

Regal Home Inspections, LLC

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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: **Locust Ln.**

New Egypt, NJ 08533

Inspection date: **Monday, December 9, 2024**

This report published on Thursday, January 30, 2025 2:25:34 PM EST

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

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

The purpose of this report is to document the findings of the visual, non destructive home inspection, of accessible systems and components conducted at the aforementioned property on the date noted and, in accordance with NJAC as detailed in the associated, signed Pre Inspection Agreement. The report will focus on various systems and components as described in the Pre Inspection Agreement, Section 5 Page 1. The report will include descriptions of the systems and components (materials, descriptions, locations, etc. as required by NJAC) and identify any Material Defects (aka Major Defects). Material Defects are clearly identified as, "a condition, or functional aspect, of a structural component or system that is readily ascertainable during a home inspection that substantially affects the value, habitability or safety of the dwelling, but does not include decorative, stylistic, cosmetic or aesthetic aspects of the system, structure or component." A Major (aka Material) Defect, including items in the report identified or classified as "Safety", denotes a condition that should be corrected or further investigated prior to the end of the inspection interval as noted in your home purchase contract.

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

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

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

How to Read this Report

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

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

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

General Information

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

Report number: 12092024A

Time started: 11:45am

Time finished: 1:15pm

Present during inspection: Client, Realtor

Client present for discussion at end of inspection: Yes

Weather conditions during inspection: Overcast

Temperature at the start of the inspection: 50

Type of building: Single family house and one detached garage.

Number of residential units inspected: 1

Buildings inspected: Single family house and one detached garage.

Age of main building: 74 YO. Built 1950.

Source for main building age: Realtor.com

Occupied: Furniture or stored items were present

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

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

1) *Material Defect/Major, Replace, Repair/Maintain/Service, Evaluate* - 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.

Termite damage was identified in joists in the basement. It's very important that the extent of the termite damage be determined so a repair cost can be estimated. A qualified contractor, one that's expert in exposing and gauging the extent of termite damage and can provide a cost to repair, and perform the needed repairs is required. Exposure of the affected areas is critical in determining the extent of the damage. One option is Terminite. They are qualified, licensed contractors that are expert in repairing termite damage. They charge approximately \$125 to evaluate the damage and provide a recommendation and quote for any repairs that may be required. Their number is 908 964 9900. All damaged wood must be replaced. Please also refer to the Basement section for other damage (NOT caused by termites) that must be replaced/repared as well. See Item 33 in the Basement section. Terminite can provide you with a cost to repair that (Item 33 findings) as well.

The client is urged to engage a pesticide company to place bait stations and/or perform periodic inspections going forward. Constant due diligence and early action if detected is paramount.

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



Photo 1-1



Photo 1-2

2) Exclusion, Comment/FYI - Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding and/or floor and ceiling tiles. Oftentimes if the vinyl siding is removed or flooring is removed older, asbestos siding or asbestos floor tiles may be exposed which were inaccessible on the day of the inspection. Original solder joints in copper pipes may contain lead as an ingredient of the solder. That it well outside the scope of the home inspection to identify lead in solder.

Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances were allowed to remain in use for a number of years thereafter until the manufacturers' inventories were exhausted. Both lead and asbestos are known health hazards. Often times, renovations will expose the presence of some of these materials which were not readily accessible for visual inspection or were obscured during the inspection.

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

The following link contains valuable information about lead paint. It's produced by the EPA and other Federal Agencies. <https://www.epa.gov/sites/default/files/2020-04/documents/lead-in-your-home-portrait-color-2020-508.pdf>

As of April 1, 2023, Brian Delle Donne is fully licensed by the NJ Department of Health to conduct lead paint inspections for home purchases and for rentals and, "Lead Safe" certification needs. It's required on all rental units (Houses and apartments) built before the late 1970s every 2 years or when occupancy changes. Please call Brian to schedule an inspection for lead dust wipe sampling.

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 - 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.

5) 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.

6) 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.

7) Comment/FYI - A radon test is being conducted. The test device will be retrieved Thursday, December 12. The pickup will be coordinated with your Agent and 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 Monday, December 16 in the afternoon.



Photo 7-1

Grounds

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

walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Site profile: Moderate slope

Condition of driveway: Appeared serviceable

Driveway material: Asphalt and unpaved.

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

Sidewalk and/or patio material: Poured in place concrete

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

Deck, patio, porch cover material and type: There's a pavilion in the back.

Condition of deck and porch: Appeared serviceable

Deck and/or porch material: Concrete and wood porches. Front porch is concrete. The front/right side porch/small deck is wood. The back porch is concrete.

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

Exterior stair material: Wood, Concrete

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



Photo 8-1

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



Photo 9-1



Photo 9-2

10) 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 10-1

11) Material Defect/Safety, Repair/Maintain/Service - The concrete steps are deteriorated and present a fall hazard. Gaps and cracks allow water to penetrate the step/porch structure. Sections of the concrete are breaking away. In the freeze/thaw cycles of winter the ice will cause additional deterioration. Required that a qualified masonry contractor evaluate all and repair as that professional deems necessary.



Photo 11-1



Photo 11-2



Photo 11-3

12) Repair/Maintain/Service, Maintain - The soil is eroding creating ruts. This can result in water accumulating around building foundations or underneath buildings and could be a fall hazard for any pedestrians. Required: Grade soil so it slopes down and away from buildings with the use of downspout extensions to distribute the water and not have it concentrated in one spot where erosion can occur.



Photo 12-1

Exterior and Foundation

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

Wall inspection method: Viewed from ground

Condition of wall exterior covering: Appeared serviceable

Apparent wall structure: Wood frame

Wall covering: Vinyl

Condition of foundation: Appeared serviceable

Apparent foundation type: Unfinished basement

Foundation/stem wall material: Concrete block

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

13) 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".

14) 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".

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection.

The inspector does not guarantee or warrant that leaks will not occur in the future. Roofs ARE NOT water proof. They are water repellent and eventually, they will not repel water and leaks can occur.

Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions performed adequately or were leak-free.

Roof inspection method: Traversed

Condition of roof surface material: At or beyond service life. See items below that support this statement.

Roof surface material: Asphalt or fiberglass composition shingles

Roof type: Gable

Apparent number of layers of roof surface material: One

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

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

15) Material Defect/Major, Replace, Evaluate - The roof surface was significantly deteriorated and appeared to be at or beyond its service life. It needs replacing now. This is a conducive condition for wood-destroying organisms. Required that you consult with a qualified roofing contractor to determine replacement options. Note that some structural repairs are often needed after old roof surfaces are removed and the structure becomes fully visible. Related roofing components such as flashings and vents should be replaced or installed as needed and per standard building practices.

This is a factor in the inspector's conclusion that the roof surface is at or beyond its service life.



Photo 15-1



Photo 15-2



Photo 15-3



Photo 15-4

**Photo 15-5**

16) Material Defect/Major, Replace, Evaluate - A section of the roof structure is substandard. Shingles are lifting and/or shifting. Leaks will occur. Requires repair when the roof is replaced. Requires evaluation by a reputable, qualified roofing contractor and repair. This is a factor in the inspector's conclusion that the roof surface is at or beyond its service life.

While the inspector does not diagnose the specific cause, based on experience this appears to be related to deteriorated roof sheathing (Plywood). Often it's delamination of the plywood that causes conditions like this.



Photo 16-1 Close up of this area in the next photo.



Photo 16-2 There is a distinct deformity in the roof surface. Requires repair by a qualified roofing contractor.

17) Material Defect/Major, Replace - This home's roof has shingles called, "3 tab shingles". These are often the least expensive and therefore, the shortest service life as compared to architectural shingles. Although a trademarked name, "Timberline" (R) shingles are often used to describe all architectural style shingles although it's one, specific brand.

The shingles on this roof showed significant wear and based on the age of the home and the general appearance of the shingle it's estimated that the roof surface is beyond its service life. Below are 2 links to different roofing websites that provide some additional information.

<https://www.spicerbros.com/3-tab-shingles-vs-architectural-shingles/> From this link, "When 3-tab shingles are exposed regularly to severe weather, they may last about 7 to 10 years. In areas with mild climates, they may

last as long as 12 to 15 years. "

<https://primerroofingfl.com/blog/3-tab-vs-architectural-shingles/>

From this link, "3-tab shingles can last anywhere from 10 to 20 years, depending on the weather conditions. And, in areas with mild climates, they have a lifespan of up to 25 years."

The client must be aware that this roof will need replacing in the near term. A more precise time beyond that is not possible nor within the scope of the NJ home inspection standards of practice. The client must consult with a reputable roofing contractor during your home purchase inspection period so that you, the home inspection client, are well aware of the replacement cost and can budget accordingly.

This is a factor in the inspector's conclusion that the roof surface is at or beyond its service life.



Photo 17-1



Photo 17-2

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



Photo 18-1



Photo 18-2

19) Replace, Repair/Maintain/Service - Extensions such as splash blocks or drainpipes for one or more downspouts were depositing water too close to the foundation. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Required that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure.



Photo 19-1

20) Repair/Maintain/Service - There is no drip edge flashing. Drip edge flashing is intended to protect the edge of the plywood roof sheathing where the shingles end and help ensure that all rain water goes into the gutter. It's often not installed by roofers so they can save money but is a good practice to ensure a more water repellent roof. Properly installed drip edge flashing should be installed around the entire perimeter of the roof. One edge should go between the plywood sheathing and the roof surface (shingles, etc.) and then bend downward into the back of the gutter or along the outside of the rake board. In this installation, when the shingles are lifted, bare plywood is exposed.

Required that drip edge flashing be added by a qualified roofing contractor.



Photo 20-1

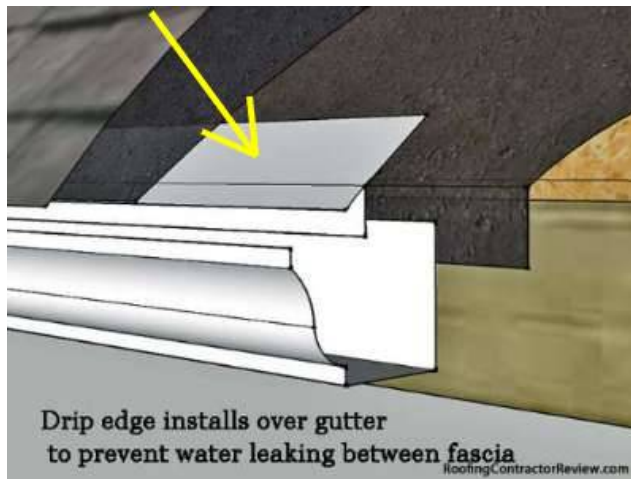


Photo 20-2 The drip edge flashing highlighted here is missing from under the shingles.

21) 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.

22) Comment/FYI - General roof photos.



Photo 22-1



Photo 22-2



Photo 22-3



Photo 22-4



Photo 22-5



Photo 22-6

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made

regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Attic inspection method: Partially traversed. The attic area did not have a fully 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 with noted exception. Please refer to the Roof section for findings related to the roof not being flat in an area.

Roof structure type: Rafters

Ceiling structure: Ceiling joists

Condition of insulation in attic: Requires replacement. See below.

Ceiling insulation material: Fiberglass roll or batt

Approximate attic insulation R value (may vary in areas): Near zero in about half the attic. Some areas are missing insulation (So measurably, "Zero" and some areas have had insulation added. Overall, the client is urged to have the entire attic's insulation and ventilation brought up to 2025 standards.

Vermiculite insulation present: None visible

Condition of roof ventilation: Appeared serviceable

Roof ventilation type: Ridge vent(s), Gable end vents, perforated/enclosed soffit vents

23) 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

24) Repair/Maintain/Service - The ceiling insulation in one or more areas of the attic was compacted or uneven, missing in areas and generally and/or substandard overall. Heating and cooling costs may be higher due to reduced energy efficiency. Required that a qualified person repair, replace or install insulation as necessary and per standard building practices (typically R-38 to R-46).

One option is <https://masterattic.com/>



Photo 24-1 Here and the next 3 photos are probably original insulation. Quite compressed, thin and ineffective as an insulating barrier.



Photo 24-2



Photo 24-3



Photo 24-4



Photo 24-5 Interior, living space walls are not insulated and exposed to the extreme temperatures in the winter and summer. This increases energy costs as cold temperatures easily radiate into the living space in the winter and very hot temperatures radiate into the living space in the summer.



Photo 24-6 Close up of this area in the next photo.



Photo 24-7



Photo 24-8 Close up of this area in the next photo.

**Photo 24-9****Photo 24-10** Some insulation has been added but sections are missing.

25) 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.

Basement

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

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

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

Condition of floor substructure above: Required repairs, replacement and/or evaluation (see comments below)

Pier or support post material: Steel

Beam material: Built-up wood

Floor structure: Solid wood joists

26) Material Defect/Safety, Replace, Repair/Maintain/Service - Treads for stairs at one or more locations were less than 10 inches deep and pose a fall or trip hazard. Stair treads should be at least 10 inches deep. 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 if possible.

27) Material Defect/Safety, Replace, Repair/Maintain/Service - The shoulder of the step stringers is less than 5 inches. This weakens the stringers and the stringers can break. Requires evaluation and repair by a qualified

contractor.



Photo 27-1 Close up of this area in the next photos.



Photo 27-2



Photo 27-3



Photo 27-4



Photo 27-5 This slide is from recent training and shows that the stringer's shoulder must be, "min 5 inches."

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

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

30) Material Defect/Safety, Replace - Handrails at one or more flights of stairs were not continuous or did not extend the full length of the stairs. This is a potential fall hazard. Handrails should be continuous for the entire length of the stairs. Required that a qualified contractor replace or repair handrails per standard building practices.

31) Material Defect/Safety, Replace - Guardrails at one or more locations with drop-offs higher than 30 inches were missing. This poses a fall hazard. Guardrails should be installed where walking surfaces are more than 30 inches above the surrounding grade or surfaces below. Required that a qualified contractor install guardrails where missing and per standard building practices.

32) Material Defect/Safety, Repair/Maintain/Service - The ceiling height over stairs at one or more locations was too low and poses a safety hazard, especially for tall people. Ceilings over stairs should be at least 6 feet 8 inches high. 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 if possible.

33) Material Defect/Major, Replace, Evaluate - Fungal rot was found at one or more joists and/or sections of floor sheathing. Required that a qualified contractor evaluate and repair as necessary. All rotten wood should be replaced.

See Item 1 in the General Information section for resource contact info for repair.



Photo 33-1 Close up of this area in the next 2 photos.



Photo 33-2



Photo 33-3



Photo 33-4 Here and the next photos are along the wall with the electrical panel.



Photo 33-5



Photo 33-6



Photo 33-7

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

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

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



Photo 34-1 Numerous joists have been cut to create the needed notches to hang from the ledger board. The cuts made are significantly longer than need be. This weakens the joists. Another item in this section shows a number of split joists. The split almost always starts at these poor cuts.



Photo 34-2



Photo 34-3 Holes must be 2 inches or more from the joist's edge as noted in one of the bullet points above. Here and the next 2 photos are examples of holes that are less than 2 inches from the bottom edge of the joist.



Photo 34-4



Photo 34-5



Photo 34-6 In this case, a beam is drilled. While joists can be drilled within reason, beams should never be modified, drilled or notched.

35) Material Defect/Major, Repair/Maintain/Service, Evaluate, Monitor - Evidence of prior water intrusion was found in one or more sections of the basement. For example, water stains or rust at support post bases, efflorescence on the foundation, etc. Accumulated water is a conducive condition for wood-destroying organisms and should not be present in the basement. Recommend reviewing any disclosure statements available and ask the property owner about past accumulation of water in the basement. The basement should be monitored in the future for accumulated water, especially after heavy and/or prolonged periods of rain. If water is found to accumulate, then required that a qualified contractor who specializes in drainage issues evaluate and repair as necessary. Typical repairs for preventing water from accumulating in basements include:

- Repairing, installing or improving rain run-off systems (gutters, downspouts and extensions or drain lines)
- Improving perimeter grading
- Repairing, installing or improving underground footing and/or curtain drains

Ideally, water should not enter basements, but if water must be controlled after it enters the basement, then typical repairs include installing a sump pump.



Photo 35-1



Photo 35-2

36) Material Defect/Major, Repair/Maintain/Service, Evaluate - Standing water was found at one or more locations in the basement. Water from basement can evaporate and enter the structure above causing high levels of moisture in the structure. This is a conducive condition for wood-destroying organisms. Water should

not be present in the basement.

Rain runoff is the most common cause of wet basements, but water can come from other sources such as groundwater or underground springs. Requires that a qualified contractor correct any issues related to outside perimeter grading and/or roof drainage (see any other comments about this in this report). If standing water persists, then recommend that a qualified contractor who specializes in drainage issues evaluate and repair as necessary. Typically, such repairs include:

- Repairing, installing or improving underground footing and/or curtain drains
- Applying waterproof coatings to foundation walls
- Digging trenches in the crawl space to collect or divert water
- Installing sump pumps

Options include Hale Built Group www.halebuilt.com
www.quality1stbasementsystems.com



Photo 36-1



Photo 36-2



Photo 36-3 While it's obvious that there's moisture, the moisture meter confirms that.

37) Material Defect/Major, Repair/Maintain/Service, Evaluate - One or more floor joists were split. This can reduce the floor's strength and cause sagging or spongy floors. Requires evaluation by a contractor familiar with framing and structures and have this and any other split or damaged joists repaired.



Photo 37-1 Some of these splits appear to be associated with the large cuts that were made to create the notches as noted above in this section.



Photo 37-2



Photo 37-3



Photo 37-4



Photo 37-5



Photo 37-6



Photo 37-7



Photo 37-8

Garage

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

Type: Detached

Condition of garage vehicle door(s): Appeared serviceable with noted exception. See item below.

Type of garage vehicle door: Sectional

Number of vehicle doors: 3

Condition of garage floor: Appeared serviceable

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

38) Material Defect/Safety, Repair/Maintain/Service - One or more garage vehicle doors weren't balanced. The door wouldn't stay in place when opened half-way, and fell to the ground instead. This is a potential safety hazard since the door(s) can fall when open and cause injury. A qualified contractor must repair as necessary. This applies to the door on the right facing out.



Photo 38-1

39) Material Defect/Major, Repair/Maintain/Service, Evaluate - Horizontal cracks or vertical cracks indicating concrete block wall movement have been identified. Requires further evaluation by a structural engineer and all repairs must be done by a qualified, foundation repair (Similar concrete blocks) contractor or mason.

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

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



Photo 39-1



Photo 39-2



Photo 39-3



Photo 39-4



Photo 39-5



Photo 39-6



Photo 39-7

40) 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 40-1



Photo 40-2



Photo 40-3



Photo 40-4

41) 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.

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):** One hundred (100) 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 basement. There is a sub panel (panel B) in the garage.
- 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: Required repair, replacement and/or evaluation (see comments below)

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

Number of service conductors: 3

Service entrance conductor material: Stranded aluminum

System ground: Not determined. Neither a ground rod or cold water ground seen. Recommend evaluation by a licensed electrician.

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

Condition of sub-panel(s): Required repair, replacement and/or evaluation (see comments below)

Location of sub-panel B: Garage

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

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

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

42) Material Defect/Safety, Material Defect/Major, Replace, Evaluate - Requires that a licensed electrician evaluate the service drop from the utility pole and the attachment to the house. Things to have the licensed electrician evaluate, comment on and potential repair or replace:

- 1) Add a service mast to raise the service drop above the roof.
- 2) The service drop must have a drip loop and a weather-head.
- 3) It appears that the service cable, from the splice near the ridge of the roof to the meter is worn and requires replacement.
- 4) Water is entering the electrical panel, Panel A, and the items listed above are the cause or significant contributors. Water inside the electrical panel is a fire and safety hazard. Therefore, the electrical panel must be replaced.



Photo 42-1



Photo 42-2



Photo 42-3



Photo 42-4 Rusted components inside Panel A. Findings will likely show that water is using the main electrical cable as a conduit to enter, and damage, Panel A.



Photo 42-5

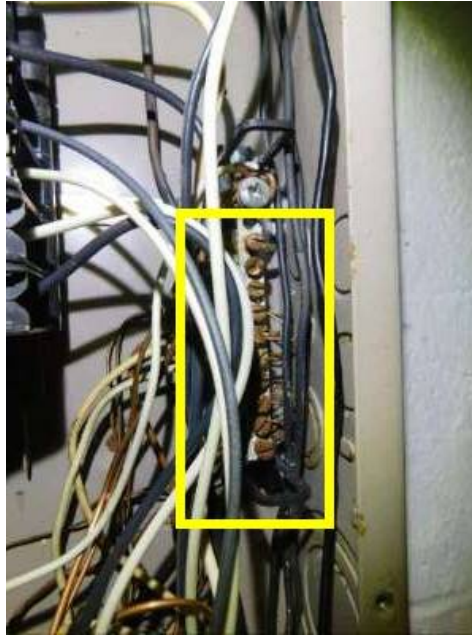


Photo 42-6 Rusted lugs.

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

44) Material Defect/Safety, Replace, Repair/Maintain/Service - Non-metallic sheathed wiring was loose, unsupported, or inadequately supported at one or more locations. For example, at numerous locations inside the attic and over Panel A. Such wiring should be trimmed to length if necessary and attached to runners or to solid backing with fasteners at intervals of 4 1/2 feet or less. Fasteners should be installed within 12 inches of all enclosures such as Panel A. Required that a licensed electrician repair per standard building practices.



Photo 44-1



Photo 44-2



Photo 44-3



Photo 44-4

45) Material Defect/Safety, Replace, Evaluate - Substandard wiring was found at the garage. For example, loose wiring. This is a safety hazard. Required that a licensed electrician evaluate and repair as necessary and per standard building practices.



Photo 45-1 Close up of this area in the next photo.



Photo 45-2 Exposed, insulated conductors. The voltage detector confirms that the exposed wires are energized.

46) Material Defect/Safety, Replace, Evaluate - One or more electric receptacles (outlets) at the kitchen, garage, and exterior 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 46-1



Photo 46-2



Photo 46-3



Photo 46-4



Photo 46-5

47) Material Defect/Safety, Replace - Neutral wires were doubled or bundled together under the same lug on the neutral bus bar in panel(s) A & B. This is a potential safety hazard in the event that one of the circuits needs to be isolated during servicing. For one neutral to be disconnected, other neutrals from energized circuits sharing the same lug will be loosened. Power surges may result on the energized circuits and result in damage or fire. Also, multiple wires under the same lug may not be secure, resulting in loose wires, arcing, sparks and fire. Required that a licensed electrician repair per standard building practices.

Additional information can be found by Googling, "are neutral wire double taps allowed".



Photo 47-1 Panel B seen here.



Photo 47-2 Close up of this area in the following photo. Panel A seen here and the following photos.

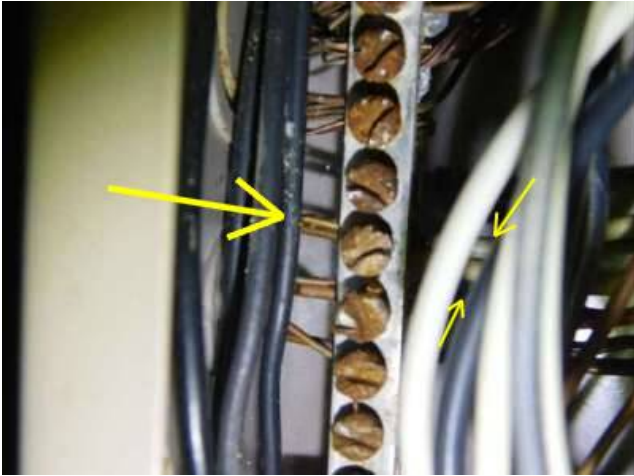


Photo 47-3

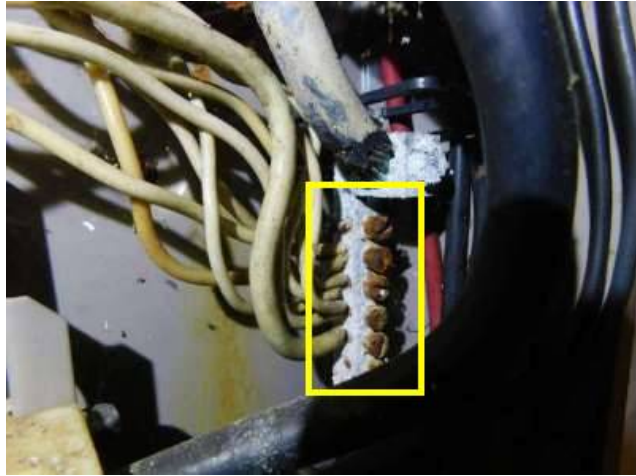


Photo 47-4 Close up of this area in the following photo.



Photo 47-5

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



Photo 48-1

49) Material Defect/Safety, Replace - One or more electric receptacles (outlets) had an open ground. The ground prong is not connected to a ground wire and therefore, the appliance plugged into the outlet will not be properly grounded. Such receptacles may appear to be grounded when they aren't. This is a shock hazard, and can damage equipment plugged into such receptacles. Required that a licensed electrician repair as necessary.



Photo 49-1

50) Material Defect/Safety, Replace - One or more electric receptacles (outlets) had reverse-polarity wiring, where the hot and neutral wires were reversed. This is a shock hazard. Required that a licensed electrician repair as necessary.



Photo 50-1

51) Material Defect/Safety, Replace - One or more cover plates installed outside were damaged. This is a potential shock and/or fire hazard. Required that a licensed electrician repair as necessary.



Photo 51-1

52) Material Defect/Safety, Replace - One or more branch circuit wires in panel(s) A appeared to be undersized for their circuit breaker. This is a potential fire hazard. Required that a licensed electrician repair as necessary.

There is a wire feeding a fifty amp breaker that appears to be the same size as nearby wiring for a thirty amp breaker. The wiring for the fifty amp breaker may be undersized.



Photo 52-1



Photo 52-2

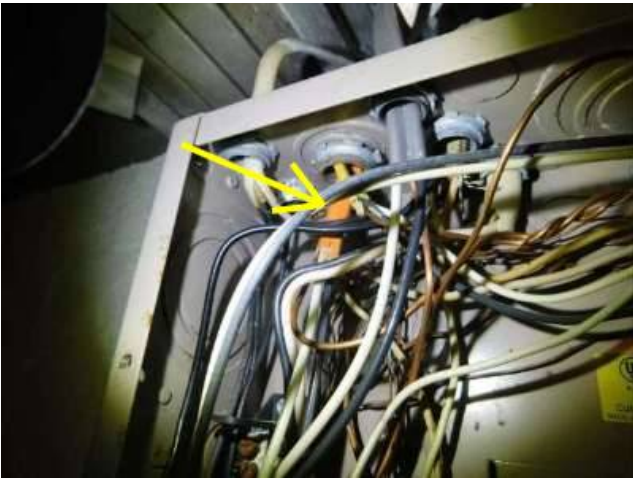


Photo 52-3 This orange wire feeds the breaker in question. A quick google search suggests that an orange wire is a 10 gauge wire for a thirty amp breaker.

53) 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 53-1

54) Material Defect/Safety, Replace - The electrical panel shows signs of moisture intrusion, as evidenced by rust and corrosion on its components. This is a significant concern because moisture can compromise the integrity of the electrical system, leading to potential failures or even hazardous conditions such as electrical shorts or fires. Corrosion can also degrade connections, reducing the panel's ability to function safely and effectively. Requires that a licensed electrician thoroughly evaluate the panel to determine the extent of the damage and recommend appropriate repairs or replacement. Additionally, steps should be taken to identify and address the source of the moisture to prevent future issues.

Some examples are shown below.



Photo 54-1



Photo 54-2



Photo 54-3



Photo 54-4

55) Material Defect/Safety, Repair/Maintain/Service, Evaluate - One of the neutral branch wires in Panel B was burnt.

It's very important that a licensed electrician evaluate and repair. This is a fire hazard.

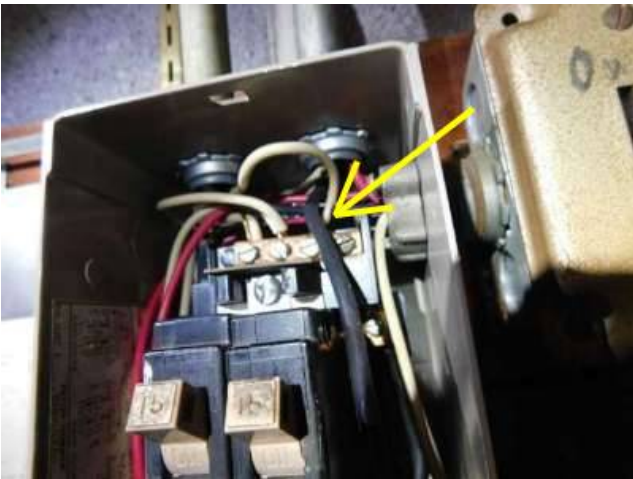


Photo 55-1

56) Material Defect/Safety, Repair/Maintain/Service - Numerous cover plates for switches, receptacles (outlets) or junction boxes were missing or broken. Examples are shown. Potentially other exist but were obscured on this day. 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.

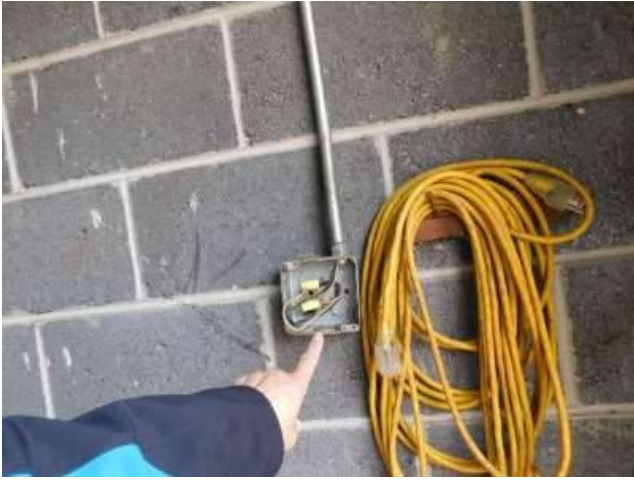


Photo 56-1



Photo 56-2



Photo 56-3



Photo 56-4



Photo 56-5

57) Material Defect/Safety, Evaluate - 2-slot receptacles (outlets) rather than 3-slot, grounded receptacles were installed in one or more areas. These do not have an equipment ground and are considered unsafe by today's standards. Appliances that require a ground should not be used with 2-slot receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. The client should be aware of this

limitation when planning use for various rooms, such as an office. Upgrading to grounded receptacles typically requires installing new wiring from the main service panel or sub-panel to the receptacle(s), in addition to replacing the receptacle(s). Consult with a qualified electrician about upgrading to 3-wire, grounded circuits.



Photo 57-1

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



Photo 58-1



Photo 58-2

59) 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.

60) Evaluate - The electric service to this property appeared to be rated at less than 200 amps and may be inadequate. Depending on the client's needs, recommend consulting with a qualified electrician about upgrading to a 200 amp service. Note that the electric service's rating is based on the lowest rating for the meter base, the service conductors, the main service panel and the main disconnect switch. One or more of these components may need replacing to upgrade.

61) 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 61-1



Photo 61-2



Photo 61-3

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

Plumbing / Fuel Systems

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

Condition of service and main line: Appeared serviceable with noted exceptions. See items below.

Water service: Public

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

Location of main water shut-off: Basement

Condition of supply lines: Appeared serviceable

Supply pipe material: Copper

Condition of drain pipes: Appeared serviceable

Drain pipe material: Plastic, Copper

Condition of waste lines: Appeared serviceable. By law the inspector does not determine if the waste disposal system is a public waste system or a private septic system. If it's a private septic system, a septic inspection is urged.

Waste pipe material: Plastic, Copper

Vent pipe condition: Appeared serviceable

Vent pipe material: Copper

Sump pump installed: Yes

Condition of sump pump: The float switch was lifted by hand and the pump operated.

Sewage ejector pump installed: No

Condition of fuel system: Appeared serviceable

Visible fuel storage systems: Above ground, oil tank

Location of main fuel shut-off valve: At oil tank

63) Replace - The main water shut-off valve handle was missing or damaged. It is especially important to be able to reliably operate the main water shut-off valve in an emergency, such as when a supply pipe bursts. Required that a licensed plumber repair as necessary.



Photo 63-1

64) Repair/Maintain/Service - The copper water service pipe was embedded in concrete or masonry where it was routed through the foundation, and no protection from damage due to thermal expansion was visible. Copper pipes embedded in concrete or masonry should be wrapped with an approved tape or installed through a sleeve for abrasion protection. Required that a licensed plumber evaluate and repair per standard building practices as that professional deems necessary.



Photo 64-1

65) Evaluate, Comment/FYI - A sump pump was installed in the basement. These are specialty systems and only a limited evaluation was performed as part of this inspection. The inspector does not determine the adequacy of sump pumps and their associated drainage systems. The presence of a sump pump may indicate that water routinely accumulates below or inside the structure. Recommend asking the property owner how often the sump pump operates and for how long at different times of the year. The client should be aware that the service life of most sump pumps is 5-7 years, and that the pump may need replacing soon depending on its age and how often it operates.

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



Photo 65-1

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

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

is a necessity.

Two options for such sewer scope service providers are:
Pipe Works Home Services 973 635 3111 www.pwsnj.com
Metro Sewer and Tank Sweep - 347 962 1076

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

67) Evaluate - The plumbing system includes a copper drain line that transitions into a plastic drain line. The weight of the copper pipe may exceed what the plastic drain line is designed to support. This could lead to stress at the connection point, potentially causing leaks, joint failures, or damage over time. Required that you have a licensed plumber evaluate this configuration to address any potential issues. Proper bracing or an alternative transition method may be necessary to ensure long-term reliability and safety.



Photo 67-1

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



Photo 68-1

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: Electricity

Capacity (in gallons): 50

Temperature-pressure relief valve installed: Yes

Location of water heater: Basement

Hot water temperature tested: Yes

Water temperature (degrees Fahrenheit): 120+ degrees

69) Material Defect/Safety, Replace - No drain line was installed for the temperature-pressure relief valve. This is a potential safety hazard due to the risk of scalding if someone is standing next to the water heater when the valve opens. Required that a licensed plumber install a drain line per standard building practices.



Photo 69-1

70) 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 70-1 Warning label seen on the water heater regarding hot temperatures.



Photo 70-2



Photo 70-3



Photo 70-4

71) Repair/Maintain/Service - The water heater was installed in an unheated space on a concrete floor and was not resting on an insulated pad. The bottom of the casing is likely to rust, and energy efficiency may be reduced. Required installing an insulated pad under the water heater or as required by local plumbing standards. This work must be done by a licensed plumber.



Photo 71-1

72) Evaluate - Findings at the water heater suggest that it may have been replaced without either A) The necessary permits from the local municipality or B) The permits were applied for but the, "Final" municipal approvals were never obtained. Required asking the seller to produce the permits and asking the local Building Department for a list of the permits taken for the last 10 years for this property.

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

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

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

Based on the date of manufacture on the data plate or the manufacture date coded into the serial number, this water heater was manufactured in 2022.

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): Boiler (aka Hydronic)

General heating distribution type(s): Pipes and convectors

Last service date of primary heat source: Unknknown.

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

Type of hydronic heat: Boiler (hot water)

Boiler heat fuel type: Oil

Condition of burners: Not visible.

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

Condition of venting system: Appeared serviceable

Boiler Venting/Exhaust: The boiler is vented to the exterior with a metal flue.

Condition of thermostat(s): Appeared serviceable with noted exceptions. See items below.

74) Material Defect/Safety, Replace, Evaluate - The boiler did not respond to normal controls (thermostat). It appeared to be inoperable. The inspector was only able to perform a limited evaluation. If possible, consult with the property owner and/or review documentation on this system. Required that a licensed and qualified HVAC contractor evaluate and repair as necessary.



Photo 74-1 Upon arrival the thermostat was calling for heat but the boiler was not running.



Photo 74-2 The light on this part of the boiler was blinking.



Photo 74-3 "Interrupted ignition oil primary control"

75) Material Defect/Safety, Repair/Maintain/Service - One or more ceiling fans were installed so the blades were less than 7 feet from the floor. This is a safety hazard. Required that a qualified contractor repair as necessary so blades are at least 7 feet off the floor (8 feet is better). For optimal air flow, ceiling fans should be installed at least 8-9 feet above the floor. If unable to repair so blades are at this height, then remove the fan(s).



Photo 75-1



Photo 75-2

76) Replace, Repair/Maintain/Service, Evaluate - Corrosion or rust was found in one or more distribution supply pipes and/or fittings. This can indicate past leaks, or that leaks are likely to occur in the future. Required that a licensed and qualified HVAC contractor or plumber evaluate and repair or replace as necessary.



Photo 76-1

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



Photo 77-1



Photo 77-2

78) Repair/Maintain/Service, Evaluate - The last service date of the gas boiler appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a licensed and qualified HVAC contractor inspect, clean, and service this system, and make repairs if necessary. For safety reasons, and because this system is 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 it's serviced.

79) Repair/Maintain/Service - The digital display on the thermostat was dim or displayed readings in a substandard way. This may be caused by a low or dead battery. The batteries should be replaced. If this condition persists after replacing the batteries, then recommend that a qualified HVAC contractor evaluate and repair or replace as necessary.



Photo 79-1

80) 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 boiler was manufactured in 2014.

81) Comment/FYI - There were no thermostats or remote controls found for the minisplit units. The minisplits were not directly operated or adjusted by the inspector. They both appeared serviceable.



Photo 81-1



Photo 81-2

Kitchen

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

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

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

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

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

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

Range, cooktop or oven type: Electric

Type of ventilation: Exhaust fan built into microwave

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

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

82) 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 82-1



Photo 82-2 This is an example of a high loop from a DIFFERENT property. No high loop was seen for THIS property.

83) Repair/Maintain/Service - The sink drained slowly. Required clearing drain and/or having a qualified plumber repair if necessary.



Photo 83-1

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



Photo 84-1



Photo 84-2

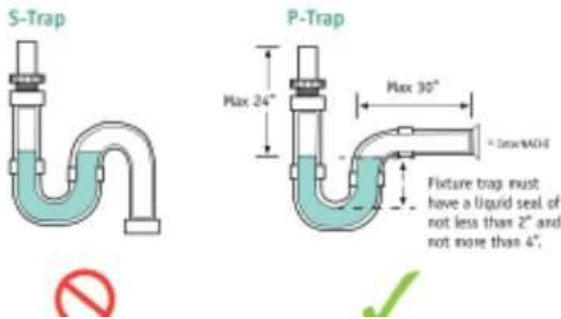


Photo 84-3

85) Repair/Maintain/Service - The clearance between the stove top and the base of the exhaust hood above was too low. While the recommended height varies per the hood manufacturer, standards usually call for a minimum of 24 inches of clearance. A low hood height can restrict visibility of the stove top. Required that a qualified contractor repair per standard building practices.



Photo 85-1



Photo 85-2

86) Repair/Maintain/Service - The dishwasher was loose in its frame. It may be prone to excessive vibration during operation which over time may develop leaks. Required that a qualified appliance technician secure the dishwasher in its frame.

87) Comment/FYI - An exhaust hood was installed over the cook top or range, but the fan recirculated the

exhaust air back into the kitchen. This can be a nuisance for odor and grease accumulation.

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: Only bathroom in the house.

Condition of counters: Appeared serviceable

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

Condition of flooring: Appeared serviceable

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

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

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

Condition of ventilation systems: Appeared serviceable

Bathroom ventilation type: Windows, Spot exhaust fans

240 volt receptacle for laundry equipment present: Yes

88) Replace, Evaluate - The toilet at location(s) A was loose where it attached to the floor. Leaks can occur. Flooring, the sub-floor or areas below may get damaged. Sewer gases can enter living spaces. Recommend that a qualified contractor remove the toilet(s) for further evaluation and repair if necessary. A new wax ring should be installed and toilet(s) should be securely anchored to the floor to prevent movement and leaking.

89) Repair/Maintain/Service - One or more vanities or cabinets at location(s) A were not securely fastened to the wall. An adequate number of appropriate fasteners should be used. For wall-hung cabinets, inadequate fasteners can pose a safety hazard if cabinets fall. Recommend that a qualified person repair as necessary.



Photo 89-1

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



Photo 90-1



Photo 90-2



Photo 90-3

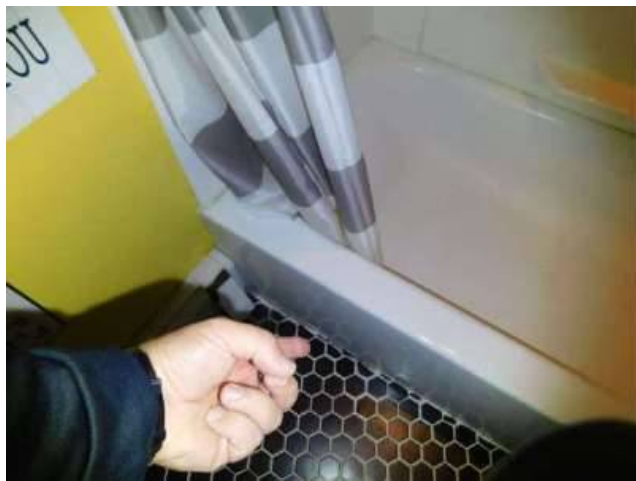


Photo 90-4

91) Repair/Maintain/Service - The pipes in the wall for the tub spout at bathroom A are loose. Leaks can occur and if they do, they are inside the wall where unknown damage can occur such as wood rot and potentially mold. A licensed and qualified plumber must repair so that the pipes are well secured in the wall.

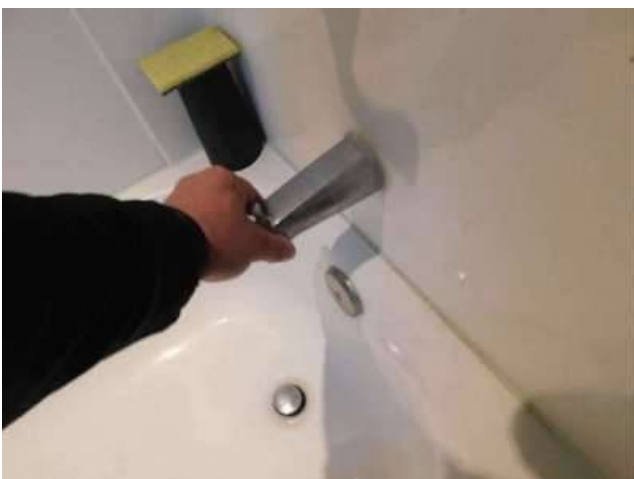


Photo 91-1

92) Repair/Maintain/Service - The faucet at location A is loose. Leaks may occur as a result. Recommend it

be secured or fastened by a licensed and qualified plumber.



Photo 92-1

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



Photo 93-1

94) Repair/Maintain/Service - The valve for the tub requires repair. When rotated from the off position, there's a spot where no water comes out. Required that it be repaired or replaced as necessary by a qualified plumber.

95) Comment/FYI - The sink at location(s) A was worn, blemished or deteriorated.



Photo 95-1

96) 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 with noted exception. See item below.

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

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

Condition of flooring: Appeared serviceable

97) Replace - One or more interior doors were missing. Required that a qualified person replace or repair doors as necessary.



Photo 97-1



Photo 97-2

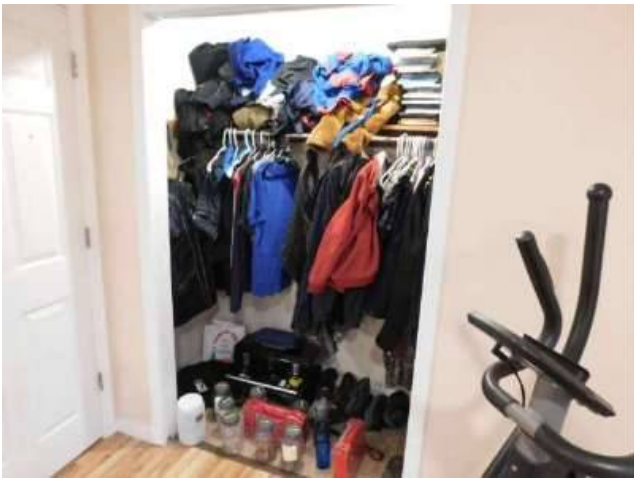


Photo 97-3

98) Repair/Maintain/Service - Some exterior door hardware, including pistons were missing from the storm door. Required that a qualified person repair or replace as necessary. The pistons can be purchased at Home Depot or Lowes and can easily be added by a qualified handyman.

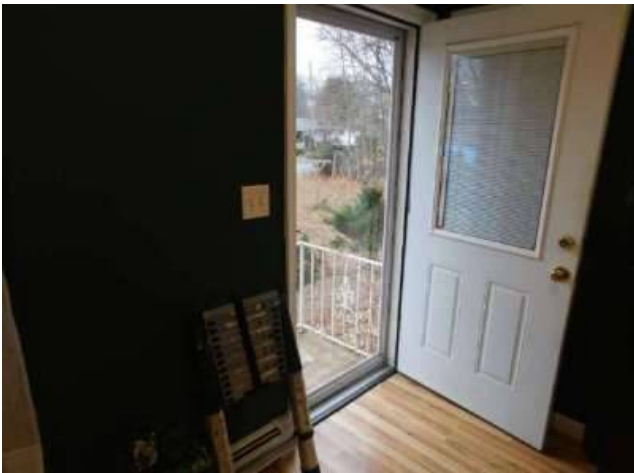


Photo 98-1

99) 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 99-1



Photo 99-2



Photo 99-3

100) Comment/FYI - Screens were missing from some windows. These windows may not provide ventilation during months when insects are active.



Photo 100-1



Photo 100-2

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

www.rhinj.com

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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



Summary

Client(s): **Buyer**

Property address: **Locust Ln.**

New Egypt, NJ 08533

Inspection date: **Monday, December 9, 2024**

This report published on Thursday, January 30, 2025 2:25:34 PM EST

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

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

The purpose of this report is to document the findings of the visual, non destructive home inspection, of accessible systems and components conducted at the aforementioned property on the date noted and, in accordance with NJAC as detailed in the associated, signed Pre Inspection Agreement. The report will focus on various systems and components as described in the Pre Inspection Agreement, Section 5 Page 1. The report will include descriptions of the systems and components (materials, descriptions, locations, etc. as required by NJAC) and identify any Material Defects (aka Major Defects). Material Defects are clearly identified as, "a condition, or functional aspect, of a structural component or system that is readily ascertainable during a home inspection that substantially affects the value, habitability or safety of the dwelling, but does not include decorative, stylistic, cosmetic or aesthetic aspects of the system, structure or component." A Major (aka Material) Defect, including items in the report identified or classified as "Safety", denotes a condition that should be corrected or further investigated prior to the end of the inspection interval as noted in your home purchase contract.

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

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

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

Concerns are shown and sorted according to these types:

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

General Information

1) Material Defect/Major, Replace, Repair/Maintain/Service, Evaluate - 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.

Termite damage was identified in joists in the basement. It's very important that the extent of the termite damage be determined so a repair cost can be estimated. A qualified contractor, one that's expert in exposing and gauging the extent of termite damage and can provide a cost to repair, and perform the needed repairs is required. Exposure of the affected areas is critical in determining the extent of the damage. One option is Terminite. They are qualified, licensed contractors that are expert in repairing termite damage. They charge approximately \$125 to evaluate the damage and provide a recommendation and quote for any repairs that may be required. Their number is 908 964 9900. All damaged wood must be replaced. Please also refer to the Basement section for other damage (NOT caused by termites) that must be replaced/repared as well. See Item 33 in the Basement section. Terminite can provide you with a cost to repair that (Item 33 findings) as well.

The client is urged to engage a pesticide company to place bait stations and/or perform periodic inspections going forward. Constant due diligence and early action if detected is paramount.

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

Grounds

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

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

10) 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.

11) Material Defect/Safety, Repair/Maintain/Service - The concrete steps are deteriorated and present a fall hazard. Gaps and cracks allow water to penetrate the step/porch structure. Sections of the concrete are breaking away. In the freeze/thaw cycles of winter the ice will cause additional deterioration. Required that a qualified masonry contractor evaluate all and repair as that professional deems necessary.

Roof

15) Material Defect/Major, Replace, Evaluate - The roof surface was significantly deteriorated and appeared to be at or beyond its service life. It needs replacing now. This is a conducive condition for wood-destroying organisms. Required that you consult with a qualified roofing contractor to determine replacement options. Note

that some structural repairs are often needed after old roof surfaces are removed and the structure becomes fully visible. Related roofing components such as flashings and vents should be replaced or installed as needed and per standard building practices.

This is a factor in the inspector's conclusion that the roof surface is at or beyond its service life.

16) Material Defect/Major, Replace, Evaluate - A section of the roof structure is substandard. Shingles are lifting and/or shifting. Leaks will occur. Requires repair when the roof is replaced. Requires evaluation by a reputable, qualified roofing contractor and repair. This is a factor in the inspector's conclusion that the roof surface is at or beyond its service life.

While the inspector does not diagnose the specific cause, based on experience this appears to be related to deteriorated roof sheathing (Plywood). Often it's delamination of the plywood that causes conditions like this.

17) Material Defect/Major, Replace - This home's roof has shingles called, "3 tab shingles". These are often the least expensive and therefore, the shortest service life as compared to architectural shingles. Although a trademarked name, "Timberline" (R) shingles are often used to describe all architectural style shingles although it's one, specific brand.

The shingles on this roof showed significant wear and based on the age of the home and the general appearance of the shingle it's estimated that the roof surface is beyond its service life. Below are 2 links to different roofing websites that provide some additional information.

<https://www.spicerbros.com/3-tab-shingles-vs-architectural-shingles/> From this link, *"When 3-tab shingles are exposed regularly to severe weather, they may last about 7 to 10 years. In areas with mild climates, they may last as long as 12 to 15 years."*

<https://primerroofingfl.com/blog/3-tab-vs-architectural-shingles/> From this link, *"3-tab shingles can last anywhere from 10 to 20 years, depending on the weather conditions. And, in areas with mild climates, they have a lifespan of up to 25 years."*

The client must be aware that this roof will need replacing in the near term. A more precise time beyond that is not possible nor within the scope of the NJ home inspection standards of practice. The client must consult with a reputable roofing contractor during your home purchase inspection period so that you, the home inspection client, are well aware of the replacement cost and can budget accordingly.

This is a factor in the inspector's conclusion that the roof surface is at or beyond its service life.

Basement

26) Material Defect/Safety, Replace, Repair/Maintain/Service - Treads for stairs at one or more locations were less than 10 inches deep and pose a fall or trip hazard. Stair treads should be at least 10 inches deep. 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 if possible.

27) Material Defect/Safety, Replace, Repair/Maintain/Service - The shoulder of the step stringers is less than 5 inches. This weakens the stringers and the stringers can break. Requires evaluation and repair by a qualified contractor.

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

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

30) Material Defect/Safety, Replace - Handrails at one or more flights of stairs were not continuous or did not extend the full length of the stairs. This is a potential fall hazard. Handrails should be continuous for the entire length of the stairs. Required that a qualified contractor replace or repair handrails per standard building practices.

31) Material Defect/Safety, Replace - Guardrails at one or more locations with drop-offs higher than 30 inches were missing. This poses a fall hazard. Guardrails should be installed where walking surfaces are more than 30 inches above the surrounding grade or surfaces below. Required that a qualified contractor install guardrails where missing and per standard building practices.

32) Material Defect/Safety, Repair/Maintain/Service - The ceiling height over stairs at one or more locations was too low and poses a safety hazard, especially for tall people. Ceilings over stairs should be at least 6 feet 8 inches high. 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 if possible.

33) Material Defect/Major, Replace, Evaluate - Fungal rot was found at one or more joists and/or sections of floor sheathing. Required that a qualified contractor evaluate and repair as necessary. All rotten wood should be replaced.

See Item 1 in the General Information section for resource contact info for repair.

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

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

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

35) Material Defect/Major, Repair/Maintain/Service, Evaluate, Monitor - Evidence of prior water intrusion was found in one or more sections of the basement. For example, water stains or rust at support post bases, efflorescence on the foundation, etc. Accumulated water is a conducive condition for wood-destroying organisms and should not be present in the basement. Recommend reviewing any disclosure statements available and ask the property owner about past accumulation of water in the basement. The basement should be monitored in the future for accumulated water, especially after heavy and/or prolonged periods of rain. If water is found to accumulate, then required that a qualified contractor who specializes in drainage issues evaluate and repair as necessary. Typical repairs for preventing water from accumulating in basements include:

- Repairing, installing or improving rain run-off systems (gutters, downspouts and extensions or drain lines)
- Improving perimeter grading
- Repairing, installing or improving underground footing and/or curtain drains

Ideally, water should not enter basements, but if water must be controlled after it enters the basement, then typical repairs include installing a sump pump.

36) Material Defect/Major, Repair/Maintain/Service, Evaluate - Standing water was found at one or more

locations in the basement. Water from basement can evaporate and enter the structure above causing high levels of moisture in the structure. This is a conducive condition for wood-destroying organisms. Water should not be present in the basement.

Rain runoff is the most common cause of wet basements, but water can come from other sources such as groundwater or underground springs. Requires that a qualified contractor correct any issues related to outside perimeter grading and/or roof drainage (see any other comments about this in this report). If standing water persists, then recommend that a qualified contractor who specializes in drainage issues evaluate and repair as necessary. Typically, such repairs include:

- Repairing, installing or improving underground footing and/or curtain drains
- Applying waterproof coatings to foundation walls
- Digging trenches in the crawl space to collect or divert water
- Installing sump pumps

Options include Hale Built Group www.halebuilt.com
www.quality1stbasementsystems.com

37) Material Defect/Major, Repair/Maintain/Service, Evaluate - One or more floor joists were split. This can reduce the floor's strength and cause sagging or spongy floors. Requires evaluation by a contractor familiar with framing and structures and have this and any other split or damaged joists repaired.

Garage

38) Material Defect/Safety, Repair/Maintain/Service - One or more garage vehicle doors weren't balanced. The door wouldn't stay in place when opened half-way, and fell to the ground instead. This is a potential safety hazard since the door(s) can fall when open and cause injury. A qualified contractor must repair as necessary. This applies to the door on the right facing out.

39) Material Defect/Major, Repair/Maintain/Service, Evaluate - Horizontal cracks or vertical cracks indicating concrete block wall movement have been identified. Requires further evaluation by a structural engineer and all repairs must be done by a qualified, foundation repair (Similar concrete blocks) contractor or mason.

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

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

Electric

42) Material Defect/Safety, Material Defect/Major, Replace, Evaluate - Requires that a licensed electrician evaluate the service drop from the utility pole and the attachment to the house. Things to have the licensed electrician evaluate, comment on and potential repair or replace:

- 1) Add a service mast to raise the service drop above the roof.
- 2) The service drop must have a drip loop and a weather-head.
- 3) It appears that the service cable, from the splice near the ridge of the roof to the meter is worn and requires replacement.
- 4) Water is entering the electrical panel, Panel A, and the items listed above are the cause or significant contributors. Water inside the electrical panel is a fire and safety hazard. Therefore, the electrical panel must be replaced.

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

44) Material Defect/Safety, Replace, Repair/Maintain/Service - Non-metallic sheathed wiring was loose, unsupported, or inadequately supported at one or more locations. For example, at numerous locations inside the attic and over Panel A. Such wiring should be trimmed to length if necessary and attached to runners or to solid backing with fasteners at intervals of 4 1/2 feet or less. Fasteners should be installed within 12 inches of all enclosures such as Panel A. Required that a licensed electrician repair per standard building practices.

45) Material Defect/Safety, Replace, Evaluate - Substandard wiring was found at the garage. For example, loose wiring. This is a safety hazard. Required that a licensed electrician evaluate and repair as necessary and per standard building practices.

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

47) Material Defect/Safety, Replace - Neutral wires were doubled or bundled together under the same lug on the neutral bus bar in panel(s) A & B. This is a potential safety hazard in the event that one of the circuits needs to be isolated during servicing. For one neutral to be disconnected, other neutrals from energized circuits sharing the same lug will be loosened. Power surges may result on the energized circuits and result in damage or fire. Also, multiple wires under the same lug may not be secure, resulting in loose wires, arcing, sparks and fire. Required that a licensed electrician repair per standard building practices.

Additional information can be found by Googling, "are neutral wire double taps allowed".

48) Material Defect/Safety, Replace - Neutral and equipment ground wires were bonded (connected) at sub-panel(s) B. This should only occur in the main service panel, not sub-panels, and is a shock hazard. Neutral wires should be attached to a "floating" neutral bar not bonded to the panel, and grounding wires should be attached to a separate grounding bar bonded to the sub-panel. Required that a licensed electrician repair

per standard building practices.

49) Material Defect/Safety, Replace - One or more electric receptacles (outlets) had an open ground. The ground prong is not connected to a ground wire and therefore, the appliance plugged into the outlet will not be properly grounded. Such receptacles may appear to be grounded when they aren't. This is a shock hazard, and can damage equipment plugged into such receptacles. Required that a licensed electrician repair as necessary.

50) Material Defect/Safety, Replace - One or more electric receptacles (outlets) had reverse-polarity wiring, where the hot and neutral wires were reversed. This is a shock hazard. Required that a licensed electrician repair as necessary.

51) Material Defect/Safety, Replace - One or more cover plates installed outside were damaged. This is a potential shock and/or fire hazard. Required that a licensed electrician repair as necessary.

52) Material Defect/Safety, Replace - One or more branch circuit wires in panel(s) A appeared to be undersized for their circuit breaker. This is a potential fire hazard. Required that a licensed electrician repair as necessary.

There is a wire feeding a fifty amp breaker that appears to be the same size as nearby wiring for a thirty amp breaker. The wiring for the fifty amp breaker may be undersized.

53) 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.

54) Material Defect/Safety, Replace - The electrical panel shows signs of moisture intrusion, as evidenced by rust and corrosion on its components. This is a significant concern because moisture can compromise the integrity of the electrical system, leading to potential failures or even hazardous conditions such as electrical shorts or fires. Corrosion can also degrade connections, reducing the panel's ability to function safely and effectively. Requires that a licensed electrician thoroughly evaluate the panel to determine the extent of the damage and recommend appropriate repairs or replacement. Additionally, steps should be taken to identify and address the source of the moisture to prevent future issues.

Some examples are shown below.

55) Material Defect/Safety, Repair/Maintain/Service, Evaluate - One of the neutral branch wires in Panel B was burnt.

It's very important that a licensed electrician evaluate and repair. This is a fire hazard.

56) Material Defect/Safety, Repair/Maintain/Service - Numerous cover plates for switches, receptacles (outlets) or junction boxes were missing or broken. Examples are shown. Potentially other exist but were obscured on this day. 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.

57) Material Defect/Safety, Evaluate - 2-slot receptacles (outlets) rather than 3-slot, grounded receptacles were installed in one or more areas. These do not have an equipment ground and are considered unsafe by today's standards. Appliances that require a ground should not be used with 2-slot receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. The client should be aware of this limitation when planning use for various rooms, such as an office. Upgrading to grounded receptacles typically requires installing new wiring from the main service panel or sub-panel to the receptacle(s), in addition to replacing the receptacle(s). Consult with a qualified electrician about upgrading to 3-wire, grounded circuits.

Water Heater

69) Material Defect/Safety, Replace - No drain line was installed for the temperature-pressure relief valve. This is a potential safety hazard due to the risk of scalding if someone is standing next to the water heater when the valve opens. Required that a licensed plumber install a drain line per standard building practices.

70) 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)

74) Material Defect/Safety, Replace, Evaluate - The boiler did not respond to normal controls (thermostat). It appeared to be inoperable. The inspector was only able to perform a limited evaluation. If possible, consult with the property owner and/or review documentation on this system. Required that a licensed and qualified HVAC contractor evaluate and repair as necessary.

75) Material Defect/Safety, Repair/Maintain/Service - One or more ceiling fans were installed so the blades were less than 7 feet from the floor. This is a safety hazard. Required that a qualified contractor repair as necessary so blades are at least 7 feet off the floor (8 feet is better). For optimal air flow, ceiling fans should be installed at least 8-9 feet above the floor. If unable to repair so blades are at this height, then remove the fan(s).