Regal Home Inspections, LLC

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NJ-DEP Radon Measurement Technician Certification # - MET13186
NJ-DEP 7B Pesticide Applicator License # - 59628B
InterNACHI Membership ID# NACHI 13103001

Property Inspection Report

Client(s): **John Q. Public**
Property address: **1 Any Street**
Manalapan, NJ 07726
Inspection date: **Sunday, September 29, 2019**

This report published on Monday, September 30, 2019 9:02:23 PM EDT

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
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: 09292019
Time started: 8:54am
Time finished: 10:25am
Present during inspection: Client, Property owner, Realtor
Client present for discussion at end of inspection: Yes
Weather conditions during inspection: Overcast
Temperature at the start of the inspection: 72
Type of building: Single family
Buildings inspected: One single family house.

Number of residential units inspected: 1
Age of main building: 49 YO. Built 1970.
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 via email prior to the inspection and the signed original was provided during 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) *Comment/FYI* - Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding (See Item 13 below) and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Often times, renovations will expose the presence of some of these materials which were not readily accessible for visual inspection or were obscured during the inspection. In accordance with the Pre Inspection Agreement, the inspector is not specifically looking for these hazardous materials. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. If you feel that it's possible that these hazardous material may exist, it is recommended that you consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation.

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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 7.

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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).

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4) *Comment/FYI* - In accordance with the NJ home inspection standards of practice a, " 'Material Defect' means a condition, or functional aspect, of a structural component or system that is readily ascertainable during a home inspection that substantially affects the value, habitability or safety of the dwelling, but does not include decorative, stylistic, cosmetic, or aesthetic aspects of the system, structure or component."

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

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5) *Comment/FYI* - Due to the Bi level nature of the house design there is no, sub soil basement. The lower level is finished in both the interior side as well as the garage side. Therefore the house structure, beams, floor joists and columns or support posts were not visible and accessible for inspection and material identification.

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 with noted exceptions. See items below.
Sidewalk and/or patio material: Poured in place concrete, paving stones and gravel.
Condition of deck, patio and/or porch covers: Appeared serviceable
Deck, patio, porch cover material and type: The front porch is covered with a framed gable covering. The back patio is covered with panels under the back deck. There's also a cloth covered, gazebo-like structure in the back.
Condition of deck and porch: Appeared serviceable with noted exceptions. See items below.
Deck and/or porch material: Wood
Condition of stairs, handrails and guardrails: Appeared serviceable with noted exceptions. See items below.
Exterior stair material: Wood, Concrete
Grading & Drainage: In accordance with the NJ home inspection standards of practice, the vegetation, grading, drainage and retaining walls (As may exist) were inspected with respect to their immediate, detrimental effect on the condition of the residential building.

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

Photo 6-1

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

Photo 7-1

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8) ***Material Defect/Safety, Repair/Maintain/Service*** - Cracks, holes, settlement, heaving and/or deterioration resulting in trip hazards were found in the sidewalks or patios. For safety reasons, recommend that a qualified contractor repair as necessary to eliminate trip hazards. Check with the local municipality to see if the homeowner is responsible for maintenance of the sidewalk at the curb in front of your house. If the homeowner is responsible and liable, Regal Home Inspections, LLC recommends that all sidewalk repairs be made prior to taking ownership of the house.

Photo 8-1

Photo 8-2

Photo 8-3

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9) *Material Defect/Major, Repair/Maintain/Service, Evaluate* - The deck in the back is attached to the house at a point that is called a, "Cantilever". As described in the link below, decks should not be attached in this manner. It is often done however and is seen quite often in inspections. Current building practices do not allow this in many jurisdictions. Recommend that this be evaluated by a licensed, qualified contractor or structural engineer. Please refer to the link below for more information.

http://structuretech1.com/2014/05/the-problem-with-attaching-a-deck-to-a-cantilevered-floor/

Structural engineering options include:[list]

- F. Dharmawan, PE, DW Smith Associates. Wall, NJ 732 962 2920
- Bill Longo, Lortech Construction Engineering, Freehold, NJ 732 863 1403

Photo 9-1

Photo 9-2

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10) *Comment/FYI* - Minor deterioration (e.g. cracks, holes, settlement, heaving) was found in the driveway, but no trip hazards were found. The client may wish to have repairs made for cosmetic reasons.

Photo 10-1

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11) *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: Appears to be cement asbestos boards (CAB).
Condition of foundation: Appeared serviceable
Apparent foundation type: Finished lower level (and a garage) in this bi-level house.
Foundation/stem wall material: Concrete block
Footing material (under foundation stem wall): Inaccessible for visual inspection

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12) *Maintain, Evaluate* - Trees or branches were hanging over 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. Please note that home insurance companies may have issues with trees too close to the house that can effect coverage and/or premiums. Consult (Evaluate) with your insurance company.

Photo 12-1

Photo 12-2

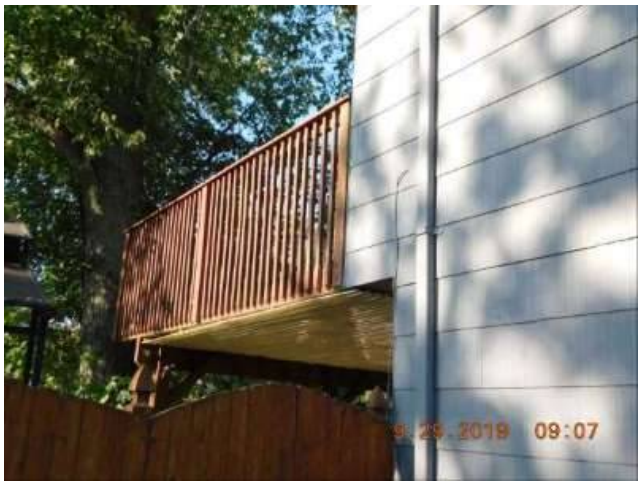

Photo 12-3

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13) ***Maintain*** - Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. 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 13-1

14) *Comment/FYI* - Based on the appearance of the siding and the age of this structure, the exterior siding material may contain asbestos (Cement Asbestos Boards - CAB). The EPA recommends leaving such siding in place and undisturbed, and maintaining a paint coat for encapsulation. Modern cement-based siding with no asbestos content, often with a similar appearance, is available for repairs when needed. The client should be aware that this siding may contain asbestos when considering repairing or replacing it. At that time or before if the client has concerns, consult with a qualified abatement specialist and/or testing lab. Please note that most, if not all of the houses in this neighborhood, built in the 1960s, had the same material used. This is not unique to this house or for that matter, nearly any other house in NJ built in the same era. If you plan on renovations, a reputable contractor will tell you that due to the asbestos, the siding will need to be handled as hazardous materials.

15) *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 15-1

Roof

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

The inspector does not guarantee or warrant that leaks will not occur in the future. Roofs ARE NOT water proof. They are water 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: Traversed

Condition of roof surface material: Beyond service life. Recommend budgeting for replacement. Please note

that the seller stated that when they bought the house 3 years ago they were told that the roof needed to be replaced but they did not.
Roof surface material: Asphalt or fiberglass composition shingles
Roof type: Gable
Apparent number of layers of roof surface material: One
Condition of gutters, downspouts and extensions: Appeared serviceable with noted exceptions. See items below.

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16) *Material Defect/Major, Repair/Replace* - Some composition shingles were broken or had substandard repairs. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor repair as necessary. For example, by replacing shingles.

This, combined with the apparent age of the roof, statements from the seller that they were told 3 years ago that the roof needed to be replaced and the nail pops and moss (see other items in this section) indicates that this is a material defect in accordance with the NJ home inspection standards of practice. Roof surface replacement (including repairs to the roof's plywood base, see Attic and Roof structure section) should be anticipated in the near future.

Photo 16-1 Broken shingle.

Photo 16-2 Substandard repair.

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

Photo 17-1

Photo 17-2

18) *Repair/Maintain/Service* - Nail heads were exposed at numerous shingles. More than just a few exposed nail heads may indicate a substandard roof installation or an aging roof. Recommend applying an approved sealant over exposed nail heads now and as necessary in the future to prevent leaks.

Photo 18-1 Some examples shown. Others exist.

Photo 18-2

Photo 18-3

Photo 18-4

Photo 18-5

Photo 18-6

Photo 18-7

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19) *Maintain* - Significant amounts of debris have accumulated in one or more gutters or downspouts. Gutters can overflow and cause water to come in contact with the building exterior, or water can accumulate around the foundation. This is a conducive condition for wood-destroying organisms. Recommend cleaning gutters and downspouts now and as necessary in the future.

Photo 19-1

Photo 19-2

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

Photo 20-1

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

Photo 21-1

Photo 21-2

Photo 21-3

Photo 21-4

Photo 21-5

Photo 21-6

22) ***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: Partially traversed. The attic area did not have a fully walk-able floor and areas of the attic were inaccessible. Areas beyond the hatch area are excluded as they were not readily available for visual inspection.
Condition of roof structure: Appeared serviceable with noted exception. See item below.
Roof structure type: Trusses
Ceiling structure: Trusses
Condition of insulation in attic: Appeared serviceable
Ceiling insulation material: Fiberglass roll or batt
Approximate attic insulation R value (may vary in areas): Estimate 8 - 10 inches of fiberglass insulation at, approximately, R3 per inch.
Vapor retarder: Installed
Condition of roof ventilation: Recommend increasing the attic ventilation. See below.
Roof ventilation type: Gable end vents and a roof vent with a powered fan.

23) ***Repair/Replace, Evaluate*** - The roof decking was spongy, soft or springy in one or more areas when the inspector walked on those areas. This may be caused by deteriorated sheathing, damaged rafters or trusses, and/or otherwise substandard construction. Recommend that a qualified contractor evaluate and repair as necessary.

Photo 23-1

Photo 23-2

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24) *Repair/Replace, Evaluate* - One or more sections of the roof structure appeared to have substandard ventilation, soffit vents were missing, ridge vents were missing and/or there were too few vents. This can result in high attic and roof surface temperatures, reduce the life of the roof covering materials, and/or increase cooling costs. High levels of moisture are also likely to accumulate in the roof structure or attic, and can be a conducive condition for wood-destroying organisms. Standard building practices require one free square foot of ventilation for every 150 square feet of attic space, and that vents be evenly distributed between the lowest points of the roof structure and the highest points to promote air circulation. Often this means that both soffit vents and ridge or gable end vents are installed. Recommend that a qualified contractor evaluate and repair per standard building practices.

When the roof is replaced, recommend upgrading the attic's ventilation at the same time.

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25) *Repair/Maintain/Service, Evaluate* - One or more recessed "can" lights were installed in the attic and there was no insulation around them. The inspector was unable to find a label or markings that indicated that these lights are designed to be in contact with insulation. If lights are not "IC" rated then putting insulation in contact may be a fire hazard. However, no insulation allows for warm moist 2nd floor air to rise into the attic. This A) Is energy inefficient and B) The rising, warm moist air will cause condensation in the attic in the cold of winter which, in turn, can cause mold. Recommend further evaluation by a qualified contractor to determine if these lights are rated for contact with insulation. If they aren't, or if their rating can't be determined, then recommend that a qualified person repair as necessary to prevent air from escaping into the attic. For example, by installing shields around lights and installing insulation over the shields.

Photo 25-1 One shown. Others exist.

Crawl Space

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 excluded from this inspection. 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 crawl spaces in the future. Complete access to all crawl space areas 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 attempts to locate all crawl space access points and areas. Access points may be obscured or otherwise hidden by furnishings or stored items. In such cases, the client should ask the property owner where all access points are that are not described in this inspection, and have those areas inspected. Note that crawl space areas should be checked at least annually for water intrusion, plumbing leaks and pest activity.

Crawl space inspection method: Not inspected. The crawl space is the small area under the interior steps and the front landing. It was filled with furniture that could not be moved. In accordance with the NJ home inspection standards of practice, the inspector does not move furniture or the seller's possessions.
Condition of floor substructure above: Appeared serviceable
Floor structure: Solid wood joists

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26) *Evaluate* - The crawl space (Under the steps and front entry) was inaccessible. There was furniture and stored items in the closet blocking access. Recommend a full evaluation of that area once the seller's possessions are removed. There could be latent (hidden) material defects that were inaccessible for inspection on this day.

Garage

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

Type: Attached
Condition of door between garage and house: Appeared serviceable
Type of door between garage and house: Solid core
Condition of garage vehicle door(s): Appeared serviceable
Type of garage vehicle door: Sectional
Number of vehicle doors: 1
Condition of automatic opener(s): None. The door was manually operated.
Condition of garage floor: Appeared serviceable with noted exception. See item below.
Condition of garage interior: Appeared serviceable
Garage ventilation: There is a pedestrian door in the back of the garage.

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27) *Comment/FYI* - Minor cracks were found in the concrete slab floor. These are common and appeared to be only a cosmetic issue.

Photo 27-1

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

Photo 28-1

Photo 28-2

Photo 28-3

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: Overhead
Number of service conductors: 3
Service voltage (volts): 120-240
Estimated service amperage: 200. "CL200" seen printed on the meter below the meter's glass cover.
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
Location of main service panel A: Garage
Location of main disconnect: Breaker at top of main service panel
Condition of branch circuit wiring: Appeared serviceable with noted exceptions. See items below.

Branch circuit wiring type: Non-metallic sheathed cable. All solid strand branch circuit wiring seen was copper.
Solid strand aluminum branch circuit wiring present: Yes
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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29) *Material Defect/Safety, Repair/Replace, Evaluate* - One or more electric receptacles (outlets) at the garage and exterior 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.

Photo 29-1

Photo 29-2

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

Photo 30-1

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

Photo 31-1

Photo 31-2

Photo 31-3

32) *Material Defect/Safety, Evaluate* - One or more branch circuits with solid-strand aluminum wires were found. Problems due to expansion and contraction with this type of wiring can cause overheating at connections between the wire and devices such as switches and receptacles (outlets), or at splices. The Consumer Products Safety Commission recommends pig-tailing onto the ends of the aluminum wire. This appears to have been done based on the purple wire nuts seen above the electrical panel. A qualified electrician should evaluate the full electrical system to ensure that both ends (We can only see one end) have been pigtailed. For more information on repairing aluminum wire please read the attached Consumer Product Safety Commission document.

Photo 32-1

33) *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.

34) *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 upper level bathroom. No appreciable decrease in water flow observed.

Location of main water shut-off: Behind the water heater. See below.
Condition of supply lines: Appeared serviceable
Supply pipe material: Copper
Condition of drain pipes: Appeared serviceable
Drain pipe material: Copper
Condition of waste lines: Appeared serviceable
Waste pipe material: Cast iron, Copper
Vent pipe condition: Appeared serviceable
Vent pipe material: Galvanized steel, Copper
Sump pump installed: None visible
Condition of fuel system: Appeared serviceable
Location of main fuel shut-off valve: At gas meter

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35) ***Maintain, Comment/FYI*** - The outside hose bibs are NOT the "freeze proof" style and therefore they require winterizing. Please locate the shut-off valves on the inside of the house close to where the bibs are outside. Shut the inside valve. Then open the hose bib on the outside and leave it open all winter so that the water can drain and any ice that may form has room to expand.

In the spring, after any potential of freezing temperatures have passed, open the inside valve and then close the outside valve to ensure there is no trapped air.

Please also be sure to disconnect any garden hoses from the hose bib for the winter so the bib drains properly.

Photo 35-1

Photo 35-2

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

To verify that the house's drain and waste piping is fully functional, it is recommended that a waste pipe video service provider use a scope or camera to verify that there isn't any damage or clogs to the waste pipe from the house to the main sewer connection. Repairs to a damaged pipe can be expensive. One such service provider is Pipe Works Home Services. www.pwsnj.com. 973-635-3111.

The inspector does a, "Functional drainage" test at each fixture but that does not simulate the amount of water during family life; Multiple showers, loads of laundry, toilet use, etc. Repairs to a damaged pipe can be

expensive. Internal video inspection of the waste pipe is a prudent cost by comparison. The estimated cost of a video analysis of the waste pipe from the clean out to the street is approximately $275.00.

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

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 37-1

Photo 37-2

Photo 37-3

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38) *Comment/FYI* - Water meter and main water shut off. Seen in the photo below between the furnace and the water heater.

Photo 38-1

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: 2 YO. See below.
Capacity (in gallons): 50
Temperature-pressure relief valve installed: Yes
Location of water heater: Utility room
Hot water temperature tested: Yes
Water temperature (degrees Fahrenheit): 100+ degrees
Condition of burners: Appeared serviceable
Condition of venting system: Recommend evaluation. See below.
Water heating venting: The water heater is vented (exhausted) to the exterior via a metal flue.

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39) ***Material Defect/Safety, Repair/Replace, Evaluate*** - Exhaust gases were "back drafting" out of the water heater's draft hood. The flue pipe may be configured incorrectly, blocked or damaged. This finding is being made as a result of the melted plastic atop the water heater which indicates that some of the exhaust's hot air is escaping into the living space and not all, 100% going up the flue. This is a safety hazard due to the risk of exhaust gases entering living spaces. A qualified contractor should evaluate and repair as necessary.

Photo 39-1 This plastic ring is melted.

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40) *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 July, 2017.

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41) *Comment/FYI* - Sample water temperatures.

Photo 41-1 116.6

Photo 41-2 107.9

Photo 41-3 108.6

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42) *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 42-1

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. All accessible air supply registers were measured for warm air.
Forced air heating system fuel type: Natural gas
Estimated age of forced air furnace: 4 Y.O.
Location of forced air furnace: Laundry room
Forced air system capacity in BTUs or kilowatts: 80,000 BTU/hr.
Condition of furnace filters: Recommend filter replacement upon taking occupancy and then in accordance with the filter manufacturer's instructions thereafter.
Location for forced air filter(s): At base of air handler
Condition of forced air ducts and registers: Appeared serviceable
Condition of burners: Appeared serviceable
Type of combustion air supply: Intake duct
Condition of venting system: Appeared serviceable
Venting: The furnace is vented (exhausted) to the exterior via a PVC pipe.
Condition of thermostat(s): Appeared serviceable
Condition of cooling system: Appeared serviceable. All accessible air supply registers were measured for

appropriately cool air.
Cooling system fuel type: Electric
Cooling system type: Central air split system.

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43) *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.

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44) *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 44-1 Filter chamber shown here with the cover on. Chamber cover removed in the next photo exposing the filter.

Photo 44-2

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45) *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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46) *Comment/FYI* - The estimated useful life for most forced air furnaces is 15-20 years. Based upon the manufacture date on the data plate this furnace was manufactured in March, 2015.

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

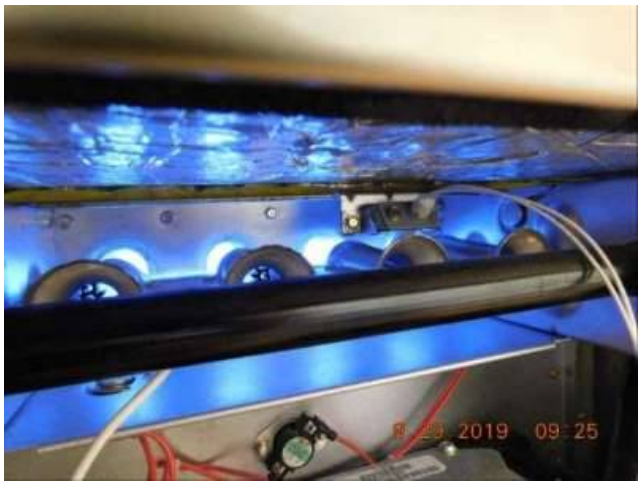

Photo 47-1

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48) *Comment/FYI* - The estimated useful life for most air conditioning condensing units is 10-15 years. Based upon the manufacture date on the data plate this AC condensing coil/compressor was manufactured in March, 2015.

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49) *Comment/FYI* - Sample AC temperatures.

Photo 49-1 Lower level temperatures shown here and in the next two photos. Upper level temperatures shown in the last three photos. 61.1

Photo 49-2 59.5

Photo 49-3 62.7

Photo 49-4 59.3

Photo 49-5 56.6

Photo 49-6 56.1

Kitchen

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

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

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

Condition of dishwasher: Appeared serviceable. Operated a 17 minute rinse and hold 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 burners. Operated the 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.

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

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51) ***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, Lower level
Location B: Full bath, Upper level
Condition of counters: Appeared serviceable
Condition of cabinets: Appeared serviceable
Condition of flooring: Appeared serviceable
Condition of sinks and related plumbing: Appeared servicable with noted exceptions. See below.
Condition of toilets: Appeared servicable with noted exception. See below.
Condition of bathtub and related plumbing: Appeared serviceable
Condition of shower and related plumbing: Appeared serviceable
Condition of ventilation systems: Appeared serviceable
Bathroom ventilation type: Windows
Gas supply for laundry equipment present: Yes

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

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53) ***Repair/Replace*** - One or more spouts such as the sink spout at location B were loose. Recommend that a qualified person repair or replace as necessary.

Photo 53-1 Right sink.

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54) *Repair/Replace* - The bathroom with a shower or bathtub at locations A and 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. Recommend that a qualified contractor install exhaust fans per standard building practices where missing in bathrooms with showers or bathtubs.

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55) *Repair/Maintain/Service* - The sink at location A drained slowly. Recommend clearing drain and/or having a qualified plumber repair if necessary.

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

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57) *Comment/FYI* - All sinks (baths, kitchen), tub 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 bowls, inside and out as well as the water storage tank. No damage was noted.

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

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

“When inspecting the interior of a residential building, a home inspector shall:
1) Inspect: …..

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

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

Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

Condition of exterior entry doors: Appeared serviceable. All exterior doors were operated.
Condition of interior doors: Appeared serviceable. All interior doors were operated.
Condition of windows: Appeared servicable with noted exception. See below.
Types of windows: Primarily wood construction. Single pane glass with sliding, double hung, and casement operation. Some metal storm windows.
Condition of walls and ceilings: Appeared serviceable
Wall type or covering: Drywall, wood, and faux masonry
Ceiling type or covering: Drywall
Condition of flooring: Appeared serviceable
Flooring type or covering: Wood or wood products, Laminate, Tile
Condition of stairs, handrails and guardrails: Appeared serviceable

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

Photo 59-1

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60) ***Repair/Replace, Evaluate*** - Condensation or staining was visible between multi-pane glass in one or more windows. This usually indicates that the seal between the panes of glass has failed or that the desiccant material that absorbs moisture is saturated. As a result, the view through the window may be obscured, the

window's R-value will be reduced, and accumulated condensation may leak into the wall structure below. Recommend that a qualified contractor evaluate and repair windows as necessary. Usually, this means replacing the glass in window frames.

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

Photo 60-1

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61) ***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

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NJ-DEP Radon Measurement Technician Certification # - MET13186
NJ-DEP 7B Pesticide Applicator License # - 59628B
InterNACHI Membership ID# NACHI 13103001

Summary

Client(s): **John Q. Public**
Property address: **1 Any Street**
Manalapan, NJ 07726
Inspection date: **Sunday, September 29, 2019**

This report published on Monday, September 30, 2019 9:02:23 PM EDT

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
Maintain	Recommend ongoing maintenance
Evaluate	Recommend evaluation by a specialist
Monitor	Recommend monitoring in the future
Comment/FYI	For your information

Grounds

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

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

8) ***Material Defect/Safety, Repair/Maintain/Service*** - Cracks, holes, settlement, heaving and/or deterioration resulting in trip hazards were found in the sidewalks or patios. For safety reasons, recommend that a qualified contractor repair as necessary to eliminate trip hazards. Check with the local municipality to see if the homeowner is responsible for maintenance of the sidewalk at the curb in front of your house. If the homeowner is responsible and liable, Regal Home Inspections, LLC recommends that all sidewalk repairs be made prior to taking ownership of the house.

9) ***Material Defect/Major, Repair/Maintain/Service, Evaluate*** - The deck in the back is attached to the house at a point that is called a, "Cantilever". As described in the link below, decks should not be attached in this manner. It is often done however and is seen quite often in inspections. Current building practices do not allow this in many jurisdictions. Recommend that this be evaluated by a licensed, qualified contractor or structural engineer. Please refer to the link below for more information.

http://structuretech1.com/2014/05/the-problem-with-attaching-a-deck-to-a-cantilevered-floor/

Structural engineering options include:[list]

- F. Dharmawan, PE, DW Smith Associates. Wall, NJ 732 962 2920
- Bill Longo, Lortech Construction Engineering, Freehold, NJ 732 863 1403

Roof

16) *Material Defect/Major, Repair/Replace* - Some composition shingles were broken or had substandard repairs. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor repair as necessary. For example, by replacing shingles.

This, combined with the apparent age of the roof, statements from the seller that they were told 3 years ago that the roof needed to be replaced and the nail pops and moss (see other items in this section) indicates that this is a material defect in accordance with the NJ home inspection standards of practice. Roof surface replacement (including repairs to the roof's plywood base, see Attic and Roof structure section) should be anticipated in the near future.

Electric

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

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

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

where necessary.

32) ***Material Defect/Safety, Evaluate*** - One or more branch circuits with solid-strand aluminum wires were found. Problems due to expansion and contraction with this type of wiring can cause overheating at connections between the wire and devices such as switches and receptacles (outlets), or at splices. The Consumer Products Safety Commission recommends pig-tailing onto the ends of the aluminum wire. This appears to have been done based on the purple wire nuts seen above the electrical panel. A qualified electrician should evaluate the full electrical system to ensure that both ends (We can only see one end) have been pigtailed. For more information on repairing aluminum wire please read the attached Consumer Product Safety Commission document.

Water Heater

39) ***Material Defect/Safety, Repair/Replace, Evaluate*** - Exhaust gases were "back drafting" out of the water heater's draft hood. The flue pipe may be configured incorrectly, blocked or damaged. This finding is being made as a result of the melted plastic atop the water heater which indicates that some of the exhaust's hot air is escaping into the living space and not all, 100% going up the flue. This is a safety hazard due to the risk of exhaust gases entering living spaces. A qualified contractor should evaluate and repair as necessary.

Interior, Doors and Windows

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