

Regal Home Inspections, LLC

37 Ridge Road

Colts Neck NJ 07722

Inspector: Frank J. Delle Donne

Inspector's email: frank07722@gmail.com

Inspector's phone: (908) 902-2590

NJ Home Inspector License # - 24GI00125100

NJ-DEP Radon Measurement Technician Certification # - MET13186

NJ DEP 7B Pesticide Applicator License # - 59628B

InterNACHI Membership ID# NACHI 13103001



Property Inspection Report

Client(s): **Sample Report 2018-2**

Property address: **Monroe, NJ 08831**

Inspection date: **Saturday, October 6, 2018**

This report published on Thursday, November 29, 2018 7:36:43 AM 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
Repair/Replace	Recommend repairing or replacing
Repair/Maintain/Service	Recommend servicing, repair and/or maintenance
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

Report number: 10062018

Time started: 10:00am

Time finished: Noon

Present during inspection: Client, Realtor

Client present for discussion at end of inspection: Yes

Weather conditions during inspection: Overcast and a very light rain/mist.

Temperature at the start of the inspection: 66

Type of building: Single family

Buildings inspected: One house

Number of residential units inspected: 1

Age of main building: 17 YO. Built 2001.

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.

1) 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. 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.

2) Comment/FYI - A radon test is being conducted. The test device will be retrieved no sooner than 48 hours after it was placed. The pick up will be coordinated with your 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, October 15.

3) 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).

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: Level

Condition of driveway: Appeared serviceable

Driveway material: Asphalt

Condition of sidewalks and/or patios: Appeared serviceable

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

Condition of deck and porch: Appeared serviceable

Deck and/or porch material: The front porch is concrete and/or masonry. The back deck is wood with composite decking and vinyl railings.

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

Exterior stair material: The front steps are brick and stone with wrought iron railing. The side steps and steps to the deck are wood structure with composite decking and vinyl railings.

4) Material Defect/Safety, Repair/Replace - One or more sets of stairs were unstable and the structure appears to have shifted. A qualified contractor should repair as necessary. For example, by installing additional bracing or supports.



Photo 4-1

5) Material Defect/Safety, Repair/Maintain/Service - Guardrails and handrails at one or more locations were loose and/or wobbly and pose a fall hazard. Recommend that a qualified person repair handrails and guardrails as necessary.



Photo 5-1



Photo 5-2

6) 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.

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, Brick veneer

Condition of foundation: Appeared serviceable

Apparent foundation type: Unfinished basement

Foundation/stem wall material: Poured in place concrete

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

7) Repair/Replace - One or more exhaust duct end caps were damaged. Their purpose is to prevent unconditioned air from entering the building, and keep out birds, rodents and bugs. Blocked ducts can cause fan motors and/or clothes dryers to overheat and can pose a fire hazard. Recommend that a qualified person repair or replace caps as necessary.



Photo 7-1

8) Repair/Maintain/Service - One or more minor cracks (1/8 inch or less) were found in the foundation. These didn't appear to be a structural concern, but recommend sealing them to prevent water infiltration and monitor them in the future. Numerous products exist to seal such cracks including hydraulic cement, non-shrinking grout, resilient caulks and epoxy sealants.



Photo 8-1



Photo 8-2

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



Photo 9-1



Photo 9-2

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 for the front and the lower back roof. The upper back roof was too high to see from the ground. The back section of the upper roof was not visible from the ground.

Condition of roof surface material: Appeared serviceable. The roof is original to the house and therefore, approximately 17 years old.

Roof surface material: Asphalt or fiberglass composition shingles

Roof type: Gable

Apparent number of layers of roof surface material: One

Condition of exposed flashings: Appeared serviceable

Condition of gutters, downspouts and extensions: Appeared serviceable with recommendation for maintenance. See below.

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



Photo 10-1 Water is deposited too close to the foundation wall.

11) Repair/Maintain/Service - Ideally the downspout should not deposit water on the roof as seen in the photos below. The roof is designed to shed water that is flowing down. When the water emerges from the downspout it is going side-ways into the shingle. This will also cause accelerated shingle wear and gravel loss at this location. The illustration, courtesy of the National Association of Home inspectors shows improper ways that gutters deposit water on a roof as we have here. Recommend that a roofing/gutter contractor install a downspout or leader be added to carry the water to the lower gutter.



Photo 11-1



Photo 11-2

Gutter Improperly Discharging onto Roof



Photo 11-3

12) Comment/FYI - General roof photos.



Photo 12-1



Photo 12-2



Photo 12-3



Photo 12-4



Photo 12-5



Photo 12-6 The upper, back side was inaccessible for visual inspection.

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

Condition of roof structure: Appeared serviceable

Roof structure type: Rafters

Ceiling structure: Ceiling joists

Condition of insulation in attic: Appeared serviceable

Ceiling insulation material: Fiberglass roll or batt

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

Vapor retarder: Installed

Condition of roof ventilation: Appeared serviceable

Roof ventilation type: Ridge vent(s), gable end vent, perforated/enclosed soffit vents and a roof vent with a powered fan.

13) Repair/Maintain/Service - The attic access hatch or doors was 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.

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: Appeared serviceable

Pier or support post material: Steel

Beam material: Built-up wood

Floor structure: Solid wood joists

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

14) Comment/FYI - Areas of the basement were obscured due to stored items. This significantly limits the visual inspection of the foundation and structure behind these obscured areas. Please note that portions of the house and structure that are behind these boxes, stored items, etc. are not available for visual inspection and therefore excluded from the inspection.



Photo 14-1

Garage

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

Type: Attached

Condition of door between garage and house: Appeared serviceable

Type of door between garage and house: 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

15) Comment/FYI - Areas of the garage were obscured by possessions and a vehicle. 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.



Photo 15-1

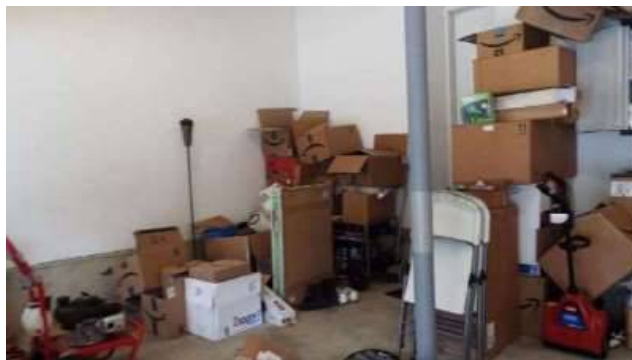


Photo 15-2

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

Electric

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

Electric service condition: Appeared serviceable

Primary service type: Underground

Number of service conductors: 3

Service voltage (volts): 120-240

Estimated service amperage: 200

Primary service overload protection type: Circuit breakers

Service entrance conductor material: Stranded aluminum

Main disconnect rating (amps): 200

System ground: Ground rod(s) in soil

Condition of main service panel: Appeared serviceable with recommendation for evaluation by a licensed electrician. See below.

Location of main service panel A: Basement

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

Condition of branch circuit wiring: Serviceable

Branch circuit wiring type: Non-metallic sheathed cable. 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

17) Material Defect/Safety, Repair/Replace, Evaluate - A wire (identified on the circuit breaker panel legend for the AC) has visual indications of burns caused, potentially, by electrical overheating. When checked with a thermal imaging camera, the thermal image results confirm that the wire and breaker are hotter than the surrounding electrical components. Highly recommend that a licensed electrician evaluate and repair as the professional, licensed electrician deems appropriate. Properly sized wires for the amperage of the circuit breaker and appliance that it serves should not overheat. Overheating is a potential fire hazard. A licensed electrician can measure the amperage load of the appliance connected to these wires. Overcurrent (creating heat and the burn marks) could be indications of electrical component damage or deterioration in the AC system. Drawing too many amps could be a sign of a failing compressor or fan motor in the outside AC unit. Therefore the electrician may make a referral to an HVAC contractor if they determine that the AC unit outside is drawing too many amps as explained above.



Photo 17-1 Close up of this area in the next photo. The same area is seen in the 3rd photo with a thermal image.

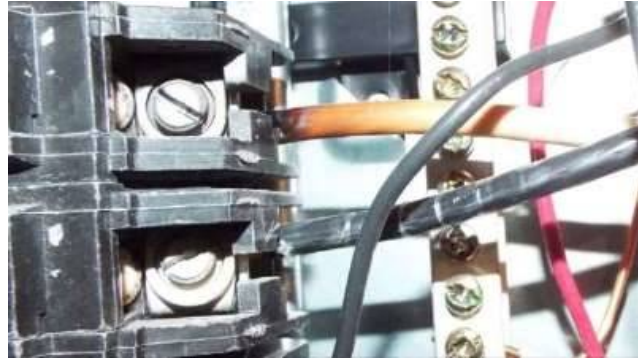


Photo 17-2 Clearly the white conductor shows signs of heat. The white wire insulation has burnt.

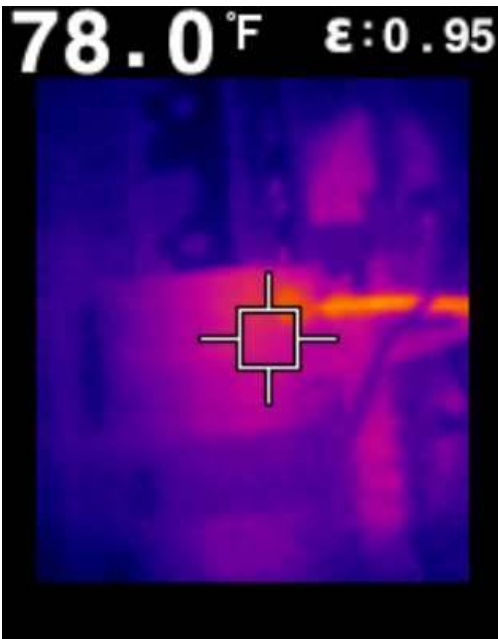


Photo 17-3 A thermal image (photograph) of the same area highlighted in the 1st photo confirms that by comparison, the circuit breaker and the wire (burned in the previous photo), is unusually hot as compared to the surrounding area.

18) Evaluate - One or more light fixtures were inoperable (didn't turn on when nearby switches were operated) such as the front entry, exterior lights. 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 qualified electrician evaluate and repair or replace light fixtures as necessary.

19) 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.

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

Plumbing / Fuel Systems

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

Condition of service and main line: Appeared serviceable

Water service: Public

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

Condition of sump pump: Appeared serviceable. See recommendation below.

Sewage ejector pump installed: None visible

Type of irrigation system supply source: Public

21) Repair/Maintain/Service - There is an AC powered sump pump and an AC maintained, battery back up pump however there's only one outlet near the sump. Therefore the AC powered pump (usually the primary sump pump) was not plugged in. Recommend having a licensed electrician install a second, single-plug outlet so that both the main pump and back up battery system can both be plugged in at all times. Both need AC power; One pump for its primary source of power and the back up for the needed trickle charge of the battery so it's available and fully charged when/if needed.

22) 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.

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

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



Photo 23-1



Photo 23-2

24) 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.

25) Comment/FYI - Water meter and main water shut off valves are in the basement.



Photo 25-1

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

Type: Tank

Energy source: Natural gas

Estimated age: 5 YO.

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

Condition of burners: Appeared serviceable

Condition of venting system: Appeared serviceable

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

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



Photo 26-1 This dial should be adjusted. It's currently set, by the occupant, to higher than the labeled, "HOT" setting. Recommend adjusting it downward to the HOT setting at your day-of-closing walk through.



Photo 26-2 124.3



Photo 26-3 129.9

27) Repair/Maintain/Service, Comment/FYI - The water heater's temperature pressure relief valve's (TPRV) drain line has four elbows. That is the limit. A 5th elbow would be a safety concern. Ideally there should be as few elbows as possible. Each elbow adds resistance which is not wanted. Normally the TPRV drain goes straight down to the floor (within 6 inches of the basement floor) with a straight pipe. The TPRV is a safety feature and as the name suggests, it's a pressure or high temperature relief valve to prevent the tank from exploding if a water heater malfunction occurs. The elbows are not necessary. Recommend that a licensed plumber replace the multiple turn TPRV drain with a straight pipe to the floor.



Photo 27-1 The Monroe Twp, "Final" inspection sticker is on the water heater. Typically the drain goes straight to the floor as indicated by the blue arrow.

28) Comment/FYI - The estimated useful life for most water heaters is 8-12 years. Based upon the manufacture date on the data plate this water heater was manufactured in January, 2013.

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



Photo 29-1

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

General heating system type(s): Forced air furnace

General heating distribution type(s): Ducts and registers

Last service date of primary heat source: Unknown.

Condition of forced air heating system: Appeared serviceable.

Forced air heating system fuel type: Natural gas

Estimated age of forced air furnace: 18 YO. See below.

Location of forced air furnace: Basement

Forced air system capacity in BTUs or kilowatts: 100,000BTU/Hr.

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

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

Condition of forced air ducts and registers: Appeared serviceable

Condition of burners: Appeared serviceable

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

Condition of venting system: Recommend evaluation and repair due to the extensive rust. See below.

Venting: The furnace is vented (Exhausted) to the exterior via a metal flue pipe along with the water heater.

Condition of cooling system: Appeared serviceable. All accessible air supply registers were measured for appropriately cool air. This also confirms that when in the HEAT mode the HVAC system will deliver warm air to each livable room/area of the house.

Cooling system fuel type: Electric

Cooling system type: Central air split system.

Condition of thermostat(s): Appeared serviceable

30) Repair/Maintain/Service, Evaluate - The last service date of the gas forced air furnace appeared to be more than 1 year ago. Recommend that a 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 this servicing should be performed annually in the future. Routine, seasonal servicing (cooling and heating) is recommended to help ensure efficiency and reliable operation.



Photo 30-1 There's an abundance of rust particles and debris in the furnace which suggests that it hasn't been professionally serviced for years.

31) Repair/Maintain/Service, Evaluate - There is rust on the furnace's exhaust flue. This is usually carbonic corrosion caused by the caustic condensation that's a byproduct of the furnace's operation. Recommend that a qualified HVAC contractor evaluate and repair. There is also an abundance of rust and other corrosive by product materials inside the furnace indicating that it hasn't been professionally serviced.



Photo 31-1

32) Repair/Maintain/Service - One or more forced air furnace's filter chamber does not have a cover. Without a cover to seal the filter chamber the air filtering system does not operate properly and consequently the air quality and efficient air flow may be compromised. Recommend sealing the chamber. Additionally, the filter is improperly sized. It's too big for this filter chamber. The proper sized filter should be used.

One option for a cover is <https://www.allergyzone.com/collections/clean-air-accessories/products/filterlock-furnace-filter-slot-seal>. Recommend that this cover, or something similar, be used to seal the opening over the air filter.



Photo 32-1

33) 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).

34) 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.

35) Comment/FYI - The estimated useful life for most forced air furnaces is 15-20 years. This furnace appeared to be in this age range this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future. Based upon the manufacture date coded into the serial number this furnace was manufactured in January, 2000.

36) Comment/FYI - The estimated useful life for most air conditioning condensing units is 10-15 years. This unit appeared to be beyond this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future. Based upon the manufacture date coded into the serial number this AC condensing coil/compressor was manufactured in January, 2001.

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



Photo 37-1

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 fireplace: Appeared serviceable

Gas fireplace type: Metal pre-fab fireplace

Condition of chimneys and flues: Appeared serviceable

Gas-fired flue type: Direct vent

Kitchen

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

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of under-sink food disposal: Appeared serviceable

Condition of dishwasher: Appeared serviceable. Operated a rinse only cycle. 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: 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.

Bathrooms, Laundry and Sinks

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

Location A: Half bath, first floor

Location B: Full bath, Master bath

Location C: Full bath, 2nd floor hall.

Location D: Utility sink in the Laundry room.

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable with noted exception for the Laundry room. See below.

Condition of flooring: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of toilets: Appeared serviceable

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

Condition of shower and related plumbing: Appeared serviceable

Condition of ventilation systems: Appeared serviceable

Bathroom ventilation type: Baths A & C have vents. The Master has a window.

Gas supply for laundry equipment present: Yes

38) Material Defect/Safety, Repair/Maintain/Service - FOR THE LAUNDRY ROOM - One or more cabinets were loose, or were secured with too few or substandard fasteners and was hanging off the wall, not completely secured. 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 38-1 The right side of this set of cabinets in the Laundry room appears to be falling off the wall and should be properly secured.

39) Repair/Replace - The bathroom with a shower and bathtub at location B didn't have an exhaust fan installed. Moisture can accumulate and result in mold, bacteria or fungal growth. Even if the bathroom has a window that opens, it may not provide adequate ventilation, especially during cold weather when windows are closed or when wind blows air into the bathroom. It's not reasonable to use the window in the Master when ventilation is needed. Recommend that a qualified contractor install exhaust fans per standard building practices where missing in bathrooms with showers and/or bathtubs.

40) Repair/Maintain/Service - The bathtub drain stopper mechanism at locations B and C were inoperable. Consequently the jetted tub in the Master could not be filled and operated. Recommend that a qualified person repair or replace as necessary.

41) Comment/FYI - All sinks (baths, utility and kitchen), tubs and shower 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.

42) Comment/FYI - The jetted tub in the Master was not filled and operated. The drain stopper in the tub was inoperable and the water would not fill the tub.

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 exceptions. See below. All interior doors were operated.

Condition of windows: Appeared serviceable

Type(s) of windows: Wood construction. Multi-pane glazing. Predominantly double-hung operation. Few 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: Carpet, Tile

Condition of stairs, handrails and guardrails: Appeared serviceable

43) Repair/Maintain/Service - One or more interior doors wouldn't latch or were difficult to latch. Such as for the half bath and 2nd floor hall bath. Recommend that a qualified person repair as necessary. For example, by adjusting latch plates or locksets.

44) 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.

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

Regal Home Inspections, LLC

37 Ridge Road

Colts Neck NJ 07722

Inspector: Frank J. Delle Donne

Inspector's email: frank07722@gmail.com

Inspector's phone: (908) 902-2590

NJ Home Inspector License # - 24GI00125100

NJ-DEP Radon Measurement Technician Certification # - MET13186

NJ DEP 7B Pesticide Applicator License # - 59628B

InterNACHI Membership ID# NACHI 13103001



Summary

Client(s): **Sample Report 2018-2**

Property address: **Monroe, NJ 08831**

Inspection date: **Saturday, October 6, 2018**

This report published on Thursday, November 29, 2018 7:36:43 AM 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 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
Repair/Replace	Recommend repairing or replacing
Repair/Maintain/Service	Recommend servicing, repair and/or maintenance
Maintain	Recommend ongoing maintenance
Evaluate	Recommend evaluation by a specialist
Monitor	Recommend monitoring in the future
Comment/FYI	For your information

Grounds

4) Material Defect/Safety, Repair/Replace - One or more sets of stairs were unstable and the structure appears to have shifted. A qualified contractor should repair as necessary. For example, by installing additional bracing or supports.

5) Material Defect/Safety, Repair/Maintain/Service - Guardrails and handrails at one or more locations were loose and/or wobbly and pose a fall hazard. Recommend that a qualified person repair handrails and guardrails as necessary.

Electric

17) Material Defect/Safety, Repair/Replace, Evaluate - A wire (identified on the circuit breaker panel legend for the AC) has visual indications of burns caused, potentially, by electrical overheating. When checked with a thermal imaging camera, the thermal image results confirm that the wire and breaker are hotter than the surrounding electrical components. Highly recommend that a licensed electrician evaluate and repair as the professional, licensed electrician deems appropriate. Properly sized wires for the amperage of the circuit breaker and appliance that it serves should not overheat. Overheating is a potential fire hazard. A licensed electrician can measure the amperage load of the appliance connected to these wires. Overcurrent (creating heat and the burn marks) could be indications of electrical component damage or deterioration in the AC system. Drawing too many amps could be a sign of a failing compressor or fan motor in the outside AC unit. Therefore the electrician may make a referral to an HVAC contractor if they determine that the AC unit outside is drawing too many amps as explained above.

Water Heater

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

Bathrooms, Laundry and Sinks

38) Material Defect/Safety, Repair/Maintain/Service - FOR THE LAUNDRY ROOM - One or more cabinets were loose, or were secured with too few or substandard fasteners and was hanging off the wall, not completely secured. 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.