

Regal Home Inspections, LLC

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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: **Round Hill Dr.
Freehold, NJ 07728**

Inspection date: **Thursday, November 7, 2024**

This report published on Thursday, January 30, 2025 2:39:54 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
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.reporhost.com/glossary.asp>

General Information

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.

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

Report number: 11082024B

Time started: 1:40pm

Time finished: 3:30pm

Present during inspection: Client, Property owner

Client present for discussion at end of inspection: Yes

Weather conditions during inspection: Sunny

Temperature at the start of the inspection: 68

Type of building: Single family house.

Number of residential units inspected: 1

Buildings inspected: One single family house.

Age of main building: 28 YO. Built 1996.

Source for main building age: Realtor.com

Occupied: Yes

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

1) 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 areas around the outside were also obscured by various things including vegetation (Outside) and stored items inside. 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.

2) Maintain, Comment/FYI - Frank J. Delle Donne conducted the termite inspection under his NJ DEP Pesticide Applicator Certification # 59628B.

A termite (Wood destroying insect - WDI) inspection was conducted. 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 no indications of active WDI seen. However, areas of the garage, for example, were obscured by stored items. Once the garage, and home are empty, only then may indications of WDI then become apparent.

With regard to termites, there are three types, in the system; Workers, swarmers and the soldiers. The workers do the damage and it's their shelter tubes and damage they may have caused that I was looking for. No damage or shelter tubes were seen. Swarmers, as their name suggests, fly. It's always possible that when the weather warms, swarmers will emerge as they often do or arrive. They live for a matter of hours. While there were no indications seen on the day of the inspection, it's always possible that when the temperatures warm, they may appear. Carpenter bees and carpenter ants are also, warm weather pests. While there were no

indications of carpenter bees or carpenter ants seen on the day of the inspection, it's always possible that when the temperatures warm, they may appear.

Conducive conditions for WDI must also be corrected. These include vegetation that's too close to the house and firewood stored inside the garage.

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

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).

3) 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).

4) Comment/FYI - The client should be aware that a break-in period occurs during the first year or two after a building is constructed. Some amount of settlement and shrinkage is inevitable as temperature and humidity varies during the seasons. Systems may need adjustment or repair after experiencing constant, prolonged and/or heavy usage. Overall performance of the building exterior has not yet been tested by a wide variety of weather conditions.

Also, it is beyond the scope of this inspection to determine if all permits have been approved or signed off. Consult with the builder and/or municipality to determine if all necessary permits have been approved.

5) 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.

6) 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.

7) 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.

8) Comment/FYI - A radon test is being conducted. The test device will be retrieved Monday, November 11. 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 Tuesday, November 12 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: Minor slope

Condition of driveway: Appeared serviceable

Driveway material: Asphalt

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

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

Condition of deck and porch: Appeared serviceable

Deck and/or porch material: The front porch is concrete. The back deck has wood structure and composite surface materials and vinyl railings.

Condition of stairs, handrails and guardrails: Appeared serviceable

Exterior stair material: Masonry step at the front entrance. Wood steps with composite surface materials at the deck.

9) Material Defect/Safety, Repair/Maintain/Service - Cracks, holes, settlement, heaving and/or deterioration resulting in trip hazards were found in the sidewalks or patios. For safety reasons, required that a qualified contractor repair as necessary to eliminate trip hazards. Regal Home Inspections, LLC requires that all sidewalk repairs be made prior to taking ownership of the house.

Please note: Protocols for the home inspection define a trip hazard as a 3/4 of an inch surface differential where one is not expecting a change in the surface elevation for paved areas like sidewalks and patios. Other authorities, like the Americans with Disabilities Act, ADA have stricter definitions of a trip hazard.



Photo 9-1 Close up of this area in the next photo.



Photo 9-2

10) Exclusion, Comment/FYI - There was no effective access to the deck's structure. The decorative

lattice/apron, shrubs, or low deck height prevented access. Areas of the deck's structure that were not readily accessible for visual inspection are excluded.



Photo 10-1



Photo 10-2



Photo 10-3



Photo 10-4

Exterior and Foundation

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

Wall inspection method: Viewed from ground

Condition of wall exterior covering: Appeared serviceable with noted exception. See item below.

Apparent wall structure: Wood frame

Wall covering: Vinyl, Brick veneer

Condition of foundation: Appeared serviceable

Apparent foundation type: Partially finished basement

Foundation/stem wall material: Poured in place concrete

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

11) Repair/Maintain/Service - One or more gaps were found in siding or trim. Water may enter the structure. Required that a qualified siding contractor repair as necessary. For example, by sealing the gap between the bricks and vinyl siding.



Photo 11-1



Photo 11-2



Photo 11-3

12) 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".

13) 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".

14) Maintain, Comment/FYI - Lintels are structural elements that support the weight of the brick over openings like windows and doors. Lintels are made of iron and often rust. Lintels are also embedded approximately 6 inches past the openings on either side to anchor them structurally. Over time lintels will rust. The rust can increase the size of the lintel and often applies upward force to the bricks causing cracks. No cracks seen. Requires maintaining the lintels by using a rust inhibiting paint and maintaining seals at the seams between the lintels and the brick.



Photo 14-1



Photo 14-2



Photo 14-3



Photo 14-4



Photo 14-5



Photo 14-6

15) Maintain - Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Required pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.



Photo 15-1



Photo 15-2



Photo 15-3



Photo 15-4

16) Comment/FYI - Firewood was stored so that it was in contact with or close to the building as seen inside the garage. This is a conducive condition for wood-destroying organisms. Requires storing firewood outdoors in an open area, and as far away from buildings as practical to keep insects away from buildings.



Photo 16-1

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: Viewed from eaves on ladder

Condition of roof surface material: Appeared serviceable

Roof surface material: Asphalt or fiberglass composition shingles

Roof type: Gable

Apparent number of layers of roof surface material: One, See below.

Condition of exposed flashings: Appeared serviceable

Condition of gutters, downspouts and extensions: Appeared serviceable

17) Evaluate - The appearance of the roof suggests that it's NOT the original roof (Which is very good). That was confirmed from inside the attic. As shown in the photos below, one can see empty nail holes from inside the attic. The empty nail holes were created when the original roof surface was ripped off before the new roof was installed.

The seller stated that he has lived in the house for 7 years and the roof was there when he moved in. Therefore, the seller was unable to provide any other information. An Open Public Records Act inquiry with the Freehold Township Building Department may reveal a building permit for the roof which will tell us when the roof was installed and the contractor that did the work. It's worth your time to look into the OPRA request.



Photo 17-1 Empty nail holes are seen from inside the attic. Here and the next photos are just a few examples.



Photo 17-2



Photo 17-3



Photo 17-4

18) 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.

19) Comment/FYI - General roof photos.



Photo 19-1



Photo 19-2



Photo 19-3



Photo 19-4



Photo 19-5



Photo 19-6



Photo 19-7



Photo 19-8

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: Viewed from hatch. The attic area did not have any walk-able floor and areas of the attic were inaccessible. Areas beyond the hatch area are excluded as they were not readily available for visual inspection.

Condition of roof structure: Appeared serviceable

Roof structure type: Trusses

Ceiling structure: Trusses

Condition of insulation in attic: Appeared serviceable

Ceiling insulation material: Fiberglass roll or batt

Approximate attic insulation R value (may vary in areas): Estimate 8 - 10 inches of fiberglass insulation at, approximately, R3 per inch.

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), Gable end vents, perforated/enclosed soffit vents

20) Repair/Maintain/Service - The attic access hatch or doors was not insulated. Weather stripping was also missing or substandard. Required installing weather stripping and insulation per current standards at hatches or doors for better energy efficiency. Required considering available attic hatch insulating options and implementing one of these or a similar solution.

One is ESS Energy Product's Energy Guardian. www.essnrg.com.

Another is www.insulated-covers.com

21) 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.

22) Monitor - The roof structure of this home has trusses. There is a phenomenon called truss uplift. It's explained at the link below. In essence, due to the fact that the bottom parts of the truss are embedded in insulation, in the winter, the upper parts of the trusses expand or contract differently than the truss cords embedded in the insulation. Consequently, the trusses flex. This can result in the appearance of cracks in ceilings or walls at specific times of the year due to the temperature differences between the parts of the trusses.

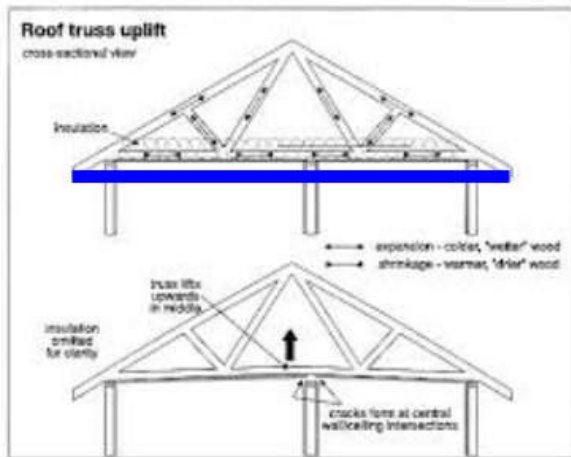


Photo 22-2

Photo 22-1 This illustration shows how temperature changes can cause the trusses to move and flex. Sometimes this results in cracks, nail pops and blemishes in the drywall ceiling and adjacent walls.



Photo 22-3

23) Comment/FYI - General attic photos.



Photo 23-1



Photo 23-2



Photo 23-3



Photo 23-4



Photo 23-5



Photo 23-6



Photo 23-7

Basement

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

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

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

Condition of exterior entry doors: Appeared serviceable. All exterior doors were operated., There is a bilco style door from the basement to the exterior.

Condition of floor substructure above: Appeared serviceable

Pier or support post material: Steel

Beam material: Steel

Floor structure: Solid wood joists

Condition of insulation underneath floor above: Appeared serviceable with noted exception. See item below.

Insulation material underneath floor above: Fiberglass roll or batt

24) Material Defect/Safety, Repair/Maintain/Service, Comment/FYI - The basement has a bilco-style door to the exterior. These are intended for utility use only, not for normal ingress and egress. These doors and the steps integral to the door usually do not comply with some or all of the stairway and handrail rules of standard building practices. For example, there is usually no continuous handrail from the top step to the bottom. The step treads are often less than 10 inches deep and the step risers are often higher than 8 & 1/4 inches high. Extreme caution must be used when using these steps. In nearly all cases, deficiencies are not able to be corrected due to the physical constraints of this utilitarian passageway.

While our official requirement is to have all deficiencies repaired, some repairs may not be possible.



Photo 24-1



Photo 24-2

25) Repair/Maintain/Service - Sections of under-floor insulation above the basement may be installed upside down. The vapor barrier should be on the, "Warm in winter" side. In this case the vapor barrier is facing the unheated and/or unfinished basement. This may result in reduced energy efficiency. Required that a qualified person install or replace insulation as necessary.

Options include:

- 1) Hale Built Group - www.halebuilt.com
- 2) www.quality1stbasementsystems.com



Photo 25-1



Photo 25-2



Photo 25-3

26) Exclusion, Comment/FYI - Parts of the basement were finished with drywall on the walls and ceiling. This significantly limits the visual inspection of the foundation and structure behind these, finished areas including for the purposes of the wood destroying insect inspection. Please note that portions of the house and structure that are behind these finished walls and ceilings 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 26-1



Photo 26-2



Photo 26-3

27) Exclusion - Areas of the basement 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 basement (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 27-1



Photo 27-2

Garage

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

Type: Attached

Condition of door between garage and house: Appeared serviceable

Type of door between garage and house: Metal

Condition of garage vehicle door(s): Appeared serviceable

Type of garage vehicle door: Sectional

Number of vehicle doors: 3**Condition of automatic opener(s):** Appeared serviceable with noted exception. See item below.**Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing):** Yes for the door on the left facing out. Not for the center garage door.**Condition of garage floor:** Appeared serviceable**Condition of garage interior:** Appeared serviceable**Garage ventilation:** There is one window in the garage.

28) Material Defect/Safety, Repair/Maintain/Service, Evaluate - The auto-reverse mechanism on one or more automatic openers for garage vehicle doors was inoperable and/or for the door on the left facing out. This is a potential safety hazard. A qualified contractor must evaluate and repair as necessary. Please note that this is a different safety feature than the photo-electric beam.

29) Material Defect/Safety, Repair/Maintain/Service - The photoelectric sensors that trigger the auto-reverse feature on both of the garage vehicle doors' automatic openers were located higher than 4-6 inches from the floor. This is a potential safety hazard. A qualified garage door contractor must relocate sensors so they are 4-6 inches from the floor per standard building practices.

**Photo 29-1****Photo 29-2**

30) Material Defect/Safety, Repair/Maintain/Service - 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 30-1 Close up of this area in the next photo.



Photo 30-2

31) Material Defect/Safety, Repair/Maintain/Service - 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 31-1

32) Exclusion, Evaluate - The manually operated door (Right door facing out) was not operated because there were seller's possessions leaning on the door and if opened the items may fall.

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 32-1

33) 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 33-1



Photo 33-2



Photo 33-3



Photo 33-4

34) 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.

35) Comment/FYI - The entrapment protection mechanisms for the automatic garage door opener were tested in accordance with the NJ home inspection standards of practice. These include the photo-electric beam and the auto reverse. Repair necessary as noted in this section.

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 is at the top of the main

panel. The main panel (Panel A) is in the garage. There were no sub panels seen.

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: Underground. The electric service has underground wires from the street to the house.

Number of service conductors: 3

Service entrance conductor material: Stranded aluminum

System ground: Cold water supply pipe ground seen near the water meter.

Condition of main service panel: Appeared serviceable

Condition of branch circuit wiring: Serviceable

Ground fault circuit interrupter (GFCI) protection present in circuit breaker panel: There were two GFCI circuit breakers in the panel. They were tripped and reset.

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

36) Material Defect/Safety, Replace, Repair/Maintain/Service - One or more light fixtures were loose. Required that a licensed electrician repair or replace light fixtures as necessary. Seen in the basement.



Photo 36-1



Photo 36-2



Photo 36-3



Photo 36-4 Close up of this area in the next photo.



Photo 36-5

37) Material Defect/Safety, Replace, Evaluate - One or more electric receptacles (outlets) at the kitchen, exterior and garage 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 37-1



Photo 37-2



Photo 37-3



Photo 37-4

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



Photo 38-1 Close up of this area in the following photo.



Photo 38-2

39) 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 39-1



Photo 39-2

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

**Photo 40-1**

41) 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.

42) 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.

43) Evaluate - One or more light fixtures were inoperable (didn't turn on when nearby switches were operated). Recommend further evaluation by replacing bulbs and/or consulting with the property owner. If replacing bulbs doesn't work and/or no other switch(es) can be found, then recommend that a licensed electrician evaluate and repair or replace light fixtures as necessary.

**Photo 43-1****Photo 43-2**

44) 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.

Functional Water Flow: Functional water test done by turning on all fixtures at the second floor hall bathroom. A drop in water flow was observed.

Condition of service and main line: Appeared serviceable

Water service: Public

Location of main water shut-off: Basement

Condition of supply lines: Appeared serviceable

Supply pipe material: Copper

Condition of drain pipes: Appeared serviceable

Drain pipe material: Plastic

Condition of waste lines: Appeared serviceable

Waste pipe material: Plastic

Vent pipe condition: Appeared serviceable

Vent pipe material: Plastic

Sump pump installed: Yes

Sewage ejector pump installed: None visible

Type of irrigation system supply source: Public

Condition of fuel system: Appeared serviceable

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

45) Replace, Evaluate - Low flow was found at one or more bathtubs when multiple fixtures were operated at the same time. Water supply pipes may be clogged or corroded, filters may be clogged or need new cartridges, or fixtures may be clogged. Required that a licensed plumber evaluate and repair as necessary.

46) Repair/Maintain/Service, Exclusion, Evaluate - A water softener system was installed on the premises. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Water softeners typically work by removing unwanted minerals (e.g. calcium, magnesium) from the water supply. They prevent build-up of scale inside water supply pipes, improve lathering while washing, and prevent spots on dishes.



Photo 46-1

47) Exclusion, Maintain - A water filtration system was installed on the premises. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Filter cartridges typically need replacing periodically. Cleaning and other maintenance may also be needed.

Seen under the kitchen sink.

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

Freezing temperatures can easily damage an irrigation system that is not properly winterized and maintained.

49) 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.

Please note that the sump pit is sealed as part of the radon mitigation system. The pump was therefore, inaccessible to attempt to operate it manually.



Photo 49-1

50) 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.

51) Monitor, Comment/FYI - The natural gas lines around the furnace and the water heater were checked with a combustible gas detector for leaks. There was no access behind the clothes dryer or 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 51-1



Photo 51-2



Photo 51-3



Photo 51-4



Photo 51-5



Photo 51-6



Photo 51-7



Photo 51-8



Photo 51-9

52) Monitor - There is a radon mitigation system in the house. The fan should never be turned off. There is a manometer in the basement that indicates there is negative pressure inside the pipe, inside the basement and at all points BELOW the fan. The manometer should always indicate a higher liquid level on the right than on the left. This variation in height indicates that there is negative pressure inside the pipe. If these two levels are ever equal, that means the fan has likely stopped working.

It is recommended by the NJ DEP and national Radon standards (ASTM E2121) that houses with radon mitigation systems be retested every 2 years.



Photo 52-1



Photo 52-2

53) **Comment/FYI** - Water meter and main water shut off.



Photo 53-1 Close up of this area in the next photo.



Photo 53-2 Water shut off valve.

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 exceptions. See items below.

Type: Tank

Energy source: Natural gas

Capacity (in gallons): 50

Temperature-pressure relief valve installed: Yes

Location of water heater: Basement

Water temperature (degrees Fahrenheit): 120+ degrees

Condition of burners: Appeared serviceable

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

Water heating venting: The water heater is vented (exhausted) to the exterior via a metal flue along with the Trane brand furnace.

54) Material Defect/Safety, Repair/Maintain/Service, Evaluate - Exhaust gases were "back drafting" out of the water heater's draft hood. The flue pipe may be configured incorrectly, blocked or damaged. This is a safety hazard due to the risk of exhaust gases entering living spaces. Required that a licensed plumber evaluate and repair as necessary.

Plastic components at the top of the water heater have melted which is indicative of hot exhaust gases leaking out of the natural draft hood.



Photo 54-1



Photo 54-2



Photo 54-3

55) Material Defect/Safety, Repair/Maintain/Service - One or more sections of B-vent or L-vent metal flue pipe were too close to combustible materials and/or insulation. This type of vent requires a minimum of 1 inch clearance to such materials. This is a fire hazard. Requires that a qualified person repair as necessary. For example, by moving insulation, moving the flue pipe, installing a shield or making modifications to surrounding structures and combustibles.



Photo 55-1



Photo 55-2 Label seen on the vent. "1" minimum clearance to combustibles." The insulation is not combustible but the paper around it is.

56) Material Defect/Safety, Maintain - The hot water temperature was greater than 120 degrees Fahrenheit. This is a safety hazard due to the risk of scalding. The thermostat **MUST** be adjusted so the water temperature doesn't exceed 120 degrees.

Supporting information includes data from <https://pubmed.ncbi.nlm.nih.gov/7997963/>

"The American Academy of Pediatrics identifies young children at risk for accidental hot tap water (HTW) burns and recommends that HTW temperatures be set no higher than 49 degrees C (120 degrees F). Studies show that a temperature of 52 degrees C (125 degrees F) can cause a full-thickness skin burn in 2 minutes and a temperature of 54 degrees C (130 degrees F) can result in a full-thickness skin burn in 30 seconds."

This is specific to children but applies to adults as well.



Photo 56-1



Photo 56-2



Photo 56-3



Photo 56-4



Photo 56-5



Photo 56-6 Warning label seen on water heater.



Photo 56-7 Upon arrival, the water heater was set to the manufacturer's "VERY HOT" setting. As noted on the thermostat, "SCALDING RISK INCREASES WITH HOTTER WATER".



Photo 56-8

**Photo 56-9**

57) Repair/Maintain/Service, Evaluate - Please note that one or more of the blender (aka mixing) valves at one or more bathtubs or showers may require adjusting. A blender valve is one valve with both hot and cold water going into the single valve. As its name implies, the valve mixes or blends hot and cold water. If it's not adjusted properly, there's not enough hot water to overcome the cold water that's there. As seen in other homes inspected, often the easiest way to increase the water temperature at these poorly adjusted mixing valves is to simply increase the temperature at the water heater's thermostat. The water at the poorly adjusted blender valve is increased to a minimally suitable temperature but the water temperatures at all the other hot water faucets is now too high.

Required that a licensed plumber evaluate and the blender valves must be properly adjusted so that the water heater can be set properly so that the hot water temperatures at all fixtures is correct.

Compare the temperatures shown here with the over 120 degree temperatures shown above.

Seen at the master bathroom shower.

**Photo 57-1**

58) 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 2013.

59) 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 59-1

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: Unknown for both.

Condition of forced air heating system: The York brand unit appeared serviceable. The Trane brand unit appears to be near, at, or beyond its service life

Forced air heating system fuel type: Natural gas

Location of forced air furnace: Basement

Forced air system capacity in BTUs or kilowatts: Each is 80,000 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): Inside air handler

Condition of forced air ducts and registers: Appeared serviceable

Condition of burners: Appeared serviceable

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

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

Venting (Exhaust): The Trane brand furnace is vented (Exhausted) to the exterior via a metal flue pipe along with the water heater. The York brand furnace is vented (exhausted) to the exterior via a PVC pipe.

Condition of cooling system: The York brand unit appeared serviceable. The Trane brand unit appears to be near, at, or beyond its service life

Cooling system fuel type: Electric

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

Condition of thermostat(s): The HVAC systems were operated by the seller via WiFi. Requires inquiring with seller to become familiarized with controls.

60) Material Defect/Safety, Replace, Repair/Maintain/Service - Rust is accumulating on furnace exhaust flues. If the metal rusts completely through the flue then by-products of combustion can leak out into the house. A licensed HVAC technician must evaluate the flues for proper function and condition and make repairs or replace as necessary.



Photo 60-1



Photo 60-2



Photo 60-3



Photo 60-4

61) Material Defect/Safety, Evaluate - Because of the age of the Trane brand forced air furnace, Required that a licensed and qualified HVAC contractor inspect the heat exchanger and perform a carbon monoxide test

when it's serviced. Note that these tests are beyond the scope of a standard home inspection.

62) 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.

63) Repair/Maintain/Service, Evaluate - A white, powdery residue was found on or below the B-vent or L-vent exhaust flue. Typically this is a result of condensation in the flue and may indicate that the flue has a substandard draw. The flue may be incorrectly configured, blocked (e.g. debris, bird nest), or the appliance may be incorrectly configured. Required that a HVAC qualified contractor evaluate and repair as necessary.



Photo 63-1

64) 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 64-1



Photo 64-2

65) 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.

66) 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 Trane brand furnace was manufactured in 1995 and the York brand unit was manufactured in 2020.

67) 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 Trane brand AC compressor/condensate coil was manufactured in 1995 and the York brand in 2021.

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.

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



Photo 68-1



Photo 68-2



Photo 68-3



Photo 68-4



Photo 68-5



Photo 68-6



Photo 68-7



Photo 68-8



Photo 68-9



Photo 68-10



Photo 68-11



Photo 68-12



Photo 68-13



Photo 68-14



Photo 68-15

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



Photo 69-1



Photo 69-2

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: Prefabricated, metal fireplace with ceramic panels in the firebox.

Condition of chimneys and flues: Appeared serviceable

Wood-burning chimney type: Metal, with wood enclosure

70) Material Defect/Safety, Replace, Repair/Maintain/Service - One or more refractory panels (the 1-inch thick fireproof, ceramic panels lining the fireplace) had cracks or was deteriorated. Damage to the refractory panels could allow heat from the fire to get past the panels and could be a fire hazard. Required that a qualified, chimney contractor repair or replace refractory panels.



Photo 70-1



Photo 70-2



Photo 70-3

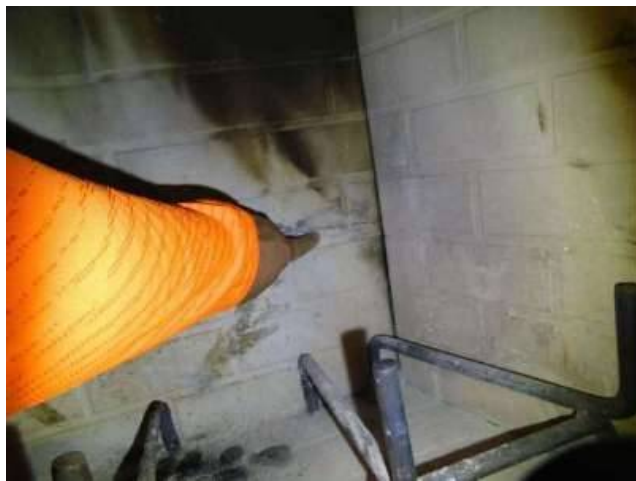


Photo 70-4

71) 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.

The pile of soot fell out when the damper was opened. Compare the difference seen between both photos.



Photo 71-1



Photo 71-2

72) Replace, Repair/Maintain/Service, Evaluate - One or more fireplace dampers were corroded. Required that a qualified contractor evaluate and repair or replace dampers as necessary.



Photo 72-1

Kitchen

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

inaccessible and excluded from this inspection.

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of under-sink food disposal: Appeared serviceable with noted exception. See item below.

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

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

Range, cooktop or oven type: Natural gas stove top with separate wall mounted electric ovens.

Type of ventilation: Down draft exhaust

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

73) Material Defect/Safety, Repair/Maintain/Service - Electrical wiring for the under-sink food disposal was substandard. Non-metallic sheathed wiring was exposed and subject to damage. The wiring can be damaged by repeated bending or contact with sharp objects. BX-armored conduit should be installed to protect wiring, or a flexible appliance cable should be installed. This is a potential shock hazard. Required that a licensed electrician repair per standard building practices.



Photo 73-1 Close up of this area in the following photo.

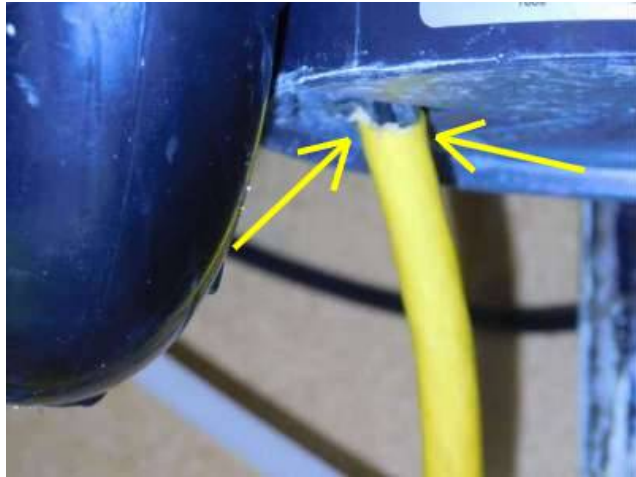


Photo 73-2

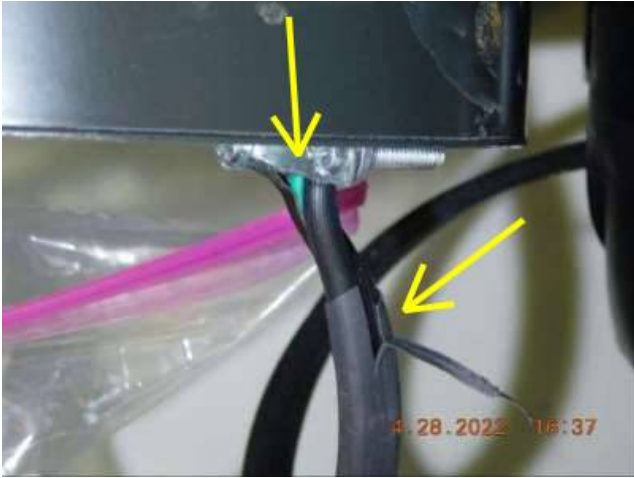


Photo 73-3 This is an example from a DIFFERENT property of how wiring for a disposal can become damaged or frayed.



Photo 73-4 This is an example of armor clad wiring from a DIFFERENT property.

74) Repair/Maintain/Service, Evaluate - No high loop or air gap was visible for the dishwasher drain. A high loop is created by routing the drain line up to the bottom surface of the countertop above and securely fastening it to that surface. An air gap is a device that makes the drain line non-continuous. Both of these prevent waste-water backflow from entering the dishwasher, and possibly flooding out of the dishwasher if/when a siphon occurs. Some newer dishwashers have these devices built in. The client should try to determine if these devices are built into this brand and model of dishwasher (e.g., review installation instructions). If not, or if this cannot be determined, then required that a qualified contractor install a high loop and air gap per standard building practices.



Photo 74-1 This is an example of a high loop from a DIFFERENT property. No high loop was seen for THIS property.



Photo 74-2 Close up of this area in the following photo.

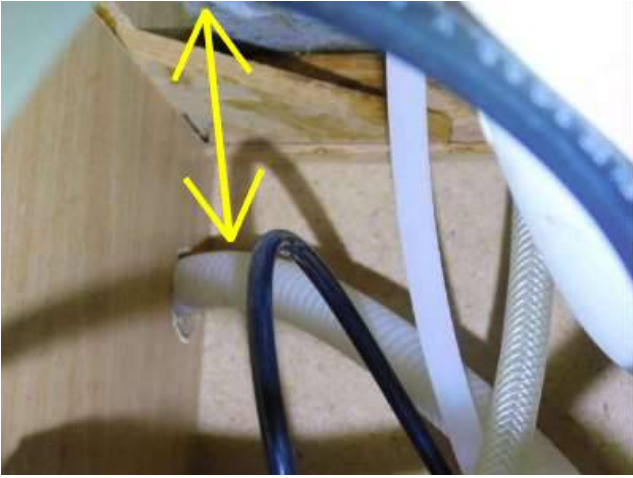


Photo 74-3

Bathrooms, Laundry and Sinks

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

Location A: Half bath, first floor

Location B: Full bath, second floor

Location C: Master bath, second floor

Location D: Laundry room/area, first floor

Condition of counters: Appeared serviceable with noted exception. See item below. Please note that bathroom A has a pedestal sink. Therefore, no countertop.

Condition of cabinets: Appeared serviceable. Please note that bathroom A has a pedestal sink. Therefore, no lower cabinet or vanity.

Condition of flooring: Appeared serviceable

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

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 exceptions. See items below.

Gas supply for laundry equipment present: Yes

75) Replace, Evaluate - The hot water supply flow for the sink at location(s) A was low or inoperable. Recommend that a qualified plumber evaluate and repair as necessary.

Compare the flow of the hot and cold supplies here.



Photo 75-1



Photo 75-2

76) Replace, Evaluate - Water was discolored when bathtubs or sinks were filled, or when showers were operated. This can be caused by water stagnating in water supply pipes, rust accumulating in pipes or in the water heater, or sediment being present in the water supply. Recommend flushing the water supply piping and the water heater. If that fails to resolve the issue, then required that a licensed plumber evaluate and repair as necessary.

Seen in the master bathroom sink.

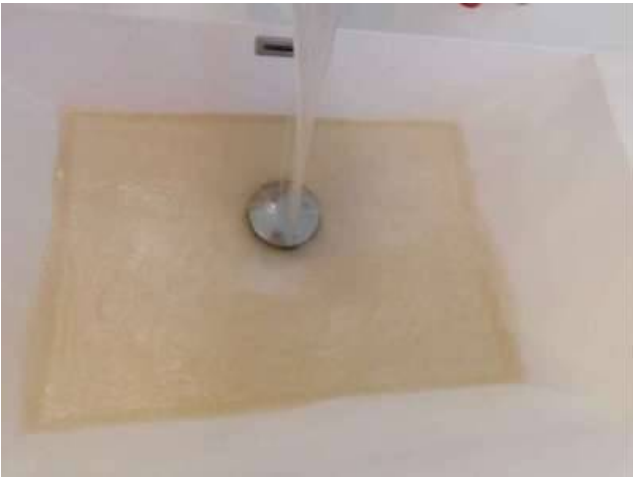


Photo 76-1

77) Repair/Maintain/Service, Evaluate - The shower blender valve in Bath 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.

Refer to Water Heater section of this report for more information.

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



Photo 78-1

79) 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 79-1

80) Repair/Maintain/Service - The shower enclosure at location C leaks. While the visible water leaking near the shower enclosure is evident, it is essential to recognize that the extent of any damage may be more extensive than what can be seen on the surface. Hidden damage within the wall cavity could include rotting of structural elements, mold growth, and compromised insulation. A qualified contractor should perform a thorough inspection of the affected area, possibly requiring the removal of wall materials to assess the full extent of the damage accurately.



Photo 80-1 Close up of this area in the following photo.



Photo 80-2



Photo 80-3

81) Repair/Maintain/Service - The countertop at location B is loose. Required it be secured or fastened by a qualified contractor.



Photo 81-1

82) Repair/Maintain/Service - The valve for the tub at location B leaks. This can increase water usage and

utility costs. Requires that it be repaired or replaced as necessary by a qualified contractor.



Photo 82-1



Photo 82-2

83) Repair/Maintain/Service - The tub assembly at location C is loose. Leaks may occur as a result. Requires it be secured or fastened by a qualified contractor.



Photo 83-1

84) 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 exception. See item below.

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

Condition of windows: Appeared serviceable

Condition of walls and ceilings: Appeared serviceable with noted exception. See item below.

Condition of flooring: Appeared serviceable

Condition of stairs, handrails and guardrails: Appeared serviceable with noted exception. See item below.

85) Material Defect/Safety, Repair/Maintain/Service - Guardrails at one or more locations with drop-offs higher than 30 inches were wobbly, and pose a fall hazard. Required that a qualified person repair guardrails as necessary.



Photo 85-1

86) Repair/Maintain/Service - Cracks, nail pops and/or blemishes were found in walls and/or ceilings in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. Required that the client have a qualified contractor, such as a painting contractor, repair for aesthetic reasons.



Photo 86-1



Photo 86-2

87) Monitor - The roof structure of this home has trusses. There is a phenomenon called truss uplift. It's explained at the link below. In essence, due to the fact that the bottom parts of the truss are embedded in insulation, in the winter, the upper parts of the trusses expand or contract differently than the truss cords embedded in the insulation. Consequently, the trusses flex. This can result in the appearance of cracks in ceilings or walls at specific times of the year due to the temperature differences between the parts of the trusses.

<https://www.carsondunlop.com/inspection/blog/truss-uplift/>

88) Comment/FYI - One or more hinged exterior doors had no deadbolt lock installed and relied solely on the entry lockset for security. Required installing locksets on exterior doors where missing for added security.



Photo 88-1



Photo 88-2

89) 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.

One or more windows such as the ones shown below were not operated because of items blocking access.



Photo 89-1



Photo 89-2

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NJ-DEP Radon Measurement Technician Certification # - MET13186

NJ DEP 7B Pesticide Applicator License # - 59628B



Summary

Client(s): **Buyer**

Property address: **Round Hill Dr.
Freehold, NJ 07728**

Inspection date: **Thursday, November 7, 2024**

This report published on Thursday, January 30, 2025 2:39:54 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
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

Grounds

9) Material Defect/Safety, Repair/Maintain/Service - Cracks, holes, settlement, heaving and/or deterioration resulting in trip hazards were found in the sidewalks or patios. For safety reasons, required that a qualified contractor repair as necessary to eliminate trip hazards. Regal Home Inspections, LLC requires that all sidewalk repairs be made prior to taking ownership of the house.

Please note: Protocols for the home inspection define a trip hazard as a 3/4 of an inch surface differential where one is not expecting a change in the surface elevation for paved areas like sidewalks and patios. Other authorities, like the Americans with Disabilities Act, ADA have stricter definitions of a trip hazard.

Basement

24) Material Defect/Safety, Repair/Maintain/Service, Comment/FYI - The basement has a bilco-style door to the exterior. These are intended for utility use only, not for normal ingress and egress. These doors and the steps integral to the door usually do not comply with some or all of the stairway and handrail rules of standard building practices. For example, there is usually no continuous handrail from the top step to the bottom. The step treads are often less than 10 inches deep and the step risers are often higher than 8 & 1/4 inches high. Extreme caution must be used when using these steps. In nearly all cases, deficiencies are not able to be corrected due to the physical constraints of this utilitarian passageway.

While our official requirement is to have all deficiencies repaired, some repairs may not be possible.

Garage

28) Material Defect/Safety, Repair/Maintain/Service, Evaluate - The auto-reverse mechanism on one or more automatic openers for garage vehicle doors was inoperable and/or for the door on the left facing out. This is a potential safety hazard. A qualified contractor must evaluate and repair as necessary. Please note that this is a different safety feature than the photo-electric beam.

29) Material Defect/Safety, Repair/Maintain/Service - The photoelectric sensors that trigger the auto-reverse feature on both of the garage vehicle doors' automatic openers were located higher than 4-6 inches from the floor. This is a potential safety hazard. A qualified garage door contractor must relocate sensors so they are 4-6 inches from the floor per standard building practices.

30) Material Defect/Safety, Repair/Maintain/Service - 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.

31) Material Defect/Safety, Repair/Maintain/Service - 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.

Electric

36) Material Defect/Safety, Replace, Repair/Maintain/Service - One or more light fixtures were loose. Required that a licensed electrician repair or replace light fixtures as necessary. Seen in the basement.

37) Material Defect/Safety, Replace, Evaluate - One or more electric receptacles (outlets) at the kitchen, exterior and garage 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.

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

39) 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.

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

Water Heater

54) Material Defect/Safety, Repair/Maintain/Service, Evaluate - Exhaust gases were "back drafting" out of the water heater's draft hood. The flue pipe may be configured incorrectly, blocked or damaged. This is a safety hazard due to the risk of exhaust gases entering living spaces. Required that a licensed plumber evaluate and repair as necessary.

Plastic components at the top of the water heater have melted which is indicative of hot exhaust gases leaking out of the natural draft hood.

55) Material Defect/Safety, Repair/Maintain/Service - One or more sections of B-vent or L-vent metal flue pipe were too close to combustible materials and/or insulation. This type of vent requires a minimum of 1 inch clearance to such materials. This is a fire hazard. Requires that a qualified person repair as necessary. For example, by moving insulation, moving the flue pipe, installing a shield or making modifications to surrounding structures and combustibles.

56) Material Defect/Safety, Maintain - The hot water temperature was greater than 120 degrees Fahrenheit. This is a safety hazard due to the risk of scalding. The thermostat MUST be adjusted so the water temperature doesn't exceed 120 degrees.

Supporting information includes data from <https://pubmed.ncbi.nlm.nih.gov/7997963/>

"The American Academy of Pediatrics identifies young children at risk for accidental hot tap water (HTW) burns and recommends that HTW temperatures be set no higher than 49 degrees C (120 degrees F). Studies show

that a temperature of 52 degrees C (125 degrees F) can cause a full-thickness skin burn in 2 minutes and a temperature of 54 degrees C (130 degrees F) can result in a full-thickness skin burn in 30 seconds."

This is specific to children but applies to adults as well.

Heating, Ventilation and Air Condition (HVAC)

60) Material Defect/Safety, Replace, Repair/Maintain/Service - Rust is accumulating on furnace exhaust flues. If the metal rusts completely through the flue then by-products of combustion can leak out into the house. A licensed HVAC technician must evaluate the flues for proper function and condition and make repairs or replace as necessary.

61) Material Defect/Safety, Evaluate - Because of the age of the Trane brand forced air furnace, Required that a licensed and qualified HVAC contractor inspect the heat exchanger and perform a carbon monoxide test when it's serviced. Note that these tests are beyond the scope of a standard home inspection.

Fireplace, Chimneys and Flues

70) Material Defect/Safety, Replace, Repair/Maintain/Service - One or more refractory panels (the 1-inch thick fireproof, ceramic panels lining the fireplace) had cracks or was deteriorated. Damage to the refractory panels could allow heat from the fire to get past the panels and could be a fire hazard. Required that a qualified, chimney contractor repair or replace refractory panels.

71) 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.

The pile of soot fell out when the damper was opened. Compare the difference seen between both photos.

Kitchen

73) Material Defect/Safety, Repair/Maintain/Service - Electrical wiring for the under-sink food disposal was substandard. Non-metallic sheathed wiring was exposed and subject to damage. The wiring can be damaged by repeated bending or contact with sharp objects. BX-armored conduit should be installed to protect wiring, or a flexible appliance cable should be installed. This is a potential shock hazard. Required that a licensed electrician repair per standard building practices.

Interior, Doors and Windows

85) Material Defect/Safety, Repair/Maintain/Service - Guardrails at one or more locations with drop-offs higher than 30 inches were wobbly, and pose a fall hazard. Required that a qualified person repair guardrails as necessary.