath D (next photo).



Photo 22-2

23) Safety, Repair/Replace - One or more sections of outdoor wiring were exposed and may not be rated for exterior use. This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair per standard building practices as necessary. For example, by installing conduit, re-routing wires or replacing wiring.



Photo 23-1

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: Private well

Water pressure (psi): Functional water test done by turning on all fixtures at the 2nd floor bathroom. No appreciable decrease in water flow observed although fluctuations in household water pressure is normal with a private well as the pressure usually varies between approximately 40 psi and 60 psi (the approximate ON/OFF pressures for the well water pump).

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: Not tested. Pit was dry.

Type of irrigation system supply source: Private well

Condition of fuel system: Appeared serviceable

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

24) Comment - Based on visible equipment or information provided to the inspector, the water supply to this property appeared to be from a private well. Private well water supplies are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. The inspector does not test private well water for contamination or pollutants, determine if the supply and/or flow are adequate, or provide an estimate for remaining life of well pumps, pressure tanks or equipment. Only visible and accessible components are evaluated. Recommend the following:

- That a qualified well contractor fully evaluate the well, including a pump/flow test
 - That the well water be tested per the client's concerns (coliforms, pH, contaminants, etc.)
 - Research the well's history (how/when constructed, how/when maintained or repaired, past performance, past health issues)
 - Document the current well capacity and water quality for future reference
-

25) Comment - Based on visible components or information provided to the inspector, this property appeared to have a private sewage disposal (septic) system. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Generally, septic tanks should be pumped and inspected every 3 years. Depending on the type of system and municipal regulations, inspection and maintenance may be required more frequently, often annually. Recommend the following:

- Consult with the property owner about this system's maintenance and repair history
 - Review any documentation available for this system
 - Review inspection and maintenance requirements for this system
 - That a qualified specialist evaluate, perform maintenance and make repairs if necessary
-

26) Comment - Based on visible equipment or information provided to the inspector, this property appeared to have a yard irrigation (sprinkler) system. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. When this system is operated, recommend verifying that water is not directed at building exteriors, or directed so water accumulates around building foundations. Sprinkler heads may need to be adjusted, replaced or disabled. Recommend that a qualified plumber verify that a backflow prevention device is installed per standard building practices to prevent cross-contamination of gray water and potable water, and install an expansion tank at the water heater if missing and necessary. Recommend that a qualified specialist evaluate the irrigation system for other defects (e.g. leaks, damaged or malfunctioning sprinkler heads) and repair if necessary.

PLEASE ensure that the sprinkler system is winterized either by the seller, before closing or by you, after taking ownership. Not winterizing the sprinkler system can cause damage due to freezing.

27) Comment - A water softener system was installed on the premises. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Water softeners typically work by removing unwanted minerals (e.g. calcium, magnesium) from the water supply. They prevent build-up of scale inside water supply pipes, improve lathering while washing, and prevent spots on dishes. Recommend consulting with the property owner about this system to determine its condition, required maintenance, age, expected remaining life, etc.

Water Heater (Two installed)

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

Capacity (in gallons): Estimate total capacity is approximately 125 gallons. One is 50 gallons. The other is larger but the exact capacity is undetermined. See 30 below.

Temperature-pressure relief valve installed: Yes
Location of water heater: Basement
Hot water temperature tested: Yes
Water temperature (degrees Fahrenheit): See 29 below
Condition of burners: Appeared serviceable
Condition of venting system: Appeared serviceable

28) Comment - The estimated useful life for most water heaters is 8-12 years. Based upon the manufacture manufacture date on the data plates for these water heaters the smaller unit was manufactured in December 2010 and the larger water heater was manufactured in January 2011.

29) Comment - Sample water temperatures.



Photo 29-1



Photo 29-2



Photo 29-3



Photo 29-4



Photo 29-5



Photo 29-6



Photo 29-7



Photo 29-8

30) Comment - The manufacturer's data plate has the capacity (50 gallons) for one water heater. The data plate for the larger one does not indicate a capacity.



Photo 30-1

The capacity in gallons is printed here on the data plate for the smaller unit.

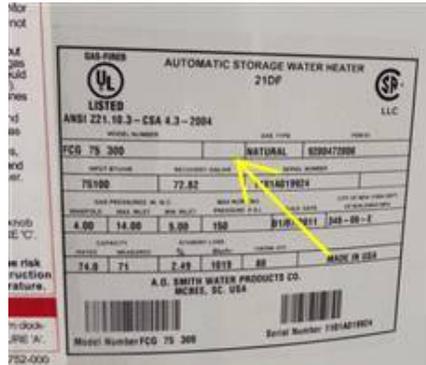


Photo 30-2

The same field in the larger unit's data plate is blank.

Heating, Ventilation and Air Condition (HVAC)

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 furnaces. Three systems; Master bedroom (furnace is closest to the garage), balance of 1st floor (furnace is at the other side of the basement) and 2nd floor (furnace is in the upper attic).

General heating distribution type(s): Ducts and registers

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

Forced air heating system fuel type: Electric

Location of forced air furnace: Basement (2), Attic (1)

Forced air system capacity in BTUs or kilowatts: Master - 56,000BTU/Hr. 1st Floor - 98,000BTU/Hr and 2nd Floor - 84,000BTU/Hr

Condition of furnace filters: Appeared serviceable

Location for forced air filter(s): At base of air handlers. See 31 below

Condition of forced air ducts and registers: Appeared serviceable

Condition of burners: Appeared serviceable

Type of combustion air supply: Intake duct

Condition of venting system: Appeared serviceable

Condition of cooling system: Appeared serviceable. Three systems that correspond to the furnaces.

Cooling system fuel type: Electric

Type: Split system

Condition of controls: Appeared serviceable

31) *Maintain* - Recommend replacing or washing HVAC filters upon taking occupancy depending on the type of filters installed (disposable or reusable). Regardless of the type, recommend checking filters monthly in the future and replacing or washing them as necessary. How frequently they need replacing or washing depends on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season).



Photo 31-1
Basement.



Photo 31-2
Basement.



Photo 31-3
Attic.

32) *Comment* - The estimated useful life for most forced air furnaces is 15-20 years. Based upon the manufacture date on the data plate all three units were manufactured October 2013.

33) *Comment* - The estimated useful life for most air conditioning condensing units is 10-15 years. Based upon the manufacture date on the data plates these AC condensing coil/compressors were manufactured:

Master bedroom compressor - May, 2013.

1st Floor - June, 2013.

2nd Floor - May, 2013

34) *Comment* - Sample heat temperatures.



Photo 34-1
2nd Floor here and next photo.



Photo 34-2



Photo 34-3
First Floor here and next photo.



Photo 34-4



Photo 34-5



Photo 34-6

35) Comment - The garage has a wall mounted, gas fired heater. It was briefly operated. The controls are on the top. To turn on: Turn large dial to Pilot and press the large dial down. At the same time press the button to the left. If done properly this will ignite the pilot light. Then release the dial that is being pressed and turn it to the desired setting. You should see the flame come on inside the heater.



Photo 35-1

36) - Sample AC temperatures.



Photo 36-1
First Floor here and next photo.



Photo 36-2



Photo 36-3
Master.



Photo 36-4
Second Floor here and next photo.



Photo 36-5

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 fireplaces, stoves: Appeared serviceable. One wood burning fireplace.

Wood-burning fireplace type: Masonry

Condition of gas-fired fireplaces or stoves: Appeared serviceable. Two gas fireplaces.

Gas fireplace or stove type: Metal pre-fab fireplace

Condition of chimneys and flues: Appeared serviceable

Wood-burning chimney type: Masonry

Gas-fired flue type: B-vent

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. See 38 below for possible exception.

Condition of under-sink food disposal: N/A (none installed)

Condition of dishwasher: Appeared serviceable. Operated a light wash cycle.

Condition of range, cooktop or oven: Appeared serviceable. Lit all burners. Operated oven briefly in BAKE mode.

Range, cooktop or oven type: Natural gas

Type of ventilation: Down draft exhaust. Press the black button on the right side of the downdraft hood so it rises. Then turn the dial for the desired fan speed.

Condition of refrigerator: Appeared serviceable. Internal temperatures were measured at 16.8 and 39.3 degrees. The FDA recommends zero for the freezer and 40 or below for the refrigerator.

Condition of built-in microwave oven: Did not test its operation. Recommend getting operating instructions from the seller.

37) Repair/Replace, Evaluate - The bar sink refrigerator was inoperable. Please evaluate. The inspector is not allowed to pull appliances out from where they stand. The refrigerator may simply be unplugged or it may need repair or replacing. If it's inoperable, recommend that a qualified person repair or replace as necessary.



Photo 37-1

Inside temperature of the bar sink refrigerator when tested. 73.9 degrees.

38) Repair/Maintain - The hot and cold water supplies appeared to be reversed at the sink. Typically, for mixing faucets, cold is typically supplied with the handle to the right and hot when the handle is to the left, or as indicated by the faucet's markings. At a minimum this is an inconvenience, but can result in accidental scalding. Recommend that a qualified plumber repair as the client deems necessary.



Photo 38-1

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: Full bath, first floor

Location B: Full bath, Master bath

Location C: Half bath, first floor

Location D: Full bath, second floor

Location E: Full bath, second floor

Location F: Laundry room/area

Location G: Bar sink

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of flooring: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of toilets: Appeared serviceable

Condition of bathtubs and related plumbing: Appeared serviceable

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

Condition of ventilation systems: Appeared serviceable

Bathroom and laundry ventilation type: Some windows and some spot exhaust fans

Gas supply for laundry equipment present: Yes

39) Safety, Repair/Maintain - The clothes dryer exhaust duct appeared to have, "leaked" as there is an excessive amount of lint around the duct on the joists and the general area in the basement. Combined with the excessive lint's proximity to the electrical service to the house this is being classified as a Safety item.

Recommend:

A) The duct be cleaned and inspected by a dryer duct cleaning service. They are readily available in the area.

B) The lint in and around the area should be vacuumed.



Photo 39-1

40) Repair/Maintain - Cabinet hardware such as hinges, latches, closers, magnets or pulls at location(s) A were loose, missing or damaged at one or more cabinet drawers, doors or turntables. Recommend that a qualified person repair as necessary.



Photo 40-1

41) Repair/Maintain - The toilet at location(s) A and C ran water continuously or didn't shut off after being flushed. The flappers inside the tanks had to be pressed down so they would seat/seal properly. Significant amounts of water can be lost through such leaks. If this system uses a septic system, the septic system can be overloaded. A qualified person should repair or replace toilet bowl components as necessary.

42) Comment - All sinks (bath, kitchen, laundry and bar), tubs and showers were checked for proper plumbing (hot water on left) and all were good (possible exception in the kitchen. See 38 above). All under counter drains and traps were checked for leaks and none were observed. All faucets were checked for leaks and no leaks were observed.

All bathroom electrical outlets were checked for compliance with GFCI protection and all were operational.

All toilets were checked for leaks, proper operation and for damage. This includes the bowl(s), inside and out as well as the water storage tank. No damage was noted. Bowl operation concern noted above.

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

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: Wood, Fiberglass or vinyl, Glass panel, wood.

Condition of interior doors: Appeared serviceable

Condition of windows: Appeared serviceable

Type(s) of windows: Wood construction. Multi-pane glazing. Double-hung operation. Fixed glass.

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, Tile

Condition of stairs, handrails and guardrails: Appeared serviceable

43) Safety, Repair/Replace - Guardrails at one or more locations with drop-offs higher than 30 inches had gaps that were too large. This poses a safety hazard for children (e.g. falling, getting stuck in railing). Guardrails should not have gaps or voids that allow passage of a sphere equal to or greater than 4 inches in diameter, or 6 inches in diameter at triangular spaces between stair edges and guardrails. Recommend that a qualified contractor repair or replace guardrails per standard building practices.



Photo 43-1

Ruler indicates the gap between spindles on the second floor are greater than 4 inches. Here and next photo.



Photo 43-2

4.25 inches.

44) Safety, Repair/Maintain - The right window's retention string/spring/weight in the living room did not work. The retention string went slack when the window was opened. Recommend that a qualified Anderson window technician repair the retention mechanism.



Photo 44-1



Photo 44-2

45) Repair/Replace, Evaluate - Squeaking or creaking noises occur when walking on one or more sections of flooring (Most notably in the first floor hall). This is usually caused by substandard construction practices where the sub-floor decking is not adequately fastened to the framing below. For example, not enough glue was used and/or nails were used rather than screws. In most cases, this is only an annoyance rather than a structural problem. Repairs to eliminate the squeaks or creaks may be more or less difficult depending on the floor covering and the access to the underside of the sub-floor. Recommend that a qualified contractor evaluate and repair as the client deems necessary.



Photo 45-1

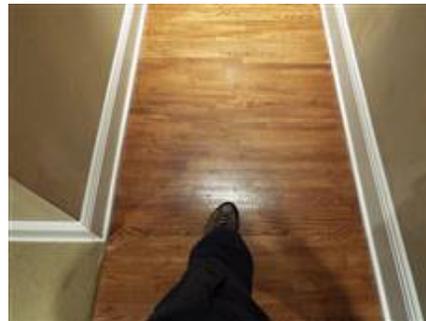


Photo 45-2

46) Repair/Replace - Some screens were damaged. Recommend replacing the damaged screens.



Photo 46-1



Photo 46-2

47) Repair/Maintain - One or more interior doors wouldn't latch or were difficult to latch. Recommend that a qualified person repair as necessary. For example, by adjusting latch plates or locksets.



Photo 47-1
1st floor guest room.



Photo 47-2
Gray bedroom.



Photo 47-3
Nursery.



Photo 47-4
White bedroom.

48) Comment - All accessible windows were checked for operation. They were unlocked, opened, closed and re-locked. Windows blocked by furniture, possessions or multiple layers of window treatments were not opened. All of those tested, operated with noted exception. See above.

Please note that numerous windows had keyed locks. These were not operated.



Photo 48-1



Photo 48-2



Photo 48-3

Please visit www.rhinj.com for maintenance tips and other helpful information.