

Regal Home Inspections, LLC

37 Ridge Road

Colts Neck NJ 07722

Inspector: Frank Delle Donne

Inspector's email: frank07722@gmail.com

Inspector's phone: (908) 902-2590

NJ Home Inspector License # - 24GI00125100

NJ-DEP Radon Measurement Technician Certification # - MET13186

NJ DEP 7B Pesticide Applicator License # - 59628B



SAMPLE Property Inspection Report

Client(s): **Buyer**

Property address: **Crawfords Corner Rd.
Holmdel, NJ 07733**

Inspection date: **Monday, August 19, 2024**

This report published on Thursday, January 30, 2025 2:31:34 PM EST

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.

Please note that it is very important that all recommendations for client action including arranging for further evaluation by a professional (roofer, electrician, plumber, etc.) are completed within your home purchase contract's inspection timeframe. Your delays in having further evaluations or more specific inspections done as may be recommended (including recommendations for replacement, repairs and maintenance) may not be allowed once the contractual inspection period is over.

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:

Material Defect/Safety	Poses a safety hazard
Material Defect/Major	Potentially affects value or habitability
Replace	Recommend replacing
Repair/Maintain /Service	Recommend servicing, repair and/or maintenance
Exclusion	An item excluded from the inspection and report. May be due to an item being inaccessible, an exclusion in the NJ home inspection standards of practice (Pools and recreational items for example).
Maintain	Recommend ongoing maintenance
Evaluate	Recommend evaluation by a specialist
Monitor	Recommend monitoring in the future
Comment/FYI	For your information

Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporthost.com/glossary.asp>

General Information

Inspector: Frank J. Delle Donne and Brian S. Delle Donne (Home Inspector License Number 24GI00186800) worked together on your inspection.

Report number: 08192024B

Time started: 3:10pm

Time finished: 5:40pm

Present during inspection: Client, Realtor

Client present for discussion at end of inspection: Yes

Weather conditions during inspection: Sunny, with a brief period of rain.

Temperature at the start of the inspection: 83

Type of building: Single family house.

Number of residential units inspected: 1

Buildings inspected: One single family house.

Age of main building: 57 YO. Built 1967.

Source for main building age: Realtor.com

Occupied: Yes

Permission to send to agent: Permission was given by client to send a copy of the report to the client's real estate agent.

The client returned the signed Pre Inspection Agreement via: The Pre Inspection Agreement was signed and returned via DocuSign.

Appeared Serviceable: This term is used throughout the report. It is intended to be an objective term that conveys that the item being described does what it is intended to do. This term intentionally DOES NOT convey that the item is "Good" or "Works well" which are subjective terms.

1) Material Defect/Major, Replace, Repair/Maintain/Service - A termite (Wood destroying insect - WDI) inspection was conducted by Pete Fiore of Environmental Termite and Pest Control. The report is attached to the email that this Property Report was sent. I recommend following any/all of the suggestions and recommendations as necessary, as detailed in the National Pest Management Association (NPMA) -33 Termite Report. Your mortgage company may want a copy of this NPMA-33.

There were indications of carpenter ants and carpenter bees seen. Additionally, areas of the garage and basement, for example, were obscured by stored items. Once the garage, and home are empty, only then may indications of WDI then become apparent.

The client is urged to engage a pesticide company to place bait stations and/or perform periodic inspections going forward.

All damaged wood must be replaced. It's very important that the extent of the WDI damage be determined so a repair cost can be estimated. A qualified contractor, one that's expert in exposing and gauging the extent of the WDI damage and can provide a cost to repair, and perform the needed repairs is required. Exposure of the affected areas is critical in determining the extent of the damage. One option is Terminite. They are qualified, licensed contractors that are expert in repairing WDI damage. They charge approximately \$125 to evaluate the damage and provide a recommendation and quote for any repairs that may be required. Their number is 908 964 9900.

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).



Photo 1-1 Close up of this area in the next photo.



Photo 1-2 Carpenter ant damage identified by the WDI inspector.



Photo 1-3 Carpenter bee damage seen at the front eave.

2) Repair/Maintain/Service, Evaluate - Microbial growths (Which could possibly be mold) were found at one or more locations in a skylight above the Master bath. It is beyond the scope of this inspection to identify what substance or organism this staining is. However such staining is normally caused by excessively moist conditions, which in turn can be caused by plumbing or building envelope leaks and/or substandard ventilation. These conducive conditions should be corrected before making any attempts to remove or correct the staining. Normally affected materials such as drywall are removed, enclosed affected spaces are allowed to dry thoroughly, a mildewcide may be applied, and only then is drywall reinstalled. For evaluation and mitigation, you are urged to consult with a qualified industrial hygienist or mold/moisture mitigation specialist.

Options include:

NashEverett, Gary Szymanski, Owner. 848 202 5026 gary@nasheverett.com

Certified Environmental Contractors - 732 534 4892 www.certified-enviro.com



Photo 2-1 Close up of inside this bathroom skylight seen in the next photos.



Photo 2-2 A substance similar in appearance to microbial growths seen below the glass. Here and the next photo.



Photo 2-3

3) Exclusion, Comment/FYI - Numerous areas and items at this property were obscured by stored items and other things. This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior, under the structure, in the garage and in the basement were also obscured by shelving and stored items. In accordance with the NJ home inspection standards of practice, the inspector does not move personal belongings, furnishings, carpets or appliances. The inspector conducts a visual inspection, "...without requiring the moving of personal property..". When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, damage, latent (aka hidden) material defects or problems that were not noted during the inspection may be found.

4) Exclusion, Comment/FYI - Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding and/or floor and ceiling tiles.

Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances were allowed to remain in use for a number of years thereafter until the manufacturers' inventories

were exhausted. Both lead and asbestos are known health hazards. Often times, renovations will expose the presence of some of these materials which were not readily accessible for visual inspection or were obscured during the inspection.

In accordance with the Pre Inspection Agreement, the inspector is not specifically looking for these hazardous materials. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. If you feel that it's possible that these hazardous material may exist, it is imperative that you consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation. If you are unsure, Regal Home Inspections, LLC will attempt to assist you in locating the proper professional.

5) Evaluate - If the need for repairs or further, professional evaluation are cited in this report (Electrical, Plumbing, HVAC, etc.), the client is urged to ask that the sellers provide receipts that itemize the repairs or further inspections. The client should use those itemized receipts to compare to the Property Inspection Report as a way to confirm that the work was done by a qualified contractor (Licensed if NJ State licensure is required. Some trades, such as electrician, requires licensing).

6) Comment/FYI - In accordance with the NJ home inspection standards of practice a, " 'Material Defect' means 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."

Any material defects objectively identified will be classified as Safety related or Major as determined by the inspector. Neither one, Safety or Major, is more or less important than the other. If there is at least one material defect then there will be a SUMMARY section following the main body of the report. If it was objectively determined that there were no material defects, then there is no SUMMARY section.

7) Comment/FYI - Throughout the report the inspector may refer you to seek the services of a, "Qualified professional" or "Qualified contractor" or something similar. The use of one of these phrases (Or something similar) is to guide you to seek the help of a licensed, NJ contractor, appropriate subject matter specialist or in some cases, a structural engineer, environmental expert, pesticide applicator, roofing contractor, plumber, etc.

If you are in need of clarification as to whom you should call, please call one of Regal Home Inspections, LLC's NJ Licensed inspectors for further information.

8) Comment/FYI - Please note that it is very important that all recommendations for client action including arranging for further evaluation by a professional (roofer, electrician, plumber, etc.) are completed within your home purchase contract's inspection timeframe. Your delays in having further evaluations or more specific inspections done as may be recommended (including recommendations for replacement, repairs and maintenance) may not be allowed once the contractual inspection period is over.

9) Comment/FYI - Please refer to the warranty brochure at the end of this Property Inspection Report. The warranty email will come from info@orep.org. If the home buyer needs to make a claim on a covered item, they should call Complete Protection 24/7, 365 days a year at 1-800-978-2022. Please be looking out for an email with the subject line, "Your 120 Day Warranty* has been Issued".

The warranty commences on the day of the inspection. Please refer to the Terms and Conditions of the warranty on the Warranty Brochure attached to the end of this inspection report.

10) Comment/FYI - A radon test is being conducted. The test device will be retrieved Thursday, August 22. The pickup will be coordinated with the seller. The measurement device will then be brought to the lab for analysis and reporting. I anticipate that the results will be returned on or about Friday, August 23 in the afternoon.

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: Steep slope

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

Driveway material: Asphalt

Condition of sidewalks and/or patios: Appeared serviceable

Sidewalk and/or patio material: Poured in place concrete, Stones

Condition of deck, patio and/or porch covers: Appeared serviceable

Deck, patio, porch cover material and type: The front entry is covered with overhanging framed roof structure.

Condition of deck and porch: Appeared serviceable

Deck and/or porch material: Concrete

Condition of stairs, handrails and guardrails: Appeared serviceable with noted exceptions. See items below.

Exterior stair material: Wood, Concrete

11) Material Defect/Safety, Replace - Risers for stairs at one or more locations were higher than 8 1/4 inches and posed a fall or trip hazard. Risers should be 8 1/4 inches or shorter. At a minimum, be aware of this hazard, especially when guests who are not familiar with the stairs are present. Required that a qualified contractor repair per standard building practices.



Photo 11-1 Close up of this area in the next photo.



Photo 11-2

12) Material Defect/Safety, Replace - The risers for stairs at one or more locations varied in height and pose a fall or trip hazard. Risers within the same flight of stairs should vary by no more than 3/8 inch. At a minimum, be aware of this hazard, especially when guests who are not familiar with the stairs are present. Required that a qualified contractor repair per standard building practices.



Photo 12-1

13) Material Defect/Safety, Replace - Handrails at one or more flights of stairs were missing. This is a potential fall hazard. Handrails should be installed at stairs with four or more risers or where stairs are greater than 30 inches high. Required that a qualified contractor install handrails where missing and per standard building practices.



Photo 13-1

14) Repair/Maintain/Service - Cracks, holes, settlement, heaving and/or deterioration were found in the driveway. Required that qualified contractor repair as necessary. However, there weren't any trip hazards identified at the time of the inspection.



Photo 14-1



Photo 14-2



Photo 14-3

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 the ground and areas were viewed while on the roof.

Condition of wall exterior covering: Appeared serviceable with noted exceptions. See items below.

Apparent wall structure: Wood frame

Wall covering: Wood

Condition of foundation: Appeared serviceable with noted exception. See item below.

Apparent foundation type: Combination partial slab-on-grade and partial basement in this split-level style house.

Foundation/stem wall material: Concrete block

Footing material (under foundation stem wall): Inaccessible for visual inspection

15) Material Defect/Major, Repair/Maintain/Service - Indications of patched, horizontal cracks have been identified. Horizontal cracks are indicative of foundation movement. The entire foundation wall should be further inspected for additional locations. If finished walls, stored items, insulation, vapor barriers or other materials cover the walls, all of those obstructions must be removed so that a structural engineer can evaluate the entire foundation wall and identify any other locations of foundation wall movement - vertical or horizontal. Requires further evaluation by a structural engineer and all repairs must be done by a qualified, foundation repair contractor.

Options for structural engineering and/or foundation/structural contractor evaluation include:

- Hale Built Foundation Repair. www.halebuilt.com 732 202 6207
- McAuliffe Contractors Kathleen McAuliffe 908-245-9131 kat@structurenj.com
- Bill Longo, Lortech Construction Engineering, Freehold, NJ 732 863 1403
- Structural Workshop, Joe DiPompeo, President - 973 771 6970



Photo 15-1 A gap at one of the buttresses along the back wall was the first indication of a horizontal crack.



Photo 15-2 The same, horizontal mortar line has clearly been patched. A hairline horizontal crack can also be seen a couple of courses of blocks above.



Photo 15-3

16) Replace - One or more large trees were very close to the foundation. Tree roots can cause significant structural damage to foundations, or may have already caused damage (see other comments in this report). Required that a qualified tree service contractor or certified arborist remove trees as necessary to prevent

damage to foundations.



Photo 16-1

17) **Replace** - Some sections of siding and/or trim were deteriorated. Required that a qualified person repair, replace or install siding or trim as necessary.



Photo 17-1



Photo 17-2



Photo 17-3

18) **Replace** - Fungal rot was found at one or more sections of siding or trim. Conducive conditions for rot

should be corrected (e.g. wood-soil contact, reverse perimeter slope). Required that a qualified siding or window contractor repair as necessary. All rotten wood must be replaced.



Photo 18-1 Close up of this area in the next photo.



Photo 18-2 Please note that this is similar damage as seen on another window frame and attributed to carpenter ants as seen in the General Information section, Item 1.



Photo 18-3

19) Repair/Maintain/Service, Evaluate - Areas of siding goes all the way to the roof surface material. As diagram I at the following link shows, there should be a 2 inch gap with proper flashing below. This 2 inch gap will prevent fungal rot of the siding material over time. Although the link is for a specific siding manufacturer, the gap recommended is a recommended best practice. <https://www.jameshardie.com/d2w/best-practices/quick-start-hz5-us-en.pdf>

Requires repair by a siding contractor.



Photo 19-1



Photo 19-2

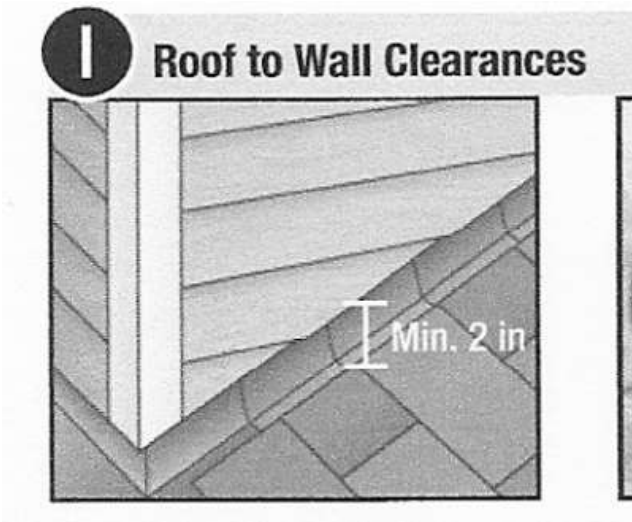


Photo 19-3

20) Repair/Maintain/Service - There was no head flashing seen above the windows. Flashing helps ensure that the house is water repellent. There does not appear to be flashing above the windows. All wall penetrations like windows and doors should have head flashing. Requires that a siding contractor evaluate and see if it can be added. Usually, it's not possible to add flashing at this point. Therefore, the seams between the vinyl siding and the window should have caulking and maintenance of that caulking is recommended.

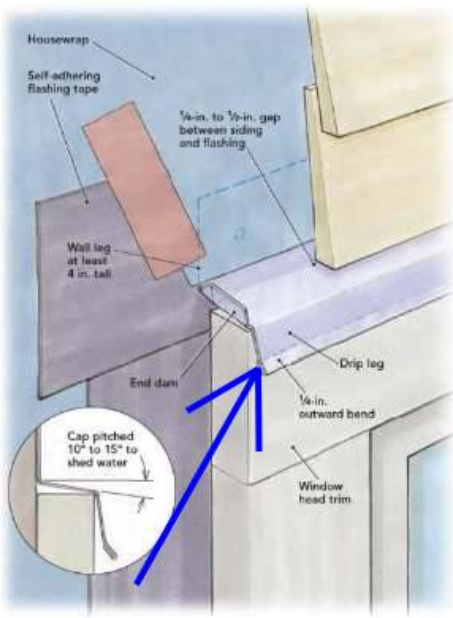


Photo 20-2

Photo 20-1 The flashing highlighted here is missing from over the windows.



Photo 20-3



Photo 20-4

21) Exclusion, Comment/FYI - In accordance with the NJ home inspection standards of practice, the inspector, "Shall inspect exterior surfaces excluding shutters, and screening, awnings and other similar seasonal accessories".

22) Exclusion - Exterior components that are specifically excluded from the NJ home inspection standards of practice include: "Fences, geological and/or soil conditions, sea walls, break-walls, bulkheads and docks, or erosion control and earth stabilization".

23) Maintain, Evaluate - Trees were in contact with or were close to the building at one or more locations. Damage to the building can occur, especially during high winds, or may have already occurred (see other comments in this report). Required that a qualified tree service contractor or certified arborist remove trees as necessary to prevent damage to the building exterior. Please note that home insurance companies may have issues with trees too close to the house that can affect coverage and/or premiums. Consult (Evaluate) with your insurance company.



Photo 23-1

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. Roofs ARE NOT water proof. They are water repellent and eventually, they will not repel water and leaks can occur.

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 with noted exceptions. See items below.

Roof surface material: Asphalt or fiberglass composition shingles

Roof type: Gable

Apparent number of layers of roof surface material: One

Condition of exposed flashings: Appeared serviceable

Condition of gutters, downspouts and extensions: Appeared serviceable with noted exceptions. See items below.

24) Material Defect/Major, Replace, Repair/Maintain/Service, Evaluate - Significant amounts of debris have accumulated in one or more gutters or downspouts. The accumulation of debris in one or more gutters or downspouts can pose risks to your property. The debris often causes gutters to overflow and cause water to come in contact with wood elements of the house such as eaves, soffits, fascia, the roof sheathing (aka plywood that the shingles are nailed to) roof rafters and ceiling joists.

Water can also accumulate around the foundation and cause moisture in the basement or crawl space if exists.

This is a conducive condition for wood-destroying organisms such as wood rot. In addition to this condition

requiring cleaning gutters and downspouts now and as necessary in the future, **the client is urged to arrange for a reputable, roofing contractor to inspect the wood elements around the roof's perimeter and particularly in the areas where the clogged gutters exist. This proactive measure will help identify any damage or potential risks, allowing for timely repairs and maintenance to safeguard your property against damage.**



Photo 24-1



Photo 24-2



Photo 24-3



Photo 24-4



Photo 24-5



Photo 24-6

25) Material Defect/Major, Repair/Maintain/Service, Evaluate - There is a hole in the ridge cap on the bedroom side of the roof. The inspector was not able to enter the attic below to see if there is any wood rot or damage from water entering the hole. Requires repair by a qualified roofing contractor. If damage occurs it requires repair as necessary.



Photo 25-1 Seen in the ridge on the bedroom side of the roof. Close up of this area in the next photo.



Photo 25-2 The pen is 5 & 1/2 inches long. Maybe an inch and a half is exposed.

26) Replace, Repair/Maintain/Service - One or more gutters were loose. Rainwater can come in contact with the building exterior or accumulate around the building foundation as a result. This is a conducive condition for wood-destroying organisms. Required that a qualified roofing or gutter contractor repair or replace as necessary.



Photo 26-1 Debris and weeds seen in the gutter.

27) Exclusion, Monitor - Please note that one or more downspouts go into the soil. Once they go into the ground they are no longer visually accessible for inspection and therefore excluded. Their condition under the soil can't be determined in this inspection. Recommend monitoring their operation during periods of heavy rain. If they overflow then maintenance and repair is necessary. Blockages may exist and can only be detected during heavy rains.

28) Maintain - Moss was growing on the roof. As a result, shingles can lift or be damaged. Leaks can result and/or the roof surface can fail prematurely. Efforts should be made to kill the moss during its growing season (wet months). Typically, zinc or phosphate-based chemicals are used for this and must be applied periodically.

Requires the services of a roof cleaning company.



Photo 28-1



Photo 28-2

29) Comment/FYI - In accordance with the NJ home inspection standards of practice the roof surface, drainage system, flashing, skylights (as may exist) and the exterior of the chimney were visually inspected.

The inspector does not determine longevity of the roof surface material or do they make any warranties or guarantees as to the remaining life of the roof.

30) Comment/FYI - General roof photos.



Photo 30-1



Photo 30-2



Photo 30-3



Photo 30-4



Photo 30-5



Photo 30-6



Photo 30-7



Photo 30-8

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: Most of the structure has vaulted ceilings. There is a very small, inaccessible attic hatch in one bedroom. The inspector was barely able to extend his arm into the attic and snap a few photos. See below.

Condition of roof structure: Appeared serviceable with noted exception. See item below.

Roof structure type: Rafters

Ceiling structure: Ceiling joists

Condition of insulation in attic: Recommend upgrading the attic insulation to modern standards. R38 or more.

Ceiling insulation material: Fiberglass roll or batt

Approximate attic insulation R value (may vary in areas): Less than R-11

Vapor retarder: None visible but the insulation is not moved or disturbed. The vapor barrier is under the insulation and therefore inaccessible for visual inspection. However, in accordance with the NJ home inspection standards of practice the inspectors do not remove or disturb insulation.

Condition of roof ventilation: Appeared serviceable

Roof ventilation type: Ridge vent(s), Box vents (roof jacks) and perforated/enclosed soffit vents.

31) Material Defect/Major, Replace, Evaluate - The roof decking was spongy, soft or springy in one or more areas when the inspector walked on those areas. This may be caused by deteriorated sheathing, damaged rafters or trusses, and/or otherwise substandard construction. Required that a qualified roofing contractor evaluate and repair as necessary. Please be prepared and understand that repairing the spongy decking requires replacing the roof as well.



Photo 31-1

32) Replace - With very limited visibility, the visible ceiling insulation installed in the attic was substandard and appeared to have an R rating that's significantly less than current standards (R-38 - R-46). Heating and cooling costs will likely be higher due to poor energy efficiency. Required that a qualified contractor install insulation for better energy efficiency and per standard building practices.



Photo 32-1 The ceiling joists seen here appear to be 2 x 8. With an estimated 3 - 5 inches of joist visible, this means that there is 3 - 5 inches of insulation.

Photo 32-2

33) Exclusion, Comment/FYI - The house has vaulted ceilings in areas including the main entry area, living room, dining room and kitchen. The roof structure, insulation and ventilation are not visually accessible from the inside in the vaulted ceiling areas. There's no attic space above the vaulted ceiling area. The roof structure and insulation in these, vaulted ceiling areas, is not visually accessible for inspection and identification.

It is always possible that latent (aka hidden) material defects exist in these inaccessible areas. In accordance with the NJ home inspection administrative code, the inspector conducts a visual inspection, "...without requiring the moving of personal property...destructive measures..." . When furnishings, stored items, debris or other obstructions are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection.

34) Exclusion - Not every nook and cranny of the existing attic(s) was accessible. It is always possible that latent (aka hidden) material defects exist in the obscured areas of the attic(s). In accordance with the NJ home inspection administrative code, the inspector conducts a visual inspection, "...without requiring the moving of personal property...destructive measures..." .

When obstructions or limitations are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection.

35) Comment/FYI - General attic photos.



Photo 35-1



Photo 35-2 This is the whole house fan assembly in the attic.



Photo 35-3



Photo 35-4 This appears to be an old siding shingle. These often contained asbestos.

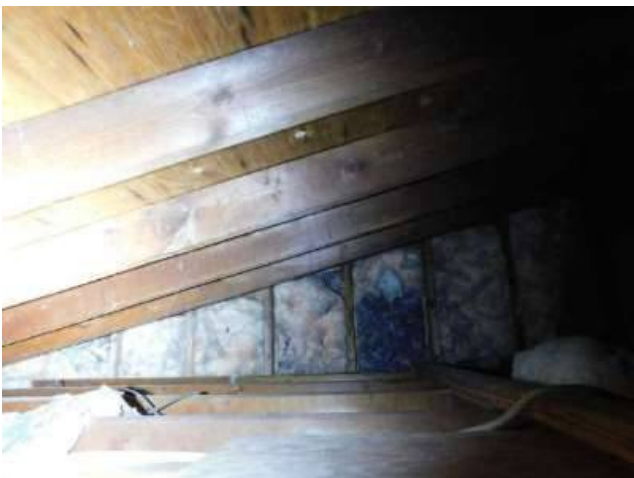


Photo 35-5



Photo 35-6

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: Required repair, replacement and/or evaluation (see comments below)

Exterior door material: Metal

Condition of floor substructure above: Appeared serviceable with noted exceptions. See items below.

Pier or support post material: Steel

Beam material: Built-up wood

Floor structure: Solid wood joists

36) Material Defect/Safety, Replace - Handrails at one or more flights of stairs were missing. This is a potential fall hazard. Handrails should be installed at stairs with four or more risers or where stairs are greater than 30 inches high. Required that a qualified contractor install handrails where missing and per standard building practices.



Photo 36-1

37) Material Defect/Major, Replace - One or more joists were notched or had holes cut in them in such a way as to significantly weaken the joist(s). General guidelines for modifying joists made of dimensional lumber include these restrictions:

- Notches at ends should not exceed 1/4 of the joist's depth.
- Other notches should not exceed 1/6 of the joist's depth.
- Notches should not be cut in the middle 1/3 of the joist's span.
- Notches should not be longer than 1/3 of the joist's depth.
- Holes must be 2 inches or more from the joist's edge.
- The maximum hole diameter is 1/3 of the depth of the joist.

Required that a qualified contractor evaluate and repair as necessary, and per standard building practices.



Photo 37-1 Close up of this area in the next photo.



Photo 37-2 The joist appears to have been severed.



Photo 37-3 The holes made to route the exhaust duct may be too large for the joists. "The maximum hole diameter is 1/3 of the depth of the joist."

38) Repair/Maintain/Service - One or more exterior doors were difficult to open or close. Required that a qualified person repair as necessary.



Photo 38-1

39) Exclusion, Comment/FYI - Much of the basement was obscured by shelving, stored items, etc. This significantly limits the visual inspection of the foundation and structure behind these obscured areas including for the purposes of the wood destroying insect inspection. Please note that portions of the house and structure that are behind these obstructions are not available for visual inspection and therefore excluded from the inspection. It is always possible that latent (aka hidden) material defects exist behind these obscured areas. In accordance with the NJ home inspection administrative code, the inspector conducts a visual inspection, "...without requiring the moving of personal property...destructive measures..." . When furnishings, stored items, debris or other obstructions are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection.



Photo 39-1



Photo 39-2



Photo 39-3

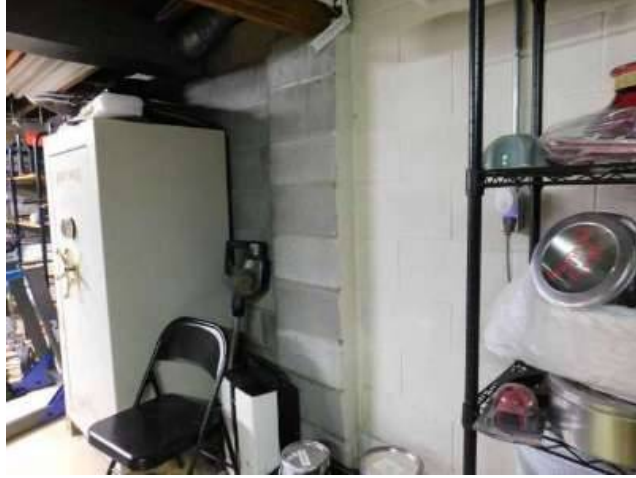


Photo 39-4

40) - Condensation or staining was visible between multi-pane glass in the basement's sliding glass door. This usually indicates that the seal between the panes of glass has failed or that the desiccant material that absorbs moisture is saturated. As a result, the view through the glass may be obscured, the glass's R-value will be reduced, and accumulated condensation may leak into the wall structure below. Required that a qualified contractor evaluate and repair as necessary. Usually, this means replacing the door.

Be aware that evidence of failed seals or desiccant may be more or less visible depending on the temperature, humidity, sunlight, etc. Windows or glass-paneled doors other than those that the inspector identified may also have failed seals and need glass replaced. It is beyond the scope of this inspection to identify every window with failed seals or desiccant.



Photo 40-1

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: Solid core

Condition of garage vehicle door(s): Appeared serviceable

Type of garage vehicle door: Sectional

Number of vehicle doors: 2

Condition of automatic opener(s): Required repair, replacement and/or evaluation (see comments below)

Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing): Not able to be tested. See below.

Condition of garage floor: The vast majority of the floor was inaccessible due to an abundance of stored items.

Condition of garage interior: The walls were predominantly inaccessible due to shelving, work benches and an abundance of stored items.

41) Replace, Evaluate - The garage vehicle door on the left facing out wouldn't close with the automatic opener because the opener auto-reversed while the door was closing. This can be caused by photoelectric sensors being out of adjustment, the door binding, the mechanical auto-reverse sensor having problems, etc. A qualified person must evaluate and repair as necessary.

42) Repair/Maintain/Service - The door on the right facing out was not connected to the opener. When the opener button was pressed, the opener operated but the door did not move. Requires evaluation and repair by a qualified garage door contractor/garage door/opener repairman.

43) Exclusion, Comment/FYI - The entrapment protection mechanisms include:

- 1) The photo-electric beam that goes across the bottom of the open door and should be around ankle height. If something crosses the beam while the door is closing the door must reverse.
- 2) The automatic reverse is a different safety feature. If the door hits an object while closing, but the photo-electric beam hasn't been cut (So to speak) the door should also reverse.

These features were not able to be tested as noted in this section. One door was not connected to the opener. The other immediately reverses while closing. After these issues are corrected, the entrapment protection mechanisms must be tested.

44) Exclusion, Comment/FYI - Areas of the garage were obscured by possessions. Areas that were not readily accessible for visual inspection are excluded from the inspection in accordance with New Jersey home inspection standards of practice. Please note that after the seller's possessions are removed damage, cracks, or deterioration may then be exposed including indications of wood destroying insects. Portions of the garage (house and structure) that are behind these obstructions are not available for visual inspection and therefore excluded from the inspection. It is always possible that latent (aka hidden) material defects exist behind these obscured areas. In accordance with the NJ home inspection administrative code, the inspector conducts a visual inspection, "...without requiring the moving of personal property...destructive measures..." . When furnishings, stored items, debris or other obstructions are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection.



Photo 44-1



Photo 44-2



Photo 44-3



Photo 44-4



Photo 44-5



Photo 44-6

45) Comment/FYI - Cracks were found in the concrete slab floor. These are common and appeared to be only a cosmetic issue. No trip hazards were seen. A trip hazard is commonly defined as a surface differential of 3/4 (Three quarters) of an inch. Such trip hazards were not seen.

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.

NJAC Electric: Based on the NJ Administrative Code for home inspections, the following SIX DESCRIPTIONS of the electrical system that are required are as follows. Other descriptions are additional, general observations.

1) Amperage and voltage rating of the service (At the main circuit breaker): Two hundred (200) amperes and 240 volts AC

2) Location of main disconnect, main panel and sub panel(s): The main disconnect was at the top of the main panel. The main panel, Panel A, is in the laundry room above the washing machine. See below. There is a sub panel (Panel B) in the basement.

3) Type of Overcurrent Protection: Circuit Breakers

4) Predominant type of wiring: Non metallic cable predominantly with solid strand, copper branch circuit conductors.

5) Knob and tube branch circuit wiring present?: No. Knob & Tube branch circuit wiring was not seen. Knob and Tube wiring was a technology used circa 1930 and earlier.

6) Solid conductor aluminum branch circuit wiring?: No. Solid conductor aluminum, branch circuit wiring was not seen. Solid conductor aluminum, branch circuit wiring is often seen in homes build approximately 1967 through approximately 1974.

Electric service condition: Appeared serviceable

Primary service type: Overhead. The electric service has overhead wires from the utility pole to the house.

Number of service conductors: 3

Service entrance conductor material: Stranded aluminum

System ground: Cold water supply pipe ground seen.

Condition of main service panel: Panel A was inaccessible for a full and thorough inspection. See below.

Condition of sub-panel(s): Appeared serviceable with noted exception. See item below.

Condition of branch circuit wiring: Appeared serviceable with noted exceptions. See items below.

Ground fault circuit interrupter (GFCI) protection present in circuit breaker panel: No

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

46) Material Defect/Safety, Material Defect/Major - Due to the abundance of electrical issues identified, it's imperative that a licensed electrician re-inspect the electrical system to identify any other issues that may exist or more instances of issues found. It's likely that other issues exist but were obscured by furniture and stored items in the living space, basement or garage. The NJ home inspection is not, by law, a municipal code inspection. A licensed electrician should follow up to ensure that the electrical system is repaired as identified in this report section but is also, up to the municipal electrical requirements.

47) Material Defect/Safety, Replace, Evaluate - One or more ground fault circuit interrupter (GFCI) receptacles (outlets) wouldn't trip with the TEST button and wouldn't trip with a test instrument at the exterior and kitchen. This is a potential shock hazard. Required that a licensed electrician evaluate and repair as necessary.



Photo 47-1



Photo 47-2

48) Material Defect/Safety, Replace, Evaluate - One or more receptacles (outlets) were scorched. The wiring for these receptacles may be damaged due to overheating. Required that a licensed electrician replace such receptacles, evaluate related wiring and repair if necessary.



Photo 48-1 Seen in the bedroom near the laundry room.



Photo 48-2

49) Material Defect/Safety, Replace, Evaluate - One or more electric receptacles (outlets) at the kitchen and/or bathroom(s) had no visible ground fault circuit interrupter (GFCI) protection. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Required that a licensed 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)

Current standards require that Ground Fault Circuit Interrupter (GFCI) protected outlets be located in areas

where there is a higher potential danger of electrical shock. Areas such as kitchens, bathrooms, garages, exterior outlets and unfinished basements.

The age of the structure may predate all or portions of these requirements. The inspector recommends having a licensed electrician install GFCI protection as an upgrade to any circuits where there is a higher potential for electrical shock and GFCI protection does not currently exist. National electrical standards currently require that all outlets that serve the kitchen countertop surfaces be GFCI protected regardless of their proximity to a sink. Lack of GFCI protection where currently required is a safety issue for the occupant.



Photo 49-1



Photo 49-2



Photo 49-3



Photo 49-4



Photo 49-5 This and the following photo were taken in the master bathroom. The right half of the outlet is not GFCI protected but the left half is.



Photo 49-6

50) Material Defect/Safety, Replace - The inspector was unable to open and evaluate panel(s) A because items were blocking access. These panel(s) are excluded from this inspection. Recommend that repairs, modifications and/or cleanup should be made as necessary so panels can be opened and fully evaluated.

Three feet of clear access in front of the panel is minimally required for safe panel cover removal. Go to this link for more information <https://www.compliance.gov/file/260/download?token=YB24dEZn>

As noted at this link,

"Blocking electrical panels that house circuit breakers ... is a violation of both Occupational Safety and Health Administration (OSHA) regulations and National Fire Protection Association (NFPA) codes. These regulations require accessibility to the front of electrical panels to have a minimum of three feet of clearance and a minimum width to be the width of the equipment or 2.5 feet, whichever is greater. This assures that in case of an electrical emergency, there is a clear working space in front for quick access to the circuit breakers. Having up-to date directories of circuit breakers also saves time."



Photo 50-1

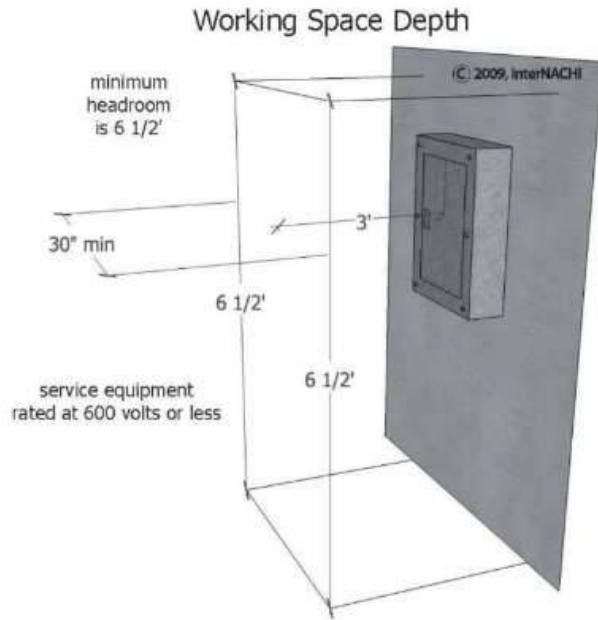


Photo 50-2

51) Material Defect/Safety, Replace - Non-metallic sheathed wiring was loose, unsupported, or inadequately supported at one or more locations. Such wiring should be trimmed to length if necessary and attached to runners or to solid backing with fasteners at intervals of 4 1/2 feet or less. **Fasteners should be installed within 12 inches of all enclosures.** This is the issue found above Panel B. Required that a licensed electrician repair per standard building practices.



Photo 51-1 Notice the difference between how the 5 cables on the left (Next photo) are secured vs. the 2 cable on the right (Last photo).



Photo 51-2

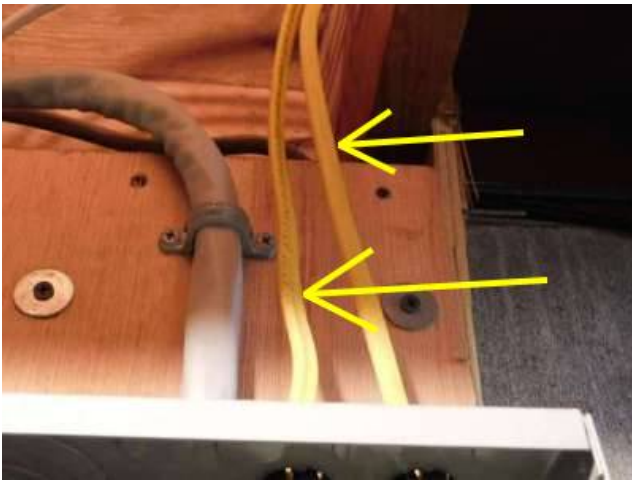


Photo 51-3

52) Material Defect/Safety, Replace - One or more electric receptacles (outlets) and/or the boxes in which they were installed were loose and/or not securely anchored. Wire conductors can be damaged due to repeated movement and/or tension on wires, or insulation can be damaged. This is a shock and fire hazard. Required that a licensed electrician repair as necessary.



Photo 52-1



Photo 52-2

53) Material Defect/Safety, Replace - Lighting was missing at an entry door. For safety and convenience, required that a licensed electrician install lighting as necessary, and per standard building practices.



Photo 53-1

54) Material Defect/Safety, Repair/Maintain/Service - Bare wire ends, or wires with a substandard termination, were found in the basement above the foundation. It appears that some cables have been taken out of service and left in place, nailed to the sill plate. This is a potential shock hazard. Required that a licensed electrician repair as necessary. For example, by cutting wires to length and terminating with wire nuts in a permanently mounted, covered junction box.



Photo 54-1

55) Material Defect/Safety, Repair/Maintain/Service - One or more cover plates for switches, receptacles (outlets) or junction boxes were loose, missing, or broken. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Required that a licensed electrician install cover plates where necessary.

Seen near the windows by the kitchen.

**Photo 55-1**

56) Replace - No arc fault circuit interrupter (AFCI) breakers were installed for bedroom circuits. These are relatively new devices and reduce the risk of fire by protecting against overheated or arcing receptacles (outlets) or light fixtures. Consult with a licensed electrician about upgrading circuits to AFCI protection per standard building practices.

57) Repair/Maintain/Service, Evaluate - The legends for circuit breakers in Panels A and B were incomplete. This is a potential shock or fire hazard in the event of an emergency when power needs to be turned off. Required correcting the legend so it's accurate, complete and legible. Evaluation by a qualified electrician may be necessary.

**Photo 57-1****Photo 57-2**

58) Exclusion, Comment/FYI - New Jersey State law requires the seller to obtain the Certificate of Continuing Occupancy (CCO) which is for smoke and carbon monoxide detector compliance and a fire extinguisher in the kitchen area. These are excluded from this home inspection because a separate, fire marshal inspection is required by state law.

59) Evaluate - The loose wires above Panel B suggests that electrical work may have been done without either A) The necessary permits from the local municipality or B) The permits were applied for but the, "Final" municipal approvals were never obtained.

It appears that the 2 cables the emerge from the top of Panel B on the right were added.

Requires evaluation by a licensed electrician and repair as that professional deems necessary.

60) Comment/FYI - In accordance with NJ home inspection standards of practice at least one outlet was tested in every room. All wet area location outlets (Exterior, bathrooms, kitchen, etc.) were tested for GFCI. At least one light was tested per room where switch activated lights were installed. The outside lights were tested. Any exceptions are noted in this section. Please note that often times outlets are obscured by furniture or other items. This includes both inside and outside. Once the furniture is removed outlets may become accessible that have problems (broken, mis-wired, not GFCI, etc.).

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

Functional Water Flow: Functional water test done by turning on all fixtures at the second floor hall bathroom. No appreciable decrease in water flow observed.

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: Copper

Condition of waste lines: Appeared serviceable

Waste pipe material: Plastic, copper and cast iron seen.

Vent pipe condition: Appeared serviceable

Vent pipe material: Plastic and copper seen.

Sump pump installed: Yes

Condition of sump pump: Appeared serviceable. The pump's float switch was lifted and the pump operated.

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

61) Material Defect/Major, Repair/Maintain/Service, Evaluate - There are a number of ABS to PVC pipe connections with an adhesive. Information suggests that these different plastic pipes should only be connected with mechanical connections. There may be adhesives that allow these two types of plastic pipes to be joined. The inspector is unable to determine if this was done with the proper adhesives. Also, local plumbing standards may prohibit the use of adhesive on different plastic pipes. A reputable, licensed plumber must be consulted and that plumber must evaluate the glued pipe connections. If the wrong adhesive was used the connections must be re-done with mechanical connections or the proper adhesive. Failure to have this evaluated now may lead to drain pipe connections that come apart.

<https://www.familyhandyman.com/project/how-to-connect-a-pvc-pipe-to-abs-pipe/>



Photo 61-1 Close up of this area in the next photo. Laundry area.



Photo 61-2

62) Repair/Maintain/Service - There was at least one (1) unused saddle valve seen connected to a copper, water supply pipe. Saddle valves often develop leaks. Required that all, un-necessary, unused saddle valves be removed by a licensed plumber.



Photo 62-1

63) Repair/Maintain/Service - One or more bonding or grounding clamp(s) attached to copper water-supply pipes appeared to be made of steel. When these electrically energized dissimilar metals are in contact with each other, corrosion can occur on the water-supply pipes and result in leaks. Required that a licensed plumber replace steel clamps on copper pipes as necessary, with clamps made of brass, bronze or copper.



Photo 63-1

64) Exclusion, Comment/FYI - 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. The client is urged to follow this advice:

- Consult with the property owner about this system's maintenance and repair history
- Review any documentation available for this system
- Inquire with the local Board of Health for any records pertaining to the septic system.
- Review any past inspection and maintenance requirements for this system
- **Requires that a qualified specialist inspect the septic system during your inspection period.** Then the client is urged to have a septic professional perform maintenance and make repairs no less than every other year.

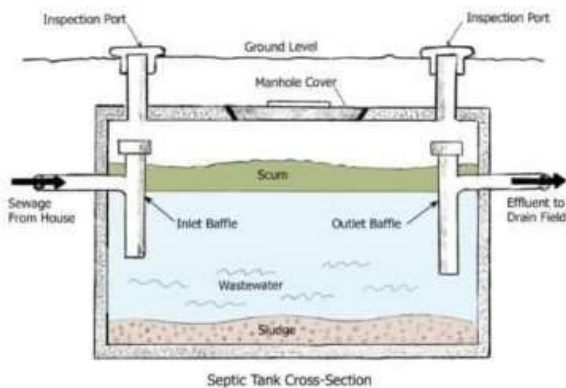


Photo 64-1 This is an illustration of the septic tank only. Other important components potentially include distribution boxes, (aka "D box") and the leach or drain field.

65) Evaluate, Comment/FYI - A sump pump was installed in the basement. These are specialty systems and only a limited evaluation was performed as part of this inspection. The inspector does not determine the adequacy of sump pumps and their associated drainage systems. The presence of a sump pump may indicate that water routinely accumulates below or inside the structure. Recommend asking the property owner how

often the sump pump operates and for how long at different times of the year. The client should be aware that the service life of most sump pumps is 5-7 years, and that the pump may need replacing soon depending on its age and how often it operates.

Therefore, the client is urged to have a licensed plumber service the sump pump as soon as possible after taking ownership of the house. Failure to do so may result in flooding if the pump isn't in working order.



Photo 65-1

66) Evaluate - The functional drainage of the drain and waste plumbing was evaluated. Each fixture was operated for a few minutes. Nothing seemed to back up. If one takes a very long shower or fills a tub with water or if multiple people use water at the same time, there is no guarantee that the drain and waste piping will be perfect. Based on general, industry information, approximately 80% of the waste pipes from a house to the main, sewer connection in the street have some type of blockage or damage that can restrict waste flow. It could be trapped waste, tree roots that penetrate into the waste pipe, collapse of the pipe, etc.

To verify that the house's drain and waste piping is fully functional, the client is urged to have a waste pipe video service provider use a scope or camera to verify that there isn't any damage or clogs to the waste pipe from the house to the main sewer connection. Repairs to a damaged pipe can be expensive so this evaluation is a necessity.

Two options for such sewer scope service providers are:

Pipe Works Home Services 973 635 3111 www.pwsnj.com

Metro Sewer and Tank Sweep - 347 962 1076

The inspector does a, "Functional drainage" test at each fixture but that does not simulate the amount of water during family life; Multiple showers, loads of laundry, toilet use, etc. Repairs to a damaged pipe can be expensive. Internal video inspection of the waste pipe is a prudent cost by comparison. The estimated cost of a video analysis of the waste pipe from the clean out to the street is approximately \$325.00.

67) Monitor, Comment/FYI - The natural gas lines around the furnaces and the water heater were checked with a combustible gas detector for leaks. There was no access behind the kitchen stove. None were detected by the instrument. This is absolutely not a substitute for owner diligence, awareness and appropriate response if a natural gas odor is ever detected. Immediately leave the house and call 911.

The meter can be seen in the photos. The probe extends to the gas piping for testing for leaks. None were detected. Few examples shown below.



Photo 67-1



Photo 67-2



Photo 67-3



Photo 67-4



Photo 67-5



Photo 67-6



Photo 67-7



Photo 67-8

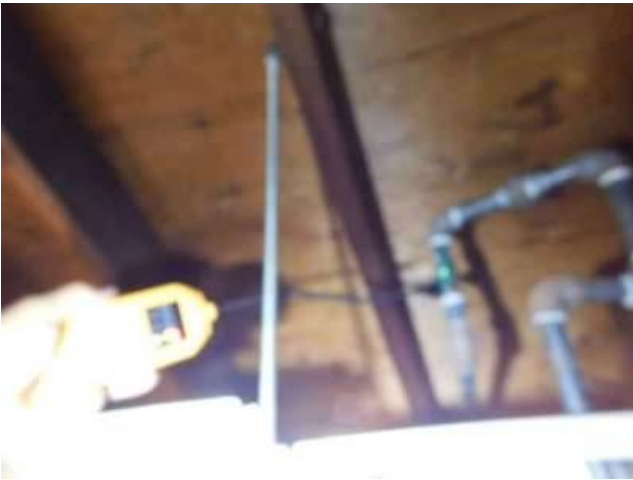


Photo 67-9

68) Monitor - This house has copper drain, vent and waste pipes. The service life of copper drain and waste pipes varies but 50 years is typical. While there were no leaks noted at the time of this inspection, leaks can occur at any time.

<https://www.repipenow.com/blog/how-long-do-copper-pipes-last/>

From this site,

"On average, copper pipes last around 50 years before they need to be replaced, but certain factors like the type of piping and accumulated wear-and-tear damage can shorten or extend that lifespan."

The client should be aware that leaks can occur at any time in copper pipes from wear, and age.

69) Comment/FYI - The main water shut off.



Photo 69-1 Close up of this area in the next photo.



Photo 69-2

Water Heater

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 with noted exception. See item below.

Type: Tank

Energy source: Natural gas

Capacity (in gallons): 50

Temperature-pressure relief valve installed: Yes

Location of water heater: Basement

Hot water temperature tested: Yes

Condition of burners: Appeared serviceable with noted exception. See item below.

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

Water heating venting: The water heater vents with metal along with the furnace into a masonry chimney and no metal flue liner was visible. Refer to Fireplace, Chimneys and Flues section of this report for more information.

70) Material Defect/Safety, Repair/Maintain/Service, Evaluate - The flue pipe connections must be held together with at least, 3 sheet metal screws. There's at least one flue pipe connection that does not have any screws or too few screws. Required that the connection be held together with screws as they should. If not properly held together, flue pipe sections can separate allowing harmful exhaust gasses to enter the living space. Therefore this is a safety issue. A qualified plumber or HVAC contractor must evaluate and repair.



Photo 70-1

71) Replace, Evaluate - Significant corrosion or rust was found at the supply pipes or fittings. This can indicate past leaks, or that leaks are likely to occur in the future. Required that a licensed plumber evaluate and replace components or make repairs as necessary.



Photo 71-1

72) Repair/Maintain/Service, Evaluate - Rusting was visible on the water heater casing above or around the combustion chamber. Required that a licensed plumber evaluate and repair as necessary. Regular maintenance, proper ventilation, and addressing any water leaks or condensation issues are key steps to prevent further rusting. Additionally, installing a drip pan under the water heater can help catch any water leaks and prevent them from causing damage. If the rusting is severe, it may be necessary to consult a professional plumber to evaluate the situation and determine the best course of action.



Photo 72-1 Close up of this area in the next photo.



Photo 72-2

73) Comment/FYI - In accordance with the New Jersey Home Inspection Advisory Committee Statutes and Regulations, home inspectors do not, "Determine life expectancy of any system or component".

The life of any system or component is based on many factors. For example:

- 1) The quality of the brand and model of the product; Furnace, water heater, AC, etc.
- 2) How well it has been maintained. Has the previous owner arranged for annual servicing?
- 3) Have issues been quickly addressed or have conditions been ignored until the system stopped working, etc.
- 4) How it was installed and where it is installed. Is a basement furnace in a high moisture area? Is an outside AC unit installed where a dryer duct's lint blocks the cooling fins? Many things.

Based on the date of manufacture on the data plate or the manufacture date coded into the serial number, this water heater was manufactured in 2014.

74) Comment/FYI - Sample water temperatures.



Photo 74-1



Photo 74-2



Photo 74-3



Photo 74-4

75) Comment/FYI - The water heater's burner flame was blue in color indicating proper combustion. As seen through the water heater's sight glass.



Photo 75-1

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): Two forced air furnaces

General heating distribution type(s): Ducts and registers

Last service date of primary heat source: 2011 for the garage unit. Unknown for the basement unit.

Condition of forced air heating system: Appeared serviceable.

Forced air heating system fuel type: Natural gas

Location of forced air furnace: Garage, Basement

Forced air system capacity in BTUs or kilowatts: The garage unit is 40,000 BTU/hr. and the basement unit is 132,000 BTU/hr.

Condition of furnace filters: Recommend filter replacement upon taking occupancy and then in accordance with the filter manufacturer's instructions thereafter.

Location for forced air filter(s): At base of air handler, Behind return air grill(s)

Condition of forced air ducts and registers: Appeared serviceable

Condition of burners: Appeared serviceable

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

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

Condition of cooling system: Appeared serviceable with noted exceptions. See items below.

Cooling system fuel type: Electric

Cooling system type: There are two, central air split systems.

Condition of thermostat(s): Appeared serviceable with noted exception. See item below.

76) Material Defect/Safety, Repair/Maintain/Service, Evaluate - One or more portions of the metal flue for the furnace were not properly sloped. Flues should slope up as they move away from the furnace. One or more portions of flue pipe appears to slope downward or have no slope. If not properly sloped, harmful exhaust gasses can enter the living space. Therefore, this is a safety issue. A licensed and qualified plumber or HVAC contractor must evaluate and repair as that professional deems necessary to allow for proper pitch and exhaust gasses flow.



Photo 76-1

77) Material Defect/Safety, Evaluate - Because of the age of the forced air furnaces, Required that a licensed and qualified HVAC contractor inspect the heat exchangers and perform carbon monoxide tests when they're serviced. Note that these tests are beyond the scope of a standard home inspection.

78) Replace, Repair/Maintain/Service, Evaluate - Water was found in the basement furnace. Portions of the condensate discharge may be leaking into the chamber which can eventually lead to rusting. A licensed HVAC technician must evaluate the furnace for proper function and make repairs or replace as necessary.



Photo 78-1



Photo 78-2

79) Replace, Repair/Maintain/Service - One or more ceiling fans wobbled during operation. This is a potential safety hazard and may be caused by loose fasteners, blades, rod-fan body junction, the fan itself being loose, or bent, misaligned or unbalanced blades. Required that a qualified person repair or replace as necessary.



Photo 79-1

80) Repair/Maintain/Service, Evaluate - The last service date of the gas forced air furnaces appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when they were last serviced. If unable to determine the last service date, or if these systems were serviced more than 1 year ago, recommend that a qualified HVAC contractor inspect, clean, and service these systems, and make repairs if necessary. For safety reasons, and because these systems are fueled by gas or oil, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the HVAC contractor when they are serviced.

81) Repair/Maintain/Service, Evaluate - There did not appear to be an HVAC system return on the 2nd floor, or there are inadequate return vents. Consequently, in the summer as the warmer air rises it gets trapped above the top of the highest return duct. Required that a licensed HVAC contractor evaluate and provide a quote to extend the return to the ceiling on the 2nd floor for better cooling operation. This will help in making the whole house more comfortable in the summer and potentially more efficient overall.

The vent shown below appears to be the only return vent.



Photo 81-1

Photo 81-2

82) Repair/Maintain/Service - Insulation on the air conditioning condensing unit's refrigerant lines was deteriorated or missing in some areas. This may result in reduced efficiency and increased energy costs. Requires that a qualified person replace or install insulation as necessary.



Photo 82-1

83) Repair/Maintain/Service - Permanent structures were too close to the air conditioning condensing unit. There should be at least 12 inches of clearance on all sides and at least 4-6 feet above. Inadequate clearances around and above can result in reduced efficiency, increased energy costs and/or damage to equipment. Requires making repairs or modifications as necessary to maintain these clearances, by a qualified, HVAC contractor as necessary.



Photo 83-1



Photo 83-2

84) Repair/Maintain/Service - The fins at the air conditioner were damaged. Recommend that a qualified HVAC contractor repair fins as necessary.



Photo 84-1

85) Repair/Maintain/Service - One or more thermostats were loose. Recommend repairing thermostats as necessary.



Photo 85-1

86) Repair/Maintain/Service - The condenser fins at the air conditioner compressor were dirty. This can sap efficiency and shorten the lifespan of the unit. Recommend that a qualified person clean fins as necessary.



Photo 86-1



Photo 86-2



Photo 86-3

87) 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 and in accordance with the filter manufacturer's instructions. 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 87-1



Photo 87-2



Photo 87-3 This high return for the smaller AC is efficient in that it draws the warmest air in the room back to the AC's evaporator coil for cooling.

88) Evaluate, Comment/FYI - All gas fired appliances such as furnaces should have carbon monoxide (CO) tests done by a qualified HVAC contractor. The gas fired air and the circulated supply air should pass through the furnace's heat exchanger and never mix. When damage occurs to the heat exchanger the potential for the circulated air supply to have a high amount of CO exists. A CO test of the supply air will identify any abnormalities. Client should also consider installing carbon monoxide detectors in areas where gas fired appliances have exhaust pipes/venting inside the house even if not required by local laws as added safety.

89) Comment/FYI - In accordance with the New Jersey Home Inspection Advisory Committee Statutes and Regulations, home inspectors do not, "Determine life expectancy of any system or component".

The life of any system or component is based on many factors. For example:

- 1) The quality of the brand and model of the product; Furnace, water heater, AC, etc.
- 2) How well it has been maintained. Has the previous owner arranged for annual servicing?
- 3) Have issues been quickly addressed or have conditions been ignored until the system stopped working, etc.
- 4) How it was installed and where it is installed. Is a basement furnace in a high moisture area? Is an outside AC unit installed where a dryer duct's lint blocks the cooling fins? Many things.

Based on the date of manufacture on the data plate or the manufacture date coded into the serial number, each furnace was manufactured in 2001.

90) Comment/FYI - In accordance with the New Jersey Home Inspection Advisory Committee Statutes and Regulations, home inspectors do not, "Determine life expectancy of any system or component".

The life of any system or component is based on many factors. For example:

- 1) The quality of the brand and model of the product; Furnace, water heater, AC, etc.
- 2) How well it has been maintained. Has the previous owner arranged for annual servicing?
- 3) Have issues been quickly addressed or have conditions been ignored until the system stopped working, etc.
- 4) How it was installed and where it is installed. Is a basement furnace in a high moisture area? Is an outside AC unit installed where a dryer duct's lint blocks the cooling fins? Many things.

Based on the date of manufacture on the data plate or the manufacture date coded into the serial number, the garage AC compressor/condensate coil was manufactured in 2001 and the other unit in 2007.

Please note that it's possible that the refrigerant used in the AC system may no longer be available and if one element of the AC system needs replacement then the entire central AC system would require replacement.

91) Comment/FYI - Sample AC temperatures. All accessible air supply registers were measured. A few examples are shown.



Photo 91-1



Photo 91-2



Photo 91-3



Photo 91-4



Photo 91-5



Photo 91-6



Photo 91-7



Photo 91-8



Photo 91-9



Photo 91-10



Photo 91-11



Photo 91-12



Photo 91-13



Photo 91-14

92) **Comment/FYI** - Each furnace's burners were blue in color indicating proper fuel combustion.

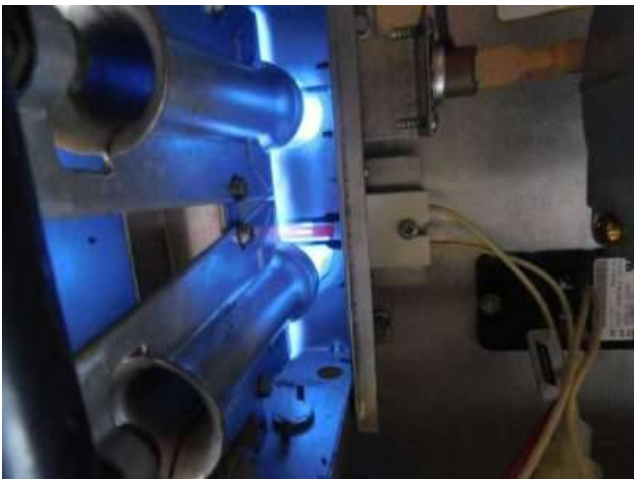


Photo 92-1 Garage furnace's burner.



Photo 92-2 Basement.

Fireplace, 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 with noted exceptions. See items below.

Wood-burning fireplace type: Masonry

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

Wood-burning chimney type: Masonry

Gas-fired flue type: Masonry chimney and no metal flue liner was visible. See item below.

93) Material Defect/Safety, Replace, Repair/Maintain/Service - The fireplace hearth was undersized. Embers may ignite combustible surfaces nearby. This is a fire hazard. For fireplaces with a firebox less than 6 square feet in size, hearths should be at least 16 inches deep in front and extend at least 8 inches to the sides. **For fireboxes more than 6 square feet in size, hearths should be at least 20 inches deep and extend 12 inches to each side.** Required that a qualified person make repairs or modifications per standard building practices if necessary. For example, by installing a non-flammable hearth pad, or by extending the existing hearth with non-flammable materials.

The fireplace roughly measures at 3 feet by 2 & 1/2 feet, being slightly over six square feet in area therefore requiring greater hearth clearance as noted above.



Photo 93-1



Photo 93-2



Photo 93-3 Close up of this area in the next photo.



Photo 93-4 This photo is looking down on the hearth. The floor can be seen on the right side of the photo. The hearth is less than 20 inches from the fireplace.

94) Material Defect/Safety, Repair/Maintain/Service, Evaluate - A fireplace (Masonry or factory built), fireplace insert or stove (Like a pot belly stove) was on 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. Based on findings, a "Level 3" inspection may be required. A Level 3 inspection is more invasive and may be needed based on the inspector's findings during the Level 2 inspection. Required consulting with the property owner about recent and past servicing and repairs to all wood-burning devices and chimneys or flues at this property. Required that a qualified (Level 2 and/or 3) specialist evaluate all wood-burning devices gas fireplaces, flues and chimneys, and clean and repair as necessary. At a minimum the chimney(ies) should be swept.

95) Material Defect/Safety, Repair/Maintain/Service, Evaluate - One or more gas-fired appliances such as a furnace or water heater used a masonry chimney for venting, and no metal flue liner was visible. Metal liners should be installed to prevent drafting problems from an over-sized flue, to prevent corrosive exhaust gases from damaging the masonry chimney, and to prevent exhaust gases from leaking through gaps or seams in the chimney and into the house. This is a potential safety hazard. Required that a qualified contractor evaluate and evaluate and repair per standard building practices. For example, by installing a metal liner.



Photo 95-1 This is an example of a metal flue from a DIFFERENT property. No metal flue was seen for THIS property.



Photo 95-2 The masonry chimney at this location has a rain cap which is appropriate for a wood burning fireplace but not for venting gas appliances as we have here.

96) Material Defect/Safety, Repair/Maintain/Service, Evaluate - Common brick is exposed above the fireplace's damper. Common brick must be parged smooth to make the exhaust of smoke and gasses more efficient. Requires evaluation by a qualified mason, chimney and/or fireplace contractor and repair as that professional deems necessary.

Some general, public information on this subject can be found at: <https://magicbroom.net/services/masonry/smoke-chamber-parging/>



Photo 96-1



Photo 96-2



Photo 96-3

97) Repair/Maintain/Service, Evaluate - Soot deposits were found above the fireplace. This often indicates an inadequate draw and can be caused by a variety of problems including an incorrect chimney configuration or a chimney blocked by creosote or debris. Required that a qualified chimney service contractor evaluate and repair or perform maintenance as necessary.



Photo 97-1 Note the darker shade of brick directly above the fireplace.

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 with noted exceptions. See items below.

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

Condition of dishwasher: Appeared serviceable.

Condition of range, cooktop or oven: Appeared serviceable with noted exception. See item below.

Range, cooktop or oven type: Natural gas

Type of ventilation: Hood over range or cooktop

Condition of refrigerator: Appeared serviceable. The FDA recommends zero for the freezer and 40 or below for the refrigerator.

98) Repair/Maintain/Service - The hot and cold-water supplies appeared to be reversed at the sink. Typically, cold water is controlled by the right faucet handle and hot by the left. 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. Required that a qualified plumber repair as necessary.

99) Repair/Maintain/Service - The kitchen sink drainpipe used an S-trap rather than a P-trap. Siphons and sudden flows of water in S-Traps can drain all the water out of the trap, leaving it dry. Sewer gases can then enter living areas. A solution is an Air Admittance Valve (AAV) installed by a licensed plumber. An AAV (The part itself) is an inexpensive part (\$30 at Home Depot) and can provide the same functionality as an actual plumbing vent when a vent through the roof is not possible. Requires consulting a licensed plumber to have repaired.

Seen at the prep sink.



Photo 99-1

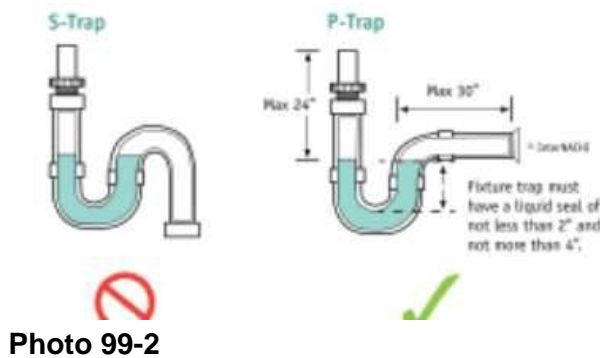


Photo 99-2

100) Repair/Maintain/Service - Two cooktop burner(s) were inoperable. Required that a qualified person repair as necessary.



Photo 100-1 There was no response from these two burners.

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, Lower level

Location B: Full bath, second floor

Location C: Master bath, second floor

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of flooring: Appeared serviceable with noted exception. See item below.

Condition of sinks and related plumbing:

Condition of toilets: Appeared serviceable

Condition of bathtubs and related plumbing: Appeared serviceable with noted exceptions. See items below.

Condition of shower(s) and related plumbing: Appeared serviceable with noted exception. See item below.

Condition of ventilation systems: Appeared serviceable

Bathroom ventilation type: Windows, Spot exhaust fans

240 volt receptacle for laundry equipment present: Yes

101) Replace - One or more bathroom or laundry sink drains use a flexible, accordion style drain. That is incorrect and violates generally accepted plumbing standards. Standards require that drainage fittings shall have a smooth interior waterway of the same diameter as the piping served. All fittings shall conform to the type of pipe used. Drainage fittings shall have no ledges, shoulders or reductions which can retard or obstruct drainage flow in the piping.

Required that a licensed plumber repair by replacing the accordion pipe section (Or sections) with the proper pipe material, shape and size.



Photo 101-1 Close up of this area in the next photo.

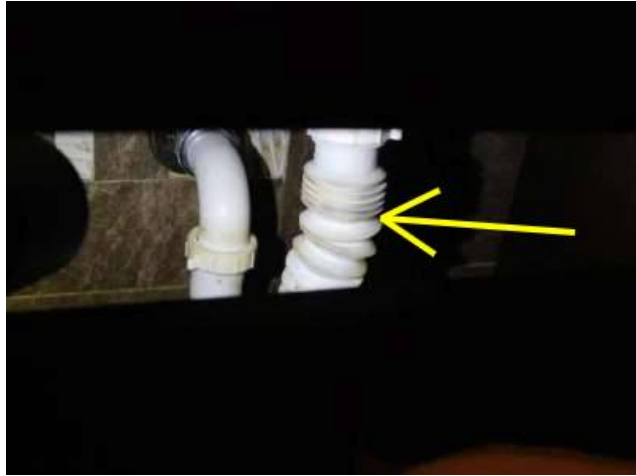


Photo 101-2

102) Repair/Maintain/Service, Evaluate - The shower blender valves in Baths A & C did not appear to provide enough hot water. This is often caused by a hot water valve or stop limit for the hot water not allowing enough hot water in to overcome the cold water supply. Recommend that a licensed plumber evaluate and repair.



Photo 102-1



Photo 102-2

103) Repair/Maintain/Service - Tile, stone and/or grout in the flooring at location(s) B was deteriorated (e.g. loose or cracked tiles, missing grout) or substandard. Water can damage the sub-floor as a result. Required that a qualified contractor repair as necessary.



Photo 103-1

104) Repair/Maintain/Service - The sink at location(s) B drained slowly. Recommend clearing drain and/or having a qualified plumber repair if necessary.



Photo 104-1

105) Repair/Maintain/Service - Caulk was missing around the base of the bathtub spout, or there was a gap behind it, at location(s) B. Water may enter the wall structure behind the bathtub. Recommend that a qualified person repair as necessary to eliminate the gap. For example, by installing or replacing caulk if the gap is small enough. For larger gaps, a shorter spout nipple or an escutcheon plate can be installed.



Photo 105-1

106) Repair/Maintain/Service - Gaps, no caulk, or substandard caulking were found between the bathtub and the walls at location(s) B. Water may penetrate these areas and cause damage. Recommend that a qualified person re-caulk or install caulking as necessary.



Photo 106-1

107) Repair/Maintain/Service - The diverter for the tub at location B does not fully divert water to the showerhead. This can increase water or utility usage and energy costs and also decrease water pressure. Requires that it be repaired or replaced as necessary by a qualified contractor.



Photo 107-1

108) Exclusion - One or more under sink areas were obscured by cabinet drawers or hardware. Portions of the sinks that are not available for visual inspection are therefore excluded from the inspection. It is always possible that latent (aka hidden) material defects exist behind these obscured areas. In accordance with the NJ home inspection administrative code, the inspector conducts a visual inspection, "...without requiring the moving of personal property...destructive measures...". When furnishings, stored items, or other obstructions are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection.



Photo 108-1

109) Comment/FYI - The bathtub at location(s) B was worn, blemished or deteriorated.



Photo 109-1



Photo 109-2

110) Comment/FYI - In accordance with the NJ Administrative Code Standards of Practice, with regard to the Household appliances:

“When inspecting the interior of a residential building, a home inspector shall:

1) Inspect:

.....v) Household appliances limited to:

- (1) The kitchen range and oven to determine operation of burners or heating elements excluding microwave ovens and the operation of self-cleaning cycles and appliance timers and thermostats;
- (2) Dishwasher to determine water supply and drainage; and
- (3) Garbage disposer.”

The washing machine and dryer are not operated as part of the inspection.

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 with noted exceptions. See items below.

Condition of interior doors: Appeared serviceable. All interior doors were operated.

Condition of windows: Appeared serviceable with noted exceptions. See items below.

Condition of walls and ceilings: Appeared serviceable

Condition of flooring: Appeared serviceable

Condition of stairs, handrails and guardrails: Appeared serviceable with noted exceptions. See items below.

111) Material Defect/Safety, Replace, Evaluate - The inspector was unable to verify that the glass used in one or more windows was approved safety glass where required. Window glazing that is not approved safety glass, located in areas subject to human impact, is a safety hazard. Standard building practices generally require that approved safety glass be used in but not limited to the following conditions:

- Windows with a pane larger than 9 square feet, with a bottom edge closer than 18 inches to the floor and a top edge higher than 36 inches above the floor and within 36 inches, horizontally, of a walking surface
- Windows that are both within a 24-inch arc of a door and within 60 inches of the floor
- Glazing in walls enclosing stairway landings or within 5 feet of the bottom and top of stairways, where the bottom edge of the glass is less than 60 inches above the floor

Note that "art glass" (leaded, faceted, carved or decorative) may be an acceptable alternative for safety glass due to its visibility. Also, a 1 1/2-inch-wide protective bar on the accessible side of the glass, placed 34-38 inches above the floor, can serve as an acceptable substitute for safety glass. Required that a qualified contractor evaluate further to determine if glazing is approved safety glass, and replace glass if necessary, and per standard building practices.



Photo 111-1

112) Material Defect/Safety, Replace - One or more bedrooms had windows that were too high off the floor. At least one window requires adequate egress in the event of a fire or emergency to allow escape or to allow access by emergency personnel. Such windows should have a maximum sill height of 44 inches off the floor. At a minimum, keep a chair or something that serves as a ladder below the window at all times. Required to have a qualified contractor repair or make modifications per standard building practices.



Photo 112-1

113) Material Defect/Safety, Replace - Handrails at one or more flights of stairs were not graspable and posed a fall hazard. Handrails should be 1 1/4 - 2 inches in diameter if round, or 2 5/8 inches or less in width if flat with recesses for fingers. Required that a qualified person install graspable handrails or modify existing handrails per standard building practices.



Photo 113-1



Photo 113-2

114) Material Defect/Safety, Replace - Handrails at one or more flights of stairs were too low or too high and pose a fall hazard. Handrails should be located at least 34 inches and at most 38 inches above the nose of each tread/riser. Required that a qualified person repair per standard building practices.



Photo 114-1

115) Material Defect/Safety, Replace - Guardrails at one or more locations with drop-offs higher than 30 inches were too low. This poses a fall hazard. Guardrails should be at least 36 inches in height. Required that a qualified contractor replace or repair guardrails per standard building practices.



Photo 115-1

116) Material Defect/Safety, Repair/Maintain/Service - Handrails at one or more flights of stairs were wobbly. This is a safety hazard. Required that a qualified person repair as necessary.



Photo 116-1 Close up of this area in the following photo.



Photo 116-2 One of the screws holding the handrail in place has begun to come out.

117) Replace, Evaluate - The seal between multi-pane glass in one or more sliding glass doors appeared to have failed based on condensation or stains between the panes of glass. Required that a qualified contractor evaluate and replace glass where necessary.

Be aware that evidence of broken seals may be more or less visible from one day to the next depending on the temperature, humidity, sunlight, etc. Glass doors or windows other than those that the inspector identified may also have failed seals and need glass replaced too.



Photo 117-1

118) Replace, Evaluate - Condensation or staining was visible between multi-pane glass in one or more windows. This usually indicates that the seal between the panes of glass has failed or that the desiccant material that absorbs moisture is saturated. As a result, the view through the window may be obscured, the window's R-value will be reduced, and accumulated condensation may leak into the wall structure below. Required that a qualified contractor evaluate and repair windows as necessary. Usually, this means replacing the glass in window frames.

Be aware that evidence of failed seals or desiccant may be more or less visible depending on the temperature, humidity, sunlight, etc. Windows or glass-paneled doors other than those that the inspector identified may also have failed seals and need glass replaced. It is beyond the scope of this inspection to identify every window with failed seals or desiccant.



Photo 118-1

119) Replace - One or more windows that were designed to open and close were stuck shut and/or difficult to open and close. Required that a qualified person repair windows as necessary so they open and close easily.



Photo 119-1



Photo 119-2



Photo 119-3



Photo 119-4

**Photo 119-5**

120) Repair/Maintain/Service, Evaluate, Monitor - The height of the area outside the sliding door is situated above the height of the interior floor or there is no step up going into it. The elevation of the outside area above the interior floor can create a path for rainwater, melting snow, or other moisture to flow into the home when the exterior door is opened. This can result in water damage to the interior flooring and potentially promote mold or rot. Requires that the entryway be evaluated by a qualified contractor and that contractor make any necessary repairs. At a minimum the area outside of the door should be kept free of snow.

**Photo 120-1**

121) Repair/Maintain/Service - One or more sliding glass doors were difficult to open or close. Required that a qualified person maintain, repair or replace door(s) as necessary. Often, cleaning the track and applying a lubricant will help.

**Photo 121-1****Photo 121-2**

122) Comment/FYI - Windows were checked for general condition and operation in accordance with NJ home inspection standards of practice. At least one was unlocked, opened, closed and re-locked per room. Also, in accordance with the NJ home inspection standards of practice, at least one interior passage door was tested in every room. All of those doors and windows tested, operated except as may be noted. Please note that also, in accordance with the NJ home inspection standards of practice, windows that were blocked by furniture, seller's possessions or stored items were not able to be operated.

www.rhinj.com

Regal Home Inspections, LLC

37 Ridge Road

Colts Neck NJ 07722

Inspector: Frank Delle Donne

Inspector's email: frank07722@gmail.com

Inspector's phone: (908) 902-2590

NJ Home Inspector License # - 24GI00125100

NJ-DEP Radon Measurement Technician Certification # - MET13186

NJ DEP 7B Pesticide Applicator License # - 59628B



Summary

Client(s): **Buyer**

Property address: **Crawfords Corner Rd.
Holmdel, NJ 07733**

Inspection date: **Monday, August 19, 2024**

This report published on Thursday, January 30, 2025 2:31:34 PM EST

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.

Please note that it is very important that all recommendations for client action including arranging for further evaluation by a professional (roofer, electrician, plumber, etc.) are completed within your home purchase contract's inspection timeframe. Your delays in having further evaluations or more specific inspections done as may be recommended (including recommendations for replacement, repairs and maintenance) may not be allowed once the contractual inspection period is over.

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:

Material Defect/Safety	Poses a safety hazard
Material Defect/Major	Potentially affects value or habitability
Replace	Recommend replacing
Repair/Maintain /Service	Recommend servicing, repair and/or maintenance
Exclusion	An item excluded from the inspection and report. May be due to an item being inaccessible, an exclusion in the NJ home inspection standards of practice (Pools and recreational items for example).
Maintain	Recommend ongoing maintenance
Evaluate	Recommend evaluation by a specialist
Monitor	Recommend monitoring in the future
Comment/FYI	For your information

General Information

1) Material Defect/Major, Replace, Repair/Maintain/Service - A termite (Wood destroying insect - WDI) inspection was conducted by Pete Fiore of Environmental Termite and Pest Control. The report is attached to the email that this Property Report was sent. I recommend following any/all of the suggestions and

recommendations as necessary, as detailed in the National Pest Management Association (NPMA) -33 Termite Report. Your mortgage company may want a copy of this NPMA-33.

There were indications of carpenter ants and carpenter bees seen. Additionally, areas of the garage and basement, for example, were obscured by stored items. Once the garage, and home are empty, only then may indications of WDI then become apparent.

The client is urged to engage a pesticide company to place bait stations and/or perform periodic inspections going forward.

All damaged wood must be replaced. It's very important that the extent of the WDI damage be determined so a repair cost can be estimated. A qualified contractor, one that's expert in exposing and gauging the extent of the WDI damage and can provide a cost to repair, and perform the needed repairs is required. Exposure of the affected areas is critical in determining the extent of the damage. One option is Terminite. They are qualified, licensed contractors that are expert in repairing WDI damage. They charge approximately \$125 to evaluate the damage and provide a recommendation and quote for any repairs that may be required. Their number is 908 964 9900.

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

11) Material Defect/Safety, Replace - Risers for stairs at one or more locations were higher than 8 1/4 inches and posed a fall or trip hazard. Risers should be 8 1/4 inches or shorter. At a minimum, be aware of this hazard, especially when guests who are not familiar with the stairs are present. Required that a qualified contractor repair per standard building practices.

12) Material Defect/Safety, Replace - The risers for stairs at one or more locations varied in height and pose a fall or trip hazard. Risers within the same flight of stairs should vary by no more than 3/8 inch. At a minimum, be aware of this hazard, especially when guests who are not familiar with the stairs are present. Required that a qualified contractor repair per standard building practices.

13) Material Defect/Safety, Replace - Handrails at one or more flights of stairs were missing. This is a potential fall hazard. Handrails should be installed at stairs with four or more risers or where stairs are greater than 30 inches high. Required that a qualified contractor install handrails where missing and per standard building practices.

Exterior and Foundation

15) Material Defect/Major, Repair/Maintain/Service - Indications of patched, horizontal cracks have been identified. Horizontal cracks are indicative of foundation movement. The entire foundation wall should be further inspected for additional locations. If finished walls, stored items, insulation, vapor barriers or other materials cover the walls, all of those obstructions must be removed so that a structural engineer can evaluate the entire foundation wall and identify any other locations of foundation wall movement - vertical or horizontal. Requires further evaluation by a structural engineer and all repairs must be done by a qualified, foundation repair contractor.

Options for structural engineering and/or foundation/structural contractor evaluation include:

- Hale Built Foundation Repair. www.halebuilt.com 732 202 6207
- McAuliffe Contractors Kathleen McAuliffe 908-245-9131 kat@structurenj.com

- Bill Longo, Lortech Construction Engineering, Freehold, NJ 732 863 1403
- Structural Workshop, Joe DiPompeo, President - 973 771 6970

Roof

24) Material Defect/Major, Replace, Repair/Maintain/Service, Evaluate - Significant amounts of debris have accumulated in one or more gutters or downspouts. The accumulation of debris in one or more gutters or downspouts can pose risks to your property. The debris often causes gutters to overflow and cause water to come in contact with wood elements of the house such as eaves, soffits, fascia, the roof sheathing (aka plywood that the shingles are nailed to) roof rafters and ceiling joists.

Water can also accumulate around the foundation and cause moisture in the basement or crawl space if exists.

This is a conducive condition for wood-destroying organisms such as wood rot. In addition to this condition requiring cleaning gutters and downspouts now and as necessary in the future, **the client is urged to arrange for a reputable, roofing contractor to inspect the wood elements around the roof's perimeter and particularly in the areas where the clogged gutters exist. This proactive measure will help identify any damage or potential risks, allowing for timely repairs and maintenance to safeguard your property against damage.**

25) Material Defect/Major, Repair/Maintain/Service, Evaluate - There is a hole in the ridge cap on the bedroom side of the roof. The inspector was not able to enter the attic below to see if there is any wood rot or damage from water entering the hole. Requires repair by a qualified roofing contractor. If damage occurs it requires repair as necessary.

Attic and Roof Structure

31) Material Defect/Major, Replace, Evaluate - The roof decking was spongy, soft or springy in one or more areas when the inspector walked on those areas. This may be caused by deteriorated sheathing, damaged rafters or trusses, and/or otherwise substandard construction. Required that a qualified roofing contractor evaluate and repair as necessary. Please be prepared and understand that repairing the spongy decking requires replacing the roof as well.

Basement

36) Material Defect/Safety, Replace - Handrails at one or more flights of stairs were missing. This is a potential fall hazard. Handrails should be installed at stairs with four or more risers or where stairs are greater than 30 inches high. Required that a qualified contractor install handrails where missing and per standard building practices.

37) Material Defect/Major, Replace - One or more joists were notched or had holes cut in them in such a way as to significantly weaken the joist(s). General guidelines for modifying joists made of dimensional lumber include these restrictions:

- Notches at ends should not exceed 1/4 of the joist's depth.
- Other notches should not exceed 1/6 of the joist's depth.
- Notches should not be cut in the middle 1/3 of the joist's span.
- Notches should not be longer than 1/3 of the joist's depth.
- Holes must be 2 inches or more from the joist's edge.
- The maximum hole diameter is 1/3 of the depth of the joist.

Required that a qualified contractor evaluate and repair as necessary, and per standard building practices.

Electric

46) Material Defect/Safety, Material Defect/Major - Due to the abundance of electrical issues identified, it's imperative that a licensed electrician re-inspect the electrical system to identify any other issues that may exist or more instances of issues found. It's likely that other issues exist but were obscured by furniture and stored items in the living space, basement or garage. The NJ home inspection is not, by law, a municipal code inspection. A licensed electrician should follow up to ensure that the electrical system is repaired as identified in this report section but is also, up to the municipal electrical requirements.

47) Material Defect/Safety, Replace, Evaluate - One or more ground fault circuit interrupter (GFCI) receptacles (outlets) wouldn't trip with the TEST button and wouldn't trip with a test instrument at the exterior and kitchen. This is a potential shock hazard. Required that a licensed electrician evaluate and repair as necessary.

48) Material Defect/Safety, Replace, Evaluate - One or more receptacles (outlets) were scorched. The wiring for these receptacles may be damaged due to overheating. Required that a licensed electrician replace such receptacles, evaluate related wiring and repair if necessary.

49) Material Defect/Safety, Replace, Evaluate - One or more electric receptacles (outlets) at the kitchen and/or bathroom(s) had no visible ground fault circuit interrupter (GFCI) protection. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Required that a licensed 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)

Current standards require that Ground Fault Circuit Interrupter (GFCI) protected outlets be located in areas where there is a higher potential danger of electrical shock. Areas such as kitchens, bathrooms, garages, exterior outlets and unfinished basements.

The age of the structure may predate all or portions of these requirements. The inspector recommends having a licensed electrician install GFCI protection as an upgrade to any circuits where there is a higher potential for electrical shock and GFCI protection does not currently exist. National electrical standards currently require that all outlets that serve the kitchen countertop surfaces be GFCI protected regardless of their proximity to a sink. Lack of GFCI protection where currently required is a safety issue for the occupant.

50) Material Defect/Safety, Replace - The inspector was unable to open and evaluate panel(s) A because items were blocking access. These panel(s) are excluded from this inspection. Recommend that repairs, modifications and/or cleanup should be made as necessary so panels can be opened and fully evaluated.

Three feet of clear access in front of the panel is minimally required for safe panel cover removal. Go to this link for more information <https://www.compliance.gov/file/260/download?token=YB24dEZn>

As noted at this link,

"Blocking electrical panels that house circuit breakers ... is a violation of both Occupational Safety and Health Administration (OSHA) regulations and National Fire Protection Association (NFPA) codes. These regulations

require accessibility to the front of electrical panels to have a minimum of three feet of clearance and a minimum width to be the width of the equipment or 2.5 feet, whichever is greater. This assures that in case of an electrical emergency, there is a clear working space in front for quick access to the circuit breakers. Having up-to date directories of circuit breakers also saves time."

51) Material Defect/Safety, Replace - Non-metallic sheathed wiring was loose, unsupported, or inadequately supported at one or more locations. Such wiring should be trimmed to length if necessary and attached to runners or to solid backing with fasteners at intervals of 4 1/2 feet or less. **Fasteners should be installed within 12 inches of all enclosures.** This is the issue found above Panel B. Required that a licensed electrician repair per standard building practices.

52) Material Defect/Safety, Replace - One or more electric receptacles (outlets) and/or the boxes in which they were installed were loose and/or not securely anchored. Wire conductors can be damaged due to repeated movement and/or tension on wires, or insulation can be damaged. This is a shock and fire hazard. Required that a licensed electrician repair as necessary.

53) Material Defect/Safety, Replace - Lighting was missing at an entry door. For safety and convenience, required that a licensed electrician install lighting as necessary, and per standard building practices.

54) Material Defect/Safety, Repair/Maintain/Service - Bare wire ends, or wires with a substandard termination, were found in the basement above the foundation. It appears that some cables have been taken out of service and left in place, nailed to the sill plate. This is a potential shock hazard. Required that a licensed electrician repair as necessary. For example, by cutting wires to length and terminating with wire nuts in a permanently mounted, covered junction box.

55) Material Defect/Safety, Repair/Maintain/Service - One or more cover plates for switches, receptacles (outlets) or junction boxes were loose, missing, or broken. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Required that a licensed electrician install cover plates where necessary.

Seen near the windows by the kitchen.

Plumbing / Fuel Systems

61) Material Defect/Major, Repair/Maintain/Service, Evaluate - There are a number of ABS to PVC pipe connections with an adhesive. Information suggests that these different plastic pipes should only be connected with mechanical connections. There may be adhesives that allow these two types of plastic pipes to be joined. The inspector is unable to determine if this was done with the proper adhesives. Also, local plumbing standards may prohibit the use of adhesive on different plastic pipes. A reputable, licensed plumber must be consulted and that plumber must evaluate the glued pipe connections. If the wrong adhesive was used the connections must be re-done with mechanical connections or the proper adhesive. Failure to have this evaluated now may lead to drain pipe connections that come apart.

<https://www.familyhandyman.com/project/how-to-connect-a-pvc-pipe-to-abs-pipe/>

Water Heater

70) Material Defect/Safety, Repair/Maintain/Service, Evaluate - The flue pipe connections must be held together with at least, 3 sheet metal screws. There's at least one flue pipe connection that does not have any screws or too few screws. Required that the connection be held together with screws as they should. If not properly held together, flue pipe sections can separate allowing harmful exhaust gasses to enter the living space. Therefore this is a safety issue. A qualified plumber or HVAC contractor must evaluate and repair.

Heating, Ventilation and Air Condition (HVAC)

76) Material Defect/Safety, Repair/Maintain/Service, Evaluate - One or more portions of the metal flue for the furnace were not properly sloped. Flues should slope up as they move away from the furnace. One or more portions of flue pipe appears to slope downward or have no slope. If not properly sloped, harmful exhaust gasses can enter the living space. Therefore, this is a safety issue. A licensed and qualified plumber or HVAC contractor must evaluate and repair as that professional deems necessary to allow for proper pitch and exhaust gasses flow.

77) Material Defect/Safety, Evaluate - Because of the age of the forced air furnaces, Required that a licensed and qualified HVAC contractor inspect the heat exchangers and perform carbon monoxide tests when they're serviced. Note that these tests are beyond the scope of a standard home inspection.

Fireplace, Chimneys and Flues

93) Material Defect/Safety, Replace, Repair/Maintain/Service - The fireplace hearth was undersized. Embers may ignite combustible surfaces nearby. This is a fire hazard. For fireplaces with a firebox less than 6 square feet in size, hearths should be at least 16 inches deep in front and extend at least 8 inches to the sides. **For fireboxes more than 6 square feet in size, hearths should be at least 20 inches deep and extend 12 inches to each side.** Required that a qualified person make repairs or modifications per standard building practices if necessary. For example, by installing a non-flammable hearth pad, or by extending the existing hearth with non-flammable materials.

The fireplace roughly measures at 3 feet by 2 & 1/2 feet, being slightly over six square feet in area therefore requiring greater hearth clearance as noted above.

94) Material Defect/Safety, Repair/Maintain/Service, Evaluate - A fireplace (Masonry or factory built), fireplace insert or stove (Like a pot belly stove) was on 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. Based on findings, a "Level 3" inspection may be required. A Level 3 inspection is more invasive and may be needed based on the inspector's findings during the Level 2 inspection. Required consulting with the property owner about recent and past servicing and repairs to all wood-burning devices and chimneys or flues at this property. Required that a qualified (Level 2 and/or 3) specialist evaluate all wood-burning devices gas fireplaces, flues and chimneys, and clean and repair as necessary. At a minimum the chimney(ies) should be swept.

95) Material Defect/Safety, Repair/Maintain/Service, Evaluate - One or more gas-fired appliances such as a furnace or water heater used a masonry chimney for venting, and no metal flue liner was visible. Metal liners should be installed to prevent drafting problems from an over-sized flue, to prevent corrosive exhaust gases from damaging the masonry chimney, and to prevent exhaust gases from leaking through gaps or seams in the chimney and into the house. This is a potential safety hazard. Required that a qualified contractor evaluate and evaluate and repair per standard building practices. For example, by installing a metal liner.

96) Material Defect/Safety, Repair/Maintain/Service, Evaluate - Common brick is exposed above the fireplace's damper. Common brick must be parged smooth to make the exhaust of smoke and gasses more efficient. Requires evaluation by a qualified mason, chimney and/or fireplace contractor and repair as that professional deems necessary.

Some general, public information on this subject can be found at: <https://magicbroom.net/services/masonry/smoke-chamber-parging/>

Interior, Doors and Windows

111) Material Defect/Safety, Replace, Evaluate - The inspector was unable to verify that the glass used in one

or more windows was approved safety glass where required. Window glazing that is not approved safety glass, located in areas subject to human impact, is a safety hazard. Standard building practices generally require that approved safety glass be used in but not limited to the following conditions:

- Windows with a pane larger than 9 square feet, with a bottom edge closer than 18 inches to the floor and a top edge higher than 36 inches above the floor and within 36 inches, horizontally, of a walking surface
- Windows that are both within a 24-inch arc of a door and within 60 inches of the floor
- Glazing in walls enclosing stairway landings or within 5 feet of the bottom and top of stairways, where the bottom edge of the glass is less than 60 inches above the floor

Note that "art glass" (leaded, faceted, carved or decorative) may be an acceptable alternative for safety glass due to its visibility. Also, a 1 1/2-inch-wide protective bar on the accessible side of the glass, placed 34-38 inches above the floor, can serve as an acceptable substitute for safety glass. Required that a qualified contractor evaluate further to determine if glazing is approved safety glass, and replace glass if necessary, and per standard building practices.

112) Material Defect/Safety, Replace - One or more bedrooms had windows that were too high off the floor. At least one window requires adequate egress in the event of a fire or emergency to allow escape or to allow access by emergency personnel. Such windows should have a maximum sill height of 44 inches off the floor. At a minimum, keep a chair or something that serves as a ladder below the window at all times. Required to have a qualified contractor repair or make modifications per standard building practices.

113) Material Defect/Safety, Replace - Handrails at one or more flights of stairs were not graspable and posed a fall hazard. Handrails should be 1 1/4 - 2 inches in diameter if round, or 2 5/8 inches or less in width if flat with recesses for fingers. Required that a qualified person install graspable handrails or modify existing handrails per standard building practices.

114) Material Defect/Safety, Replace - Handrails at one or more flights of stairs were too low or too high and pose a fall hazard. Handrails should be located at least 34 inches and at most 38 inches above the nose of each tread/riser. Required that a qualified person repair per standard building practices.

115) Material Defect/Safety, Replace - Guardrails at one or more locations with drop-offs higher than 30 inches were too low. This poses a fall hazard. Guardrails should be at least 36 inches in height. Required that a qualified contractor replace or repair guardrails per standard building practices.

116) Material Defect/Safety, Repair/Maintain/Service - Handrails at one or more flights of stairs were wobbly. This is a safety hazard. Required that a qualified person repair as necessary.



**PROTECTED
ITEMS INCLUDE:**

HVAC

- AC/Furnace

Plumbing

- Water Heater
- Pipe Leaks

Electrical

- Electrical Wiring
- Main Panel
- Outlets & Switches

Appliances

- Dishwasher
- Range
- Refrigerator
- Washer
- Dryer
- Microwave

Congratulations!

Buying a home is such an exciting time! It was smart to have your home inspected by a professional who has thoroughly evaluated your property and pointed out problem areas for you. Between the inspection and this Complete Protection (CP™) 120-day warranty you can proceed without worrying about an unexpected repair bill or a major appliance replacement. Complete Protection offers security, support and savings.



NEED TO INITIATE A CLAIM?

If you have a problem with any of your protected appliances call us:

800-978-2022

or online:

www.completehomewarranty.com

LOOKING TO EXTEND YOUR WARRANTY?

Security is such a great feeling. Why not be protected beyond your 120-Day warranty? CP™ has four plans to choose from to fit your needs. View details and pricing on our website or give us a call today!

REIMBURSEMENT SCHEDULE

Evaporator Coil	\$500	Dishwasher.....	\$300
Condensing Unit	\$700	Range	\$300
Furnace/Air Handler.....	\$500	Microwave.....	\$150
Packaged Unit	\$950	Refrigerator.....	\$500
Thermostat	\$150	Washer	\$300
Water Heater	\$300	Dryer.....	\$300



1-800-978-2022



For More Information
info@completehomewarranty.com



1532 NE 96th St. STE. A
Liberty, MO 64068



Visit Us
completehomewarranty.com

A. OVERVIEW:

"Company" means Complete Appliance Protection, Inc. (Complete Protection, Inc. in Iowa), 1532 NE 96th Street, Suite A, Liberty, MO 64068, the administrator of the Complete Protection Home Warranty, "You or Your" means the recipient of this Plan.

B. TERM OF PLAN:

This plan runs for a period of 120 days following the initial date of Your inspection, or 30 days after closing, whichever is later.

C. PROTECTION SUMMARY:

This Plan covers only those items specifically listed below and excludes all others. Appliances: Dishwasher, dryer, microwave, range (cooktop, oven), refrigerator, and washer. Heating/Cooling: Central forced air conditioning, furnace/air handler, and thermostat. Plumbing: Water heaters and pipe leaks. Electrical: Electrical wiring, main panel, outlets, and switches.

D. PROTECTION TERMS:

1. The Company will provide repair service on Your protected items to restore them to standard operating condition as a result of normal usage and electrical or mechanical component failure.
2. Any part necessary for the normal operation and is contained within the sheet metal skin of the unit is protected by this Plan.
3. Items must be properly installed and in normal working order on the effective date of this Plan.
4. All protection is limited to those items within the home's foundation, except for pipe leaks (as described in Section F1).
5. This Plan becomes effective only after all other manufacturer, builder, distributor, or extended warranties are exhausted.
6. In the event the Company determines, in its sole discretion, that it is unable to repair a protected system or appliance, the Company is entitled to satisfy its obligations hereunder by providing the amounts per the schedule in Section G towards the replacement and installation of the new protected system or appliance.
7. Repairs will not be authorized if Your account is expired.

E. THIS PLAN DOES NOT PROTECT:

1. Anything the home inspector did not or could not inspect.
2. Items with any noted defect, damage, or worn materials.
3. Any item the inspector has noted is at the end of its life or where he has recommended further review by an industry professional.
4. Any items that are not up to code.
5. Repairs or replacement required as a result of fire, freeze, flood, or other acts of God; accidents; vandalism; neglect; misuse; abuse; missing parts; cosmetic defects; design flaws; manufacturer defect; power failure, shortage, surge, or overload; inadequate capacity; mismatched systems; or damages due to pests or pets.
6. Consequential or secondary damage, including consequential damages due to a service contractor's conventional repair efforts of the primary item.
7. Commercial properties and/or residential properties being used for commercial purposes.
8. Systems or appliances classified by the manufacturer as commercial and/or commercial equipment modified for domestic use.
9. Closing access to protected items or the restoration of landscaping, wall coverings, flooring, countertops, or any other structural or cosmetic component.
10. Removal of defective systems and appliances.
11. Cost of construction, carpentry, or other modifications made necessary by a protected repair or replacement.
12. Normal or routine maintenance. You are responsible for performing normal and routine maintenance and cleaning pursuant to the manufacturer's specifications, including changing HVAC and refrigerator filters.
13. Homes being renovated or remodeled.
14. Fraud or abuse of this Plan.

F. SYSTEM-SPECIFIC LIMITATIONS**1. PIPE LEAKS:**

Protected: Internal and external pipe leaks that occur due to normal usage including water, gas, and drain lines that service the main home.

PLUMBING SYSTEM EXCLUSIONS:

Drain line stoppages; faucets; shower arms and shower heads; pressure regulators; valves for shower, tub, and diverter valves; ball valves; gate valves; toilets and related mechanisms; toilet wax ring seals; hose bibs; sprinkler systems; pool piping; downspout; landscape drain lines; damage caused by collapsed, damaged, or broken drain, vent, or sewer lines outside the home's main foundation; damage caused by roots; damage due to freeze; hydro jetting; cameras; flow restrictions in fresh water lines; bathtubs; whirlpool tubs and related components; sinks; showers; shower enclosures and base pans; toilet lids and seats; caulking; grouting; water filtration/purification system; septic, holding, or storage tanks cost to locate, access, or install cleanouts; polybutylene piping; leak detection tests; water softeners; sump pumps; inadequate or excessive water pressure; sewage ejector pump.

2. ELECTRICAL SYSTEM

Protected: Internal wiring; junction boxes; conduit; main panel; circuit breakers; outlets; switches; fuses.

ELECTRICAL SYSTEM EXCLUSIONS:

Mounted light fixtures and ballasts; ceiling fans; exhaust fans; wireless remotes; telephone wiring; heat lamps; intercoms; alarms and related wiring; electronic or computerized energy management or lighting and appliance management systems; security systems; doorbell and related wiring; chimes; smoke detectors.

G. PROTECTION LIMITS

In the event the Company determines, in its sole discretion, that it is unable to repair a protected system or appliance, the Company is entitled to satisfy its obligations hereunder by providing the following amounts towards the replacement and installation of the new protected system or appliance: \$150 for Microwave, Thermostat; \$300 for Dishwasher, Dryer, Range (Oven, Cooktop), Washer, Water Heater; \$500 for AC Evaporator Coil, Furnace/Air Handler, Refrigerator; \$700 for AC Outside Condensing Unit; \$950 for Packaged Unit. Plumbing and Electrical claims are subject to an aggregate maximum of \$1,000 each.

H. TO REQUEST SERVICE:

1. Service can be initiated by phone at 800-978-2022 or online at www.completehomewarranty.com, 24 hours a day, 7 days a week.
2. You will be asked to send a copy of Your home inspection report to info@completehomewarranty.com prior to authorization being given.
3. Once Your home inspection report has been reviewed, You will be provided with a unique authorization number for each appliance or system, each time work is needed. Under normal circumstances, the company will initiate the performance of services within 48 hours after the service is requested.
4. It is Your responsibility to provide access and clear non-related items away from the area that requires service.
5. Weather conditions and workload will govern service response time. Overtime/holiday rates will not be paid, only straight time, unless the Company deems it a valid emergency. The Company has the sole discretion in determining what constitutes a valid emergency.
6. You may utilize a service company of Your own choosing, or the Company may provide You with a referral, if available.
7. When utilizing a technician of Your choosing, You must call 800-978-2022 to obtain Override Authorization for total repair costs prior to having any repairs completed. Your service company will need to provide an itemized repair estimate, including the breakdown of parts and labor, as well as a specific cause for the failure.
8. The Company will not pay for services procured by You without prior authorization by the Company.
9. To request reimbursement for approved repairs or replacements, please email your receipt/invoice to claims@completehomewarranty.com or fax to 816-792-2009. All documentation for approved repairs or replacements must be submitted within 30 days of expiration.



Complete Appliance Protection, Inc.
1532 NE 96th Street, Suite A
Liberty, MO 64068
800-978-2022
Fax 816-792-2009
info@completehomewarranty.com