Regal Home Inspections, LLC

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InterNACHI Membership ID# NACHI 13103001

Property Inspection Report

Client(s): **Sample Report 2018-1**
Property address: **Holmdel, NJ 07733**
Inspection date: **Friday, November 16, 2018**

This report published on Thursday, November 29, 2018 7:31:49 AM EST

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
Repair/Replace	Recommend repairing or replacing
Repair/Maintain/Service	Recommend servicing, repair and/or maintenance
Minor Defect	Correction likely involves only a minor expense
Maintain	Recommend ongoing maintenance
Evaluate	Recommend evaluation by a specialist
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

Report number: 11162018
Time started: 8:15am
Time finished: 12:40pm
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: 35
Type of building: Single family house and a pool house.
Buildings inspected: One house and pool house.
Number of residential units inspected: 1
Age of main building: 23 YO. Built 1995.
Source for main building age: Online property listing
Occupied: Yes
The client returned the signed Pre Inspection Agreement via: The signed Pre Inspection agreement was provided at the start of the inspection.
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.

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1) *Repair/Replace* - Evidence of rodent infestation was found in the form of traps and dead rodents (Mouse and squirrel) in the attic. Consult with the property owner about this. A qualified person should make repairs to seal openings in the structure, set traps, and clean rodent waste as necessary. Also see the Attic and Roof Structure section.

A squirrel was seen jumping from the pine tree to the roof and then entering the roof. See photos below.

Photo 1-1 A squirrel was seen jumping from the pine tree onto the roof.

Photo 1-2 It emerged at this location...

Photo 1-3 ...and climbed right into this opening.

Photo 1-4 There's a dead squirrel in the trap...

Photo 1-5 ...and a dead mouse.

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2) *Comment/FYI* - Numerous areas and items at this property were obscured by stored items and other things. This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior, under the structure, in the garage and in the attic may also be obscured by stored items. Storage and utility areas in the basement were packed with stored items. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems that were not noted during the inspection may be found.

Photo 2-1

Photo 2-2

Photo 2-3

Photo 2-4

Photo 2-5

Photo 2-6

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3) *Comment/FYI* - A radon test is being conducted. Two separate cans were placed in the basement. The test device will be retrieved on Monday, November 19. The pick up will be coordinated with the Agent. The measurement device will then be sent to the lab for analysis and reporting. I anticipate that the results will be returned on or about Monday, November 26.

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

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).

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5) *Comment/FYI* - Please note that sinks outside at the cabana did not appear to be winterized. Highly recommend that the sellers be asked to ensure that everything outside is winterized as soon as possible. This includes the cabana as well as the pool house. The bathroom in the pool house appears to have been winterized but there's a water heater in the pool house and a small one in the cabana that should be winterized or confirmed that it was. The sinks at the cabana have not been.

Photo 5-1

Photo 5-2

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: Paving stones.
Condition of sidewalks and/or patios: Appeared serviceable
Sidewalk and/or patio material: Paving stones
Condition of deck, patio and/or porch covers: Appeared serviceable
Deck, patio, porch cover material and type: There's a covering at the BBQ area near the pool. The front entry is covered with overhanging roof structure. The entry to the basement in the back has a brick arch over it.
Condition of stairs, handrails and guardrails: Appeared serviceable
Exterior stair material: The front steps appear to be cut stone.

6) *Evaluate* - Pavement appears to slope down towards building perimeters in one or more areas such as by the garage. This can result in water accumulating around building foundations or underneath buildings. Monitor these areas in the future, especially during and after periods of rain. If significant amounts of water are found to accumulate, then recommend that a qualified contractor evaluate and repair as necessary. For example, by installing drain(s) or removing old pavement and installing new.

Photo 6-1

7) *Comment/FYI* - There is a pool on the property. Pools, and other recreational items, are excluded from the New Jersey home inspection law's standards of practice. All elements associated with the pool including the filtering equipment are excluded from this report. The water features (water fall and fountain) are also excluded.

8) *Comment/FYI* - There are a number of balconies at the house. They all appear to have fiberglass pans that provide

waterproofing for the areas below the balconies. All railings appear to be structurally sound and in tact.

Exterior and Foundation

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

Wall inspection method: Viewed from ground
Condition of wall exterior covering: Appeared serviceable with noted exceptions. See below.
Apparent wall structure: Wood frame
Wall covering: Brick veneer
Condition of foundation: Appeared serviceable
Apparent foundation type: Finished basement and garage at the basement level. There are also unfinished storage and utility areas at the basement level as well.
Foundation/stem wall material: Concrete block
Footing material (under foundation stem wall): Inaccessible for visual inspection

9) ***Material Defect/Major, Evaluate*** - Lintels are structural elements that support the weight of the brick over openings like windows and doors. Lintels are made of iron and often rust. Lintels are also embedded approximately 6 inches past the openings on either side to anchor them structurally. Over time lintels will rust. The rust can increase the size of the lintel and often applies upward force to the bricks causing cracks. Some cracks were seen here. Recommend that a qualified masonry contractor evaluate and repair. All gaps should be sealed. The lintels should also be maintaining by using a rust inhibiting paint and maintaining seals at the seams between the lintels and the brick.

The cracks seen at the balcony (Photos 9 - 4, 5, & 6) could indicate that the structural elements (header) spanning the opening may be sagging. This specific area is the reason for the "Material Defect" classification. Recommend evaluation by a structural engineer and repair as that professional deems necessary.

Photo 9-1 Area of close up in the next photo.

Photo 9-2 Some cracks above the lintel are seen.

Photo 9-3 The next photos are on the balcony for the room with the exercise equipment. I believe it's this location.

Photo 9-4

Photo 9-5

Photo 9-6

10) *Maintain* - Trees were in contact with or were close to the building at one or more locations. Damage to the building can occur, especially during high winds, or may have already occurred (see other comments in this report). Recommend that a qualified tree service contractor or certified arborist remove trees as necessary to prevent damage to the building exterior. A squirrel was seen jumping from the pine tree onto the roof then entering into the attic.

Photo 10-1

Photo 10-2

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

Photo 11-1

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12) *Comment/FYI* - Efflorescence was found on the basement wall. Efflorescence are minerals that are drawn from the concrete materials. When there is excessive moisture outside the basement wall, the moisture naturally moves toward areas of lower humidity (on the inside of the basement wall). As the moisture moves through the masonry materials it draws the minerals, calcium and salts, from the masonry materials. As the moisture evaporates on the inside, it leaves behind the calcium and salts.

This is not necessarily a problem but rather a symptom of too much moisture on the outside. This can be due to poor drainage, slope or grading of the soil so that rain water flows toward the house, not away from it. It could be because downspouts and downspout extensions are not routing the rain water far enough from the foundation wall.

Recommend ensuring that the grading slopes water away from the house. Internal foundation wall sealants do not stop efflorescence. In fact the minerals will continue to accumulate below any finished coatings. Controlling the water outside is the best solution.

Photo 12-1

Photo 12-2

Photo 12-3

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the

inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection.

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

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

Roof inspection method: Viewed from ground. The roof was too high and too steeply pitched to safely ascend and descend. Additionally, the high resolution photos were reviewed as part of the report preparation. Please note that due to the height of the roof and the many gables, barrel roof sections and peaks, there were a few areas that were not visible from the ground.

Condition of roof surface material: Appeared serviceable

Roof surface material: Asphalt or fiberglass composition shingles

Roof type: Hipped

Apparent number of layers of roof surface material: One. That was confirmed by the observation of empty nail holes as seen inside the attic at the roof sheathing. This indicates that the older layer was removed before the new layer was installed.

Condition of exposed flashings: Appeared serviceable

Condition of gutters, downspouts and extensions: Appeared serviceable. However the downspouts go under the ground into an apparent, underground drainage system. They were not visually accessible once below the soil and therefore, not inspected.

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13) *Comment/FYI* - General roof photos.

Photo 13-1

Photo 13-2

Photo 13-3

Photo 13-4

Photo 13-5

Photo 13-6

Photo 13-7

Photo 13-8

Photo 13-9

14) ***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.

Attic and Roof Structure

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

Attic inspection method: Traversed parts of the attic. There were sections that were inaccessible and therefore not inspected. Please note that there isn't permanent flooring in all areas of the attic. Some areas have small pieces of plywood, not secured to step on. Extreme caution must be used if you enter the attic or you could fall through.

Condition of roof structure: Appeared serviceable with recommendation for evaluation by a roofing contractor. See below.
Roof structure type: Rafters
Ceiling structure: Ceiling joists
Condition of insulation in attic: Appeared serviceable with noted exception. See below.
Ceiling insulation material: Fiberglass roll or batt
Approximate attic insulation R value (may vary in areas): Estimate 6 - 8 inches of fiberglass insulation at, approximately, R3 per inch.
Vapor retarder: Installed
Condition of roof ventilation: Appeared serviceable
Roof ventilation type: perforated/enclosed soffit vents, and a roof vent with a powered fan.

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15) *Repair/Maintain/Service, Evaluate* - There was some visible deformity to an area of the roof. It was not located for viewing from inside the attic. Recommend that a qualified roofing contractor evaluate and repair as necessary.

Photo 15-1

Photo 15-2

Photo 15-3 Area of close up in the previous 2 photos.

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16) *Repair/Maintain/Service* - The attic access hatch or doors were not insulated. Weatherstripping was also missing or substandard. Recommend installing weatherstripping and insulation per current standards at hatches or doors for better energy efficiency. Recommend considering ESS Energy Product's Energy Guardian. www.essnrg.com.

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17) *Repair/Maintain/Service* - Insulation in the attic was damaged, apparently by rodents (e.g. burrow holes, feces, urine stains). If this report doesn't already recommend replacement of insulation for energy efficiency, the client may want to have insulation replaced for sanitary reasons or to prevent odors.

No visible insulation damage could be seen but the confirmed presence of mice and squirrels in the attic indicate an extremely high probability that they have nested in (and damaged) insulation.

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18) *Repair/Maintain/Service* - Attic insulation at one or more ceiling areas, skylight chases or attic walls has fallen down or was missing. Heating and cooling costs will likely be higher due to reduced energy efficiency. Recommend that a qualified person repair, replace or install insulation as necessary and per standard building practices.

Photo 18-1

Photo 18-2

19) *Comment/FYI* - The house has vaulted ceilings in areas. The roof structure, insulation and ventilation is not visually accessible from the inside in the vaulted ceiling areas. There's no attic space above the vaulted ceiling area. The roof structure and insulation in these, vaulted ceiling areas, is not visually accessible for inspection and identification.

Basement

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

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

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

Condition of exterior entry doors: Appeared serviceable. All exterior doors were operated.
Condition of floor substructure above: Appeared serviceable
Pier or support post material: There were no piers or vertical support structures visible in the predominantly finished basement.
Beam material: Steel
Floor structure: Engineered wood joists
Condition of insulation underneath floor above: None visible but the vast majority of the ceiling above the basement was covered with drywall and any insulation above it was inaccessible for visual inspection and/or identification.

20) *Comment/FYI* - The vast majority of the basement (and the garage adjacent to the basement) was finished with paneling on the walls and ceiling tiles and rugs or other finishes on the floor. This significantly limits the visual inspection of the foundation and structure behind these, finished areas including for the purposes of the wood destroying insect inspection. Please note that portions of the house and structure that are behind these finished walls and ceilings are not available for visual inspection and therefore excluded from the inspection.

Garage

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

Type: Attached
Condition of door between garage and house: Appeared serviceable
Type of door between garage and house: Metal
Condition of garage vehicle door(s): Appeared serviceable
Type of garage vehicle door: Sectional
Number of vehicle doors: 2
Condition of automatic opener(s): Appeared serviceable
Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing): Yes

Condition of garage floor: Appeared serviceable
Condition of garage interior: Appeared serviceable
Garage ventilation: None visible

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

Photo 21-1 The ruler confirms (here and the next photo) that both sets of sensors are too high.

Photo 21-2

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22) ***Comment/FYI*** - Areas of the garage were obscured by possessions, shelving, etc. 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.

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23) ***Comment/FYI*** - The entrapment protection mechanisms for the automatic garage door openers were tested in accordance with the NJ home inspection standards of practice. These include the photo-electric beam and the auto reverse. Both safety features operated properly for both of the garage doors.

Electric

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

Electric service condition: Appeared serviceable
Primary service type: Underground
Number of service conductors: 3
Service voltage (volts): 120-240
Estimated service amperage: 320
Primary service overload protection type: Circuit breakers
Service entrance conductor material: Stranded aluminum
Main disconnect rating (amps): 400 amp main disconnect seen in the garage.
System ground: No ground wire seen.

Condition of main service panel: Appeared serviceable
Condition of sub-panel(s): Appeared serviceable
Location of main service panel A: Garage
Location of sub-panel B: Boiler room in the basement (Utility room at the pool table end of the basement).
Location of main disconnect: There were multiple disconnects seen in the garage including a 400amp disconnet. A 200 amp disconnect in its own panel and a 200 amp disconnect inside of circuit breaker Panel A in the garage.
Condition of branch circuit wiring: Serviceable
Branch circuit wiring type: Non-metallic sheathed cable. All solid strand branch circuit wiring seen was copper.
Solid strand aluminum branch circuit wiring present: None visible
Ground fault circuit interrupter (GFCI) protection present in circuit breaker panel: No
Arc fault circuit interrupter (AFCI) protection present in circuit breaker panel: No

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24) ***Material Defect/Safety, Repair/Replace, Evaluate*** - One or more ground fault circuit interrupter (GFCI) receptacles (outlets) wouldn't trip and/or wouldn't trip with a test instrument at the garage and/or exterior. This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair as necessary.

Photo 24-1

Photo 24-2

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

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

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.

Recommend all outlets around the pool house be re-evaluated. It's possible that others are also not GFCI but were inaccessible or obscured on this day.

Photo 25-1

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26) *Material Defect/Safety, Repair/Replace* - One or more circuit breakers in panel(s) B were "double tapped," where two or more wires were installed in the breaker's lug. Most breakers are designed for only one wire to be connected. This is a safety hazard since the lug bolt can tighten securely against one wire but leave other(s) loose. Arcing, sparks and fires can result. Recommend that a qualified electrician repair as necessary. Please note that the circuit breakers in Panel A appear to be manufactured to accept 2 wires however the circuit breakers in Panel B are different and appear to be able to have only 1 wire inserted into the lug.

Photo 26-1

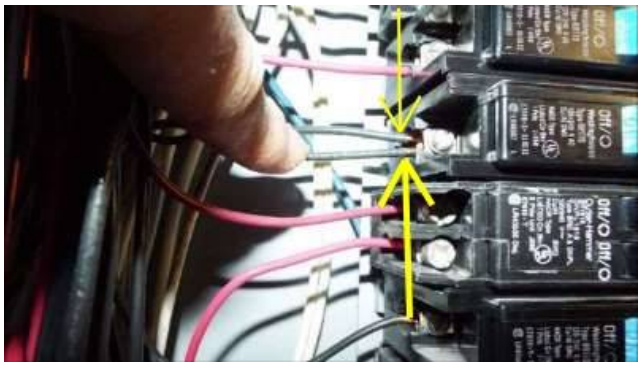

Photo 26-2

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27) *Material Defect/Safety, Repair/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. Recommend that a qualified electrician re-evaluate all and repair as necessary.

Photo 27-1 Dining room bar sink.

Photo 27-2 Bath F.

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28) *Material Defect/Safety, Repair/Replace* - One or more conduits or conduit fittings installed outside were loose and the insulated conductors are exposed at the water pump for the water feature on the side of the house. This is a potential shock and/or fire hazard. Recommend that a qualified electrician repair as necessary. At the equipment for the waterfall, water feature.

Photo 28-1

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29) *Repair/Replace* - One or more globes or covers for light fixtures were missing or damaged. Recommend replacing as necessary to avoid exposed bulbs. With closet lighting or where flammable stored objects are near light fixtures, missing or broken covers can be a fire hazard. At the bedroom closet with the attic steps.

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30) *Repair/Maintain/Service* - The electrical panel did not use the correct, panel cover screws. Screws that hold a circuit breaker panel cover on the panel box are very specific. They have flat tips to reduce the potential of the screw piercing wires inside the box and causing short circuits. The screws used in a panel are incorrect. Additionally, each panel was missing some screws. Recommend that an electrician replaces the screws with the proper ones.

Photo 30-1

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31) *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.

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32) *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.).

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33) *Comment/FYI* - There were multiple, "main disconnects" seen. All of those shown below are in the garage.

Photo 33-1 There are two, 200 amp disconnects as seen here...

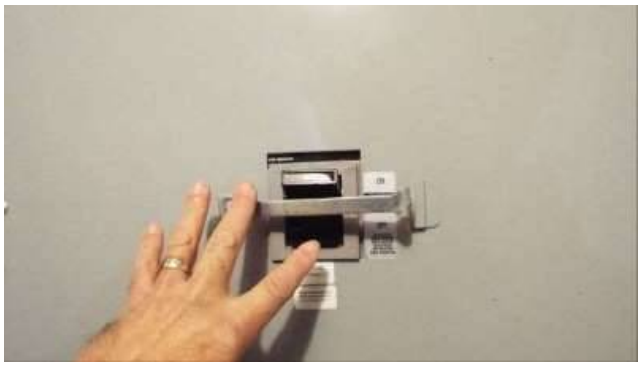

Photo 33-2 ...and a 400 amp disconnect.

34) ***Comment/FYI*** - Please note that all aspects of the whole house generator are excluded. One option for a generator evaluation is licensed electrician Jim Thornton, owner of Ultimate Electric. 908 461 2104.

Plumbing / Fuel Systems

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

Condition of service and main line: Appeared serviceable

Water service: Private well. There was no public water main seen however it's very possible that it was blocked by the obstructions in the basement.

Functional Water Flow: Functional water test done by turning on all fixtures at the Master 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

Condition of waste lines: Appeared serviceable

Waste pipe material: Plastic

Vent pipe condition: Appeared serviceable

Vent pipe material: Plastic

Sump pump installed: Yes. There were at least four (4) sump pumps seen. None were accessible as they were all under sealed covered.

Condition of sump pump: All of the sump pits observed appear to have pumps that were under sealed covers. None were able to be manually operated.

Sewage ejector pump installed: None visible

Type of irrigation system supply source: Private well

Condition of fuel system: Appeared serviceable

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

35) ***Material Defect/Safety, Repair/Replace, Evaluate*** - Based on gas detector readings, gas appeared to be leaking at the shut-off valve behind the clothes dryer. This is an explosion and fire hazard. A qualified contractor and/or the gas utility company should evaluate and repair immediately.

Please note that all accessible gas valves (furnaces, water heater, boiler, etc.) were checked with the combustible gas detector.

Approximately 2 locations tested at each of the six furnaces and at the two water heaters inside the main house. Only once did the detector's alarm go off indicating a leak.

Photo 35-1 Behind the dryer in the basement.

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36) *Repair/Replace, Evaluate* - Low flow was found at one or more showers (in the 1st floor Master bath) when multiple fixtures were operated at the same time. Water supply pipes may be clogged or corroded, filters may be clogged or need new cartridges, or fixtures may be clogged. Recommend that a qualified plumber evaluate and repair as necessary.

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37) *Repair/Replace, Evaluate* - There is an open drain in the utility/laundry area in the basement. Recommend evaluation by a licensed plumber. Chronic exposed water as seen here will cause high moisture conditions creating conducive conditions for mold. Evaluation and upgrading (for whatever drainage need it's there to serve) should be considered.

Photo 37-1

Photo 37-2

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38) *Repair/Replace, Evaluate* - There is an open drain pit below the sink in the island bar in the basement. As the sink was operated for a few minutes, the water accumulated in this open pit and there's the potential that the pit could overflow onto the basement floor. Recommend evaluation by a licensed plumber. Ideally drains should be enclosed and include a water trap to prevent sewage gasses from backing up into the living space. No foul odors were detected but the design and drainage end point for this open drain could not be seen.

Photo 38-1

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39) *Repair/Maintain/Service* - One or more plumbing vent pipes terminated less than 6 inches above the roof surface below. Debris and/or snow can block vent pipe openings with such short pipes. Blocked vent pipes can cause sewer gases to enter living

spaces. Recommend that a qualified person repair per standard building practices. For example, by extending pipe(s) to terminate at least 6 inches above the roof surface. As seen at the back roof of the pool house.

Photo 39-1

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

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41) *Evaluate* - A water filtration system was installed on the premises. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Filter cartridges typically need replacing periodically. Cleaning and other maintenance may also be needed. Recommend consulting with the property owner about this system to determine its condition, required maintenance, age, expected remaining life, etc.

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42) *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. To verify that the house's drain and waste piping is fully functional, it is recommended that a Roto-Rooter type 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. Internal video inspection of the waste pipe is a prudent cost by comparison.

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43) *Comment/FYI* - Multiple sump pumps were 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.

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

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

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

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

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

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. Please note that there are two water heater in the main house. Both were inspected as noted below. There were also two outside. One in the cabana and one in the pool house. They were not operated.

Type: Tank

Energy source: Natural gas

Estimated age: There are two water heaters in the house. One is 1 YO and the other is less than 1 year old. See below.

Capacity (in gallons): There is a 151 gallon capacity (76 + 75)

Temperature-pressure relief valve installed: Yes

Hot water temperature tested: Yes

Water temperature (degrees Fahrenheit): 100+ degrees

Condition of burners: Appeared serviceable

Condition of venting system: Appeared serviceable for both of the water heaters in the house.

Water heating venting: The water heaters are vented (exhausted) to the exterior via a power assisted PVC pipe.

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47) *Comment/FYI* - The estimated useful life for most water heaters is 8-12 years. Based upon the manufacture dates on the data plates the AO Smith water heater was manufactured in July 2017. The Rheem water heater was manufactured in January, 2018. For reference, the water heater in the pool house was manufactured in April, 2007. The water heater under the counter in the cabana was inaccessible.

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48) *Comment/FYI* - The water heaters' burner flame were blue in color indicating proper combustion. As seen through the water heaters' sight glasses.

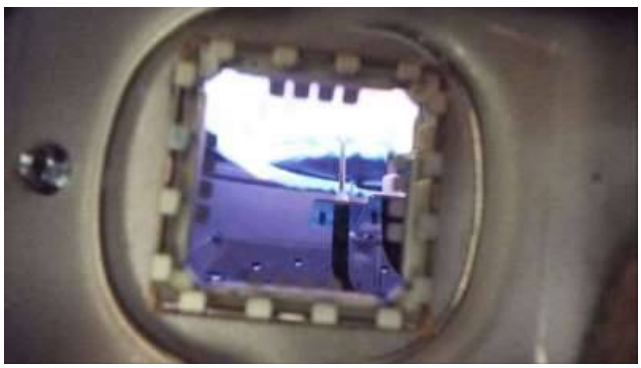

Photo 48-1

Photo 48-2

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): There are six (6) forced air furnaces in the house. A boiler with radiant heat for the basement (not operational) and a small, gas fired wall heater in the pool house.

General heating distribution type(s): Ducts and registers

Last service date of primary heat source: Unknown.

Condition of forced air heating systems: Appeared serviceable. All six furnace in the house were operated. All accessible air supply registers (Approximately 40) in the house were measured for warm air for all 6 HVAC systems.

Forced air heating system fuel type: Natural gas

Estimated age of forced air furnace: See below.

Location of forced air furnace: There are four furnaces in the basement and two in the attic. See below.

Forced air system capacity in BTUs or kilowatts: See below.

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

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

Condition of forced air ducts and registers: Appeared serviceable

Condition of burners: Appeared serviceable

Type of combustion air supply: The four furnaces in the basement all have PVC ducts to intake combustion air from the outside. The two attic furnaces use room (attic) air for combustion.

Condition of venting system: Appeared serviceable

Venting: All six furnaces have PVC pipes to exhaust.

Condition of cooling system: Due to the outside air temperature the AC system was not operated. See below.

Cooling system fuel type: Electric

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

Condition of thermostat(s): Appeared serviceable

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

Photo 49-1 Seen here for the Unit 6 AC compressor.

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50) *Maintain* - Recommend replacing or washing HVAC filters upon taking occupancy depending on the type of filters installed (disposable or reusable). Regardless of the type, recommend checking filters monthly in the future and replacing or washing them as necessary and in accordance with the filter manufacturer's instructions. How frequently they need replacing or washing depends

on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season).

Photo 50-1 All filters are similarly located as seen here. Behind the blue, filter chamber cover.

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

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52) *Evaluate* - There is also a Lennox brand boiler located in the basement. It is not in use and the gas supply was turned off. It was not tested. The agent stated that the seller does not use it. It's for a basement, radiant floor heating system. Recommend that a qualified boiler specialist evaluate and get it operating as the client's needs dictate. It was not tested or inspected.

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53) *Evaluate* - There is a gas, wall heater in the pool house. The pilot was not lit. It was not operated. Recommend evaluation by an HVAC contractor.

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54) *Comment/FYI* - The age, location, where each furnace serves and the BTU capacity is listed below for each of the six furnaces. The estimated useful life for most forced air furnaces is 15-20 years.

Please note that the use of the quotation marks is to highlight that the information is taken, as a quote, from the tags on each of the AC units outside. That information was then matched to the unit # or location information written on the furnaces (or based on the furnace's location).

Unit #1 - Serves, "1st & 2nd end" - Located in the utility area behind the basement kitchen. It was manufactured in December, 2010 and is 105,000BTU.
Unit #2 - Serves, "Office TV room" - Located in the boiler room in the basement (near the pool table). It was also manufactured in December, 2010 and is 105,000BTU.
Unit #3 - Serves, "1st & 2nd fl middle" - Located in the utility area behind the large TV in the basement. It was manufactured in December, 2010 and is also 105,000BTU.
Unit #4 - Serves, "Room over the garage" - Located in the utility area in the back of the garage. It was manufactured in October, 2010 and is 75,000BTU.
Unit #5 - Serves, "2nd floor master" - Located in the attic over the Master. It was manufactured in January, 2011 and is 90,000BTU.
Unit #6 - Serves, "2nd floor left or south side" - Located in the attic over the smaller bedrooms. It was manufactured in February, 2011 and is also 90,000BTU.

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55) *Comment/FYI* - The estimated useful life for most air conditioning condensing units is 10-15 years. Based upon the manufacture dates on the data plates AC units 1 - 5 were manufactured in August, 2010. Unit 6 was manufactured in June, 2010.

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56) *Comment/FYI* - The furnace burner flames for all six furnaces were observed. They were all blue in color indicating proper combustion.

Photo 56-1 The first 4 are from the basement furnaces. The last 2 from the attic furnaces.

Photo 56-2

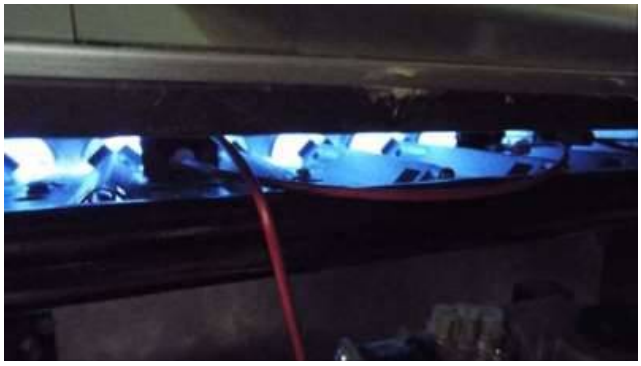

Photo 56-3

Photo 56-4

Photo 56-5

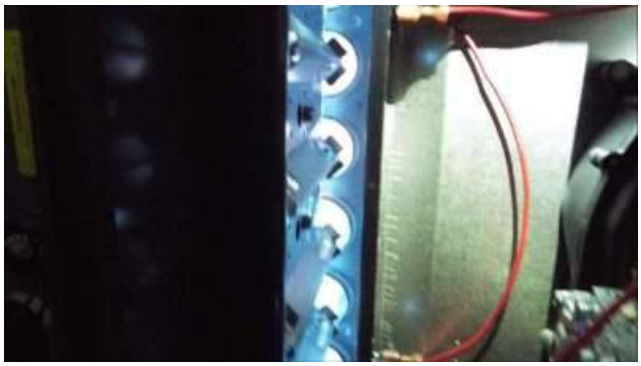

Photo 56-6

Fireplace, Chimneys and Flues

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

Condition of gas-fired fireplaces: Recommend maintenance and servicing. See below.

Gas fireplace type: All appear to be converted wood burning fireplaces. Two are masonry with metal fireboxes. Three are prefabricated fireplaces with ceramic panels in the firebox.

Condition of chimneys and flues: Appeared serviceable

Gas-fired flue type:

57) *Material Defect/Safety, Repair/Replace* - The fireplaces (All four) were equipped with gas burners and the chimney dampers could close. This is a safety hazard due to the possibility of burner or pilot light exhaust gases entering living spaces. Modifications should be made to prevent the damper from ever closing to prevent this. A qualified contractor should repair per standard building practices so the dampers cannot close.

58) *Material Defect/Safety, Repair/Maintain/Service, Evaluate* - There were four fireplaces on the property. Recommend that a qualified specialist evaluate all fireplaces and chimneys, and clean and repair as necessary. At a minimum the chimney should be swept.

59) *Repair/Maintain/Service* - One or more gas-fired appliances such as the converted gas fireplace used a masonry chimney for venting, and no metal flue liner was visible. Metal liners should be installed to prevent drafting problems from an over-sized flue, to prevent corrosive exhaust gases from damaging the masonry chimney, and to prevent exhaust gases from leaking through gaps or seams in the chimney. This is a potential safety hazard. Recommend that a qualified contractor repair per standard building practices. For example, by installing a metal liner. For more information visit http://www.csia.org/chimney_liners.html

60) *Evaluate* - Some of the gas fireplaces were not fully evaluated because the pilot lights were off. The inspector only operates normal controls (e.g. on/off switch or thermostat) and does not light pilot lights or, "operate [gas] shut-off valves" or "operate any system or component which is shut down" in accordance with NJ home inspection laws. Recommend that the client review all documentation for such gas appliances and familiarize themselves with the lighting procedure. If necessary, a qualified specialist should assist in lighting such appliances, and make any needed repairs.

The basement fireplace, the Great Room fireplace and the 2nd floor Master fireplace all did not have a lit pilot light and were not operated. The 1st floor Master fireplace was lit.

Photo 60-1 Fireplace in the 1st floor Master was operated as seen here.

Basement Kitchen

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

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

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

Condition of dishwasher: Appeared serviceable. Operated a 1 hour was cycle then cancelled after a few minutes. The dishwasher operated and there were no leaks seen on the supply or drain.

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

Range, cooktop or oven type: Natural gas

Type of ventilation: Hood over range or cooktop

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

Main Kitchen

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

Condition of counters: Appeared serviceable
Condition of cabinets: Appeared serviceable
Condition of sinks and related plumbing: Appeared serviceable
Condition of under-sink food disposal: N/A (none installed)
Condition of dishwasher: Appeared serviceable. Operated a rinse & hold cycle then cancelled. The dishwasher operated and there were no leaks seen on the supply or drain.
Condition of range, cooktop or oven: Appeared serviceable. Lit all natural gas burners. Operated the gas oven briefly in the BAKE mode.
Range, cooktop or oven type: Natural gas
Type of ventilation: Hood over range or cooktop
Condition of refrigerator: Appeared serviceable. The FDA recommends zero for the freezer and 40 or below for the refrigerator.
Condition of built-in microwave oven: Appeared serviceable. Tested with a microwave detector.

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61) ***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: Full bath, Pool House. Winterized. The fixtures were not operated.
Location B: Half bath, basement
Location C: Full bath, 1st floor ensuite.
Location D: Full bath, 1st floor Master.
Location E: Half bath, Foyer.
Location F: Full bath. Inside exercise room (bedroom) - 2nd floor.
Location G: Full bath. 2nd floor front corner bedroom.
Location H: Full bath. Front/center hall bedroom.
Location I: Full bath, 2nd floor Master.
Location J: Basement utility sink in one of the utility rooms.
Location K: Basement's circular bar sink.
Location L: Dining room bar sink.
Condition of counters: Appeared serviceable
Condition of cabinets: Appeared serviceable. Baths C & E have pedestal sinks. No vanity.
Condition of flooring: Appeared serviceable
Condition of sinks and related plumbing: Appeared serviceable with noted exceptions. See below.
Condition of toilets: Appeared serviceable
Condition of bathtubs and related plumbing: Appeared serviceable with noted exceptions. See below.
Condition of shower(s) and related plumbing: Appeared serviceable
Condition of ventilation systems: Appeared serviceable
Bathroom ventilation type: All baths have a bath and/or window.
Gas supply for laundry equipment present: Yes

62) *Repair/Replace* - The sink drain pipe at location(s) H 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 is an inexpensive part ($20 - $23 at Home Depot) and can provide the same functionality as an actual plumbing vent when a vent through the roof is not possible.

63) *Repair/Maintain/Service, Evaluate* - Unknown drainage for sink K. See Plumbing section Item 38 as well. Recommend that a licensed plumber evaluate and repair.

64) *Repair/Maintain/Service* - The bathtub drain stopper mechanism at location F was inoperable. Recommend that a qualified person repair or replace as necessary.

65) *Minor Defect* - The bathtub at location(s) F drained slowly. Recommend clearing drain and/or that a qualified plumber repair if necessary.

66) *Comment/FYI* - All sinks (baths, kitchens, etc.), tubs and showers were checked for proper plumbing (hot water on left) and all were good. All under counter drains and traps were checked for leaks and none were observed. All faucets were checked for leaks and no leaks were observed.

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

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

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

67) *Comment/FYI* - The jetted tubs in the 1st and 2nd floor Master baths were both filled and operated. The mechanical components, pump, motor and pipes were inaccessible. No access panel was located. Other than operation, the mechanical elements of the jetted tubs were not inspected.

68) *Comment/FYI* - There's a steam generator in the 2nd floor Master bathroom's shower. Using the controls on the wall the steam generator was turned on. Steam did emerge from the steam port near the bottom of the back wall of the shower.

Photo 68-1 This is the control panel for the steam generator inside the 2nd floor Master bath shower.

Photo 68-2 The steam emerges from this nozzle.

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. All exterior doors were operated.

Condition of interior doors: Appeared serviceable with noted exception. See below. All interior doors were operated.
Condition of windows: Appeared serviceable with noted exceptions. See below.
Type(s) of windows: Wood construction. Multi-pane glazing. Casement operation. Fixed glass windows too.
Condition of walls and ceilings: Appeared serviceable
Wall type or covering: Drywall
Ceiling type or covering: Drywall
Condition of flooring: Appeared serviceable
Flooring type or covering: Wood or wood products, Tile, Stone
Condition of stairs, handrails and guardrails: Appeared serviceable

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69) *Repair/Replace, Evaluate* - Numerous window frames had fungal rot. Literally, moisture could be pressed (using one's finger) from the wood on some windows. Recommend that all that are shown here be repaired. Also that all the windows be re-evaluated. Some windows were inaccessible due to furniture, for example. Following the NJ home inspection standards of practice, furniture is not moved. However, a window repair contractor, retained by the seller should have the seller's permission to do so. Please note that small sections may not be able to be repaired and full window panes may have to be replaced.

Photo 69-1 Windows seen here are from the basement level, 1st and 2nd levels.

Photo 69-2

Photo 69-3

Photo 69-4

Photo 69-5

Photo 69-6

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70) *Repair/Maintain/Service* - One or more interior doors were sticking in the door jamb and were difficult to operate. Such as the

door to Bath G. Recommend that a qualified person repair as necessary. For example, by trimming doors.

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71) *Repair/Maintain/Service* - One or more windows that were designed to open and close were stuck shut and/or difficult to open and close. Recommend that a qualified person repair windows as necessary so they open and close easily. Both at the basement level.

Photo 71-1

Photo 71-2

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72) *Repair/Maintain/Service* - Crank handles at few windows were broken. Recommend that a qualified person replace handles or make repairs as necessary.

Photo 72-1

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73) *Comment/FYI* - Minor 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. They did not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons.

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74) *Comment/FYI* - At least one accessible window was checked in each room for operation in accordance with NJ home inspection standards of practice. They were unlocked, opened, closed and re-locked. All of those tested, operated except as may be noted.

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75) *Comment/FYI* - The skylights were viewed from the outside (where possible) and inside. There was no apparent damage to the frame or glass as seen from the outside. There were no indications of staining from water penetration or damage inside the skylight wells.

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

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Summary

Client(s): **Sample Report 2018-1**
Property address: **Holmdel, NJ 07733**
Inspection date: **Friday, November 16, 2018**

This report published on Thursday, November 29, 2018 7:31:49 AM EST

This inspection report is prepared and delivered in accordance with The New Jersey Administrative Code, NJAC SS13:40-15.15 and follows the training and Standards of Practice outlined in the NJAC as developed by the American Society of Home Inspectors (ASHI).

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, the ASHI Standards of Practice and 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, description of systems and components, 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 in the NJAC 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."

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.

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
Repair/Replace	Recommend repairing or replacing
Repair/Maintain/Service	Recommend servicing, repair and/or maintenance
Minor Defect	Correction likely involves only a minor expense
Maintain	Recommend ongoing maintenance
Evaluate	Recommend evaluation by a specialist
Comment/FYI	For your information

Exterior and Foundation

9) *Material Defect/Major, Evaluate* - Lintels are structural elements that support the weight of the brick over openings like windows and doors. Lintels are made of iron and often rust. Lintels are also embedded approximately 6 inches past the openings on either side to anchor them structurally. Over time lintels will rust. The rust can increase the size of the lintel and often applies upward force to the bricks causing cracks. Some cracks were seen here. Recommend that a qualified masonry contractor evaluate and repair. All gaps should be sealed. The lintels should also be maintaining by using a rust inhibiting paint and maintaining seals at the seams between the lintels and the brick.

The cracks seen at the balcony (Photos 9 - 4, 5, & 6) could indicate that the structural elements (header) spanning the opening may be sagging. This specific area is the reason for the "Material Defect" classification. Recommend evaluation by a structural engineer and repair as that professional deems necessary.

Garage

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

Electric

24) *Material Defect/Safety, Repair/Replace, Evaluate* - One or more ground fault circuit interrupter (GFCI) receptacles (outlets) wouldn't trip and/or wouldn't trip with a test instrument at the garage and/or exterior. This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair as necessary.

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

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

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.

Recommend all outlets around the pool house be re-evaluated. It's possible that others are also not GFCI but were inaccessible or obscured on this day.

26) ***Material Defect/Safety, Repair/Replace*** - One or more circuit breakers in panel(s) B were "double tapped," where two or more wires were installed in the breaker's lug. Most breakers are designed for only one wire to be connected. This is a safety hazard since the lug bolt can tighten securely against one wire but leave other(s) loose. Arcing, sparks and fires can result. Recommend that a qualified electrician repair as necessary. Please note that the circuit breakers in Panel A appear to be manufactured to accept 2 wires however the circuit breakers in Panel B are different and appear to be able to have only 1 wire inserted into the lug.

27) ***Material Defect/Safety, Repair/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. Recommend that a qualified electrician re-evaluate all and repair as necessary.

28) ***Material Defect/Safety, Repair/Replace*** - One or more conduits or conduit fittings installed outside were loose and the insulated conductors are exposed at the water pump for the water feature on the side of the house. This is a potential shock and/or fire hazard. Recommend that a qualified electrician repair as necessary. At the equipment for the waterfall, water feature.

Plumbing / Fuel Systems

35) ***Material Defect/Safety, Repair/Replace, Evaluate*** - Based on gas detector readings, gas appeared to be leaking at the shut-off valve behind the clothes dryer. This is an explosion and fire hazard. A qualified contractor and/or the gas utility company should evaluate and repair immediately.

Please note that all accessible gas valves (furnaces, water heater, boiler, etc.) were checked with the combustible gas detector. Approximately 2 locations tested at each of the six furnaces and at the two water heaters inside the main house. Only once did the detector's alarm go off indicating a leak.

Fireplace, Chimneys and Flues

57) ***Material Defect/Safety, Repair/Replace*** - The fireplaces (All four) were equipped with gas burners and the chimney dampers could close. This is a safety hazard due to the possibility of burner or pilot light exhaust gases entering living spaces. Modifications should be made to prevent the damper from ever closing to prevent this. A qualified contractor should repair per standard building practices so the dampers cannot close.

58) ***Material Defect/Safety, Repair/Maintain/Service, Evaluate*** - There were four fireplaces on the property. Recommend that a qualified specialist evaluate all fireplaces and chimneys, and clean and repair as necessary. At a minimum the chimney should be swept.