Regal Home Inspections, LLC

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NJ Home Inspector License # - 24GI00125100
NJ-DEP Radon Measurement Technician Certification # - MET13186
NJ-DEP 7B Pesticide Applicator License # - 59628B

Property Inspection Report

Client(s): **Jane Doe**
Property address: **Main St**
Anytown USA
Inspection date: **Saturday, February 27, 2021**

This report published on Monday, March 1, 2021 2:40:51 AM EST

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

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

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

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

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

How to Read this Report

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

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

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

General Information

Inspector: Frank J. Delle Donne performed your inspection.
Report number: 02272021B
Time started: 12:30pm
Time finished: 2:30pm
Present during inspection: Client, Property owner
Client present for discussion at end of inspection: Yes
Weather conditions during inspection: Overcast
Temperature at the start of the inspection: 49
Type of building: Single family house.
Number of residential units inspected: 1
Buildings inspected: One single family house.
Age of main building: 37 YO. Built 1984.
Source for main building age: Online property listing
Occupied: Furniture or stored items were present
The client returned the signed Pre Inspection Agreement via: The Pre Inspection Agreement was signed and returned via DocuSign.
Appeared Serviceable: This term is used throughout the report. It is intended to be an objective term that conveys that the item being described does what it is intended to do. This term intentionally DOES NOT convey that the item is "Good" or "Works well" which are subjective terms.

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1) *Comment/FYI* - A radon test is being conducted. The test device will be retrieved Monday, March 1. The pick up will be coordinated with the seller. The measurement device will then be sent to the lab for analysis and reporting. I anticipate that the results will be returned Wednesday, March 3.

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2) *Comment/FYI* - A termite (Wood destroying insect - WDI) inspection was conducted. The report is attached to the email that this Property Report was sent. I recommend following any/all of the suggestions and recommendations as necessary, as detailed in the National Pest Management Association (NPMA) -33 Termite Report. Your mortgage company may want a copy of this NPMA-33.

There were indications of carpenter ant activity and damage to wood on the back patio, some of which are very close to the house. Termite tube scarring seen in the crawl space. There was no damage seen to wood however the floor insulation restricted visibility to most of the floor joists, rim joists and sub floor.

Bait stations and drill marks were also seen around the property.

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

Photo 2-1 Carpenter ant damage seen in the wood at the patio. Here and the next 2 photos.

Photo 2-2

Photo 2-3

Photo 2-4 Examples of termite tube scarring seen inside the crawl space. Here and the next 2 photos.

Photo 2-5

Photo 2-6

3) ***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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4) ***Comment/FYI*** - Throughout the report the inspector may refer you to seek the services of a, "Qualified professional" or "Qualified contractor" or something similar. The use of one of these phrases (Or something similar) is to guide you to seek the help of a licensed, NJ contractor, appropriate subject matter specialist or in some cases, a structural engineer, environmental expert, pesticide applicator, roofing contractor, plumber, etc.

If you are in need of clarification as to whom you should call, please call one of Regal Home Inspections, LLC's NJ Licensed inspectors for further information.

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

Grounds

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

Site profile: Minor slope
Condition of driveway: Appeared serviceable with noted exception. See item below.
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
Condition of deck, patio and/or porch covers: Appeared serviceable
Deck, patio, porch cover material and type: The front entry and back patio are covered with overhanging roof structure.
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/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. Regal Home Inspections, LLC recommends that all sidewalk repairs be made prior to taking ownership of the house.

Photo 6-1

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7) *Repair/Maintain/Service, Monitor* - Significant amounts of standing water or evidence of past accumulated water were found at one or more locations in the yard or landscaped areas, and no drain was visible. If evidence of past water was found (e.g. silt accumulation or staining), monitor these areas in the future during periods of heavy rain. If standing water exists, recommend that a qualified person repair as necessary. For example, installing one or more drains, or grading soil.

Photo 7-1

Photo 7-2

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8) *Exclusion* - Exterior components that are specifically excluded from the NJ home inspection standards of practice include: "Fences, geological and/or soil conditions, sea walls, break-walls, bulkheads and docks, or erosion control and earth stabilization".

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9) *Exclusion* - Areas of the sidewalk in front of the house were still snow covered. Please note that once the snow has melted, it's very possible that material defects like trip hazards or other damage may only then become apparent. Areas that are snow covered are excluded from this home inspection.

Photo 9-1

Photo 9-2

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

Photo 10-2

Exterior and Foundation

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

Wall inspection method: Viewed from ground
Condition of wall exterior covering: Appeared serviceable with noted exceptions. See items below.
Apparent wall structure: Wood frame
Wall covering: Brick veneer, Metal
Condition of foundation: Appeared serviceable
Apparent foundation type: Crawl space
Foundation/stem wall material: Concrete block
Footing material (under foundation stem wall): Inaccessible for visual inspection

11) ***Material Defect/Major, Replace*** - Some sections of siding and/or trim were substandard, and allowing the wood sheathing below to be exposed. Exposed wood will deteriorate over time and in this case, could cause

damage to the wall, insulation and/or etc.. Recommend that a qualified person repair, replace or install siding or trim as necessary.

Photo 11-1 Close up of this area in the next photos.

Photo 11-2 Areas seen in the next 2 photos.

Photo 11-3

Photo 11-4

12) *Replace* - Fungal rot was found at one or more sections of siding or trim. Conducive conditions for rot should be corrected (e.g. wood-soil contact, reverse perimeter slope). Recommend that a qualified person repair as necessary. All rotten wood should be replaced.

Photo 12-1

Photo 12-2

13) *Repair/Maintain/Service* - Soil was in contact with or less than 6 inches from siding or trim in numerous areas. Regardless of what material is used for siding, it should not be in contact with the soil. If made of wood, siding or trim will eventually rot. For other materials, ground or surface water can infiltrate siding or trim and

cause damage to the wall structure. Wood-destroying insects are likely to infest and damage the wall structure. This is a conducive condition for wood-destroying organisms. Recommend grading or removing soil as necessary to maintain a 6-inch clearance. Note that damage from fungal rot and/or insects may be found when soil is removed, and repairs may be necessary.

Photo 13-1

Photo 13-2

Photo 13-3

Photo 13-4

Photo 13-5

Photo 13-6

14) *Exclusion, Comment/FYI* - In accordance with the NJ home inspection standards of practice, the inspector, "Shall inspect exterior surfaces excluding shutters, and screening, awnings and other similar seasonal accessories".

15) *Maintain, Comment/FYI* - Lintels are structural elements that support the weight of the brick over openings like windows and doors. Lintels are made of iron and often rust. Lintels are also embedded approximately 6

inches past the openings on either side to anchor them structurally. Over time lintels will rust. The rust can increase the size of the lintel and often applies upward force to the bricks causing cracks. No cracks seen here but exposed steel lintels were seen and gaps between the lintel and the brick above (Particularly over the garage door) where water can penetrate. 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 Close up of this area in the next photo.

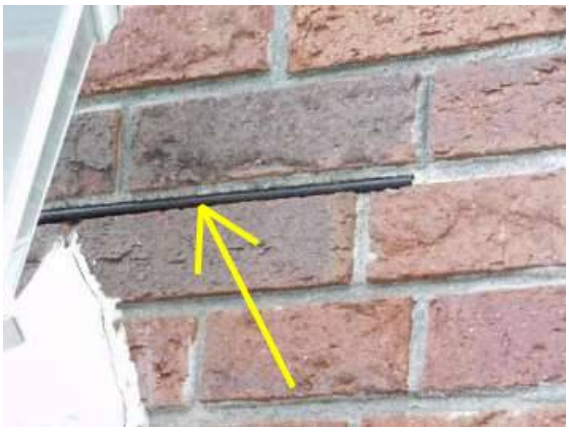

Photo 15-2

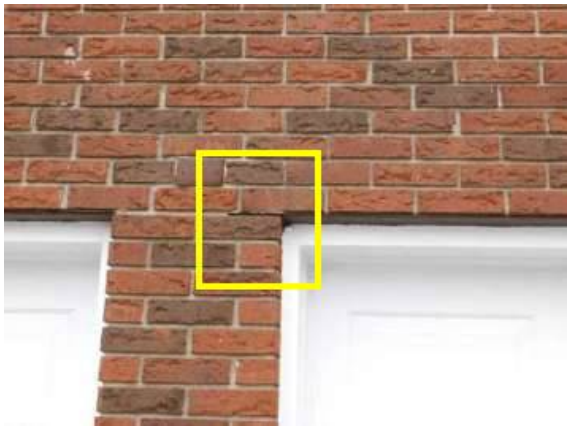

Photo 15-3 Close up of this area in the next photo.

Photo 15-4

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: Near, at or beyond service life
Roof surface material: Asphalt or fiberglass composition shingles
Roof type: Hipped
Apparent number of layers of roof surface material: Multiple
Condition of exposed flashings: Appeared serviceable
Condition of gutters, downspouts and extensions: Appeared serviceable with noted exceptions. See items below.

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16) *Material Defect/Major, Replace* - Many composition shingles were worn with missing gravel. 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 contributes to the conclusion that the roof surface is past its service life.

Photo 16-1 As with many of these photos, one area is pointed to but there are other areas missing gravel in the same photo.

Photo 16-2

Photo 16-3

Photo 16-4

Photo 16-5

Photo 16-6

Photo 16-7

Photo 16-8

Photo 16-9

Photo 16-10

Photo 16-11

Photo 16-12

Photo 16-13

Photo 16-14

Photo 16-15

Photo 16-16

Photo 16-17

Photo 16-18

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17) *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

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18) *Comment/FYI* - This asphalt or fiberglass composition roof surface appeared to have two or more layers of shingles. Additional layers of composition shingles typically last only 80% of their rated life, and the shingle manufacturer's warranty may be voided. The client should be aware that all layers of roofing will need to be removed when this roof surface needs replacing.

This contributes to the conclusion that the roof surface is past its service life.

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

Photo 19-1

Photo 19-2

Photo 19-3

Photo 19-4

Photo 19-5

Photo 19-6

20) ***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: Viewed from hatch. The attic area did not have any walk-able floor and areas of the attic were inaccessible. Areas beyond the hatch area are excluded as they were not readily available for visual inspection.
Condition of roof structure: Appeared serviceable
Roof structure type: Trusses
Ceiling structure: Trusses
Condition of insulation in attic: Appeared serviceable with noted exceptions. See items below.
Ceiling insulation material: Fiberglass roll or batt
Approximate attic insulation R value (may vary in areas): Estimate 6 - 8 inches of fiberglass insulation at, approximately, R3 per inch.
Vermiculite insulation present: None visible
Condition of roof ventilation: Appeared serviceable
Roof ventilation type: Box vents (roof jacks), perforated/enclosed soffit vents, and a roof vent with a powered fan.

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21) *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 21-1

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22) *Repair/Maintain/Service* - The attic access hatch or doors was not insulated. Weather stripping was also missing or substandard. Recommend installing weather stripping and insulation per current standards at hatches or doors for better energy efficiency. Recommend considering available attic hatch insulating options.

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

Another is www.insulated-covers.com

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

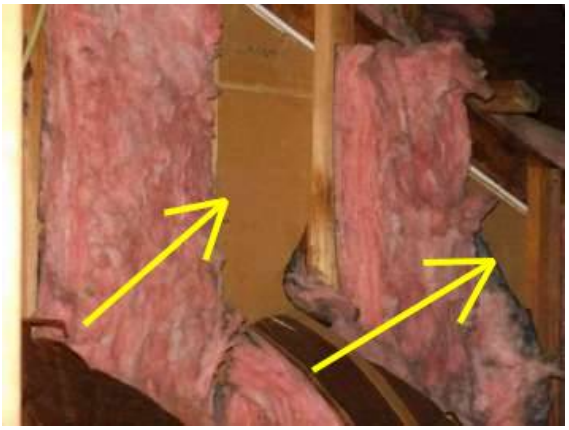

Photo 23-1

Photo 23-2

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

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

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

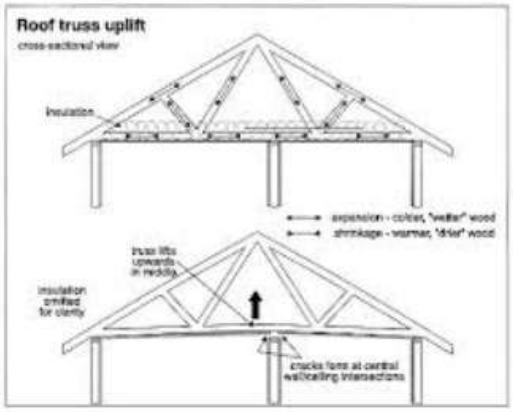

Photo 25-1

Photo 25-2

Photo 25-3

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: Traversed
Condition of floor substructure above: Appeared serviceable with noted exceptions. See items below.
Pier or support post material: Predominantly concrete block with some supplimental wood supports.
Beam material: Built-up wood
Floor structure: Solid wood joists
Condition of vapor barrier: Appeared serviceable
Vapor barrier present: Yes, "rat slab" (thin concrete slab)
Condition of crawl space ventilation: Recommend evaluation and repair. See below.
Ventilation type: Intended to be vented. See below.

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26) ***Material Defect/Major, Repair/Maintain/Service, Evaluate*** - High levels of moisture were found at one or more locations in the crawl space. Water from crawl spaces can evaporate and enter the structure above causing high levels of moisture in the structure. This is a conducive condition for wood-destroying organisms. While a minor amount of seasonal water is commonly found in crawl spaces, significant amounts should not be present.

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

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

See the Roof section and Grounds section for possible contributing factors. Namely, downspouts depositing water too close to the house and standing water in the side yard (Right side facing from the front).

Photo 26-1

Photo 26-2

Photo 26-3

Photo 26-4

Photo 26-5 The moisture meter confirms and quantifies the high levels of moisture seen.

Photo 26-6

Photo 26-7

Photo 26-8

Photo 26-9

Photo 26-10

27) *Replace, Evaluate* - Fungal rot was found at one or more sections of floor sheathing. Recommend that a qualified contractor evaluate and repair as necessary. All rotten wood should be replaced.

This is below the Master bathroom's toilet which, as noted in the Bathroom section, is very loose.

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

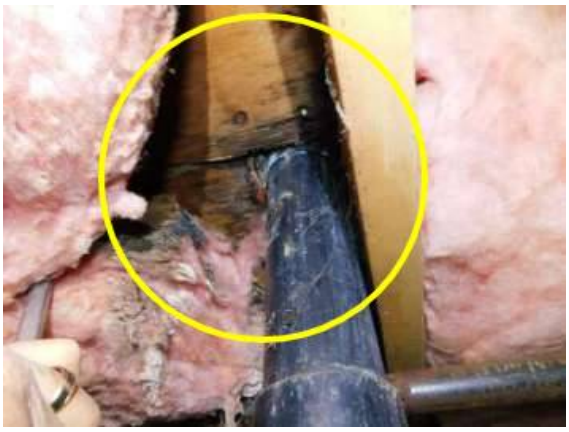

Photo 27-2 This is below the loose toilet in the Master bath.

28) *Replace* - One or more support posts were not positively secured to the beam above. While this is common in older homes, current standards require positive connections between support posts and beams above for earthquake reinforcement. Recommend that a qualified contractor repair per standard building practices. For example, by installing metal plates, plywood gussets or dimensional lumber connecting posts and beams.

Photo 28-1

Photo 28-2

Photo 28-3

Photo 28-4

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29) *Replace* - At least 3 joists under the bathrooms were notched or had holes cut in them in such a way as to significantly weaken the joist(s). General guidelines for modifying joists made of dimensional lumber include these restrictions:

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

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

Photo 29-1

Photo 29-2

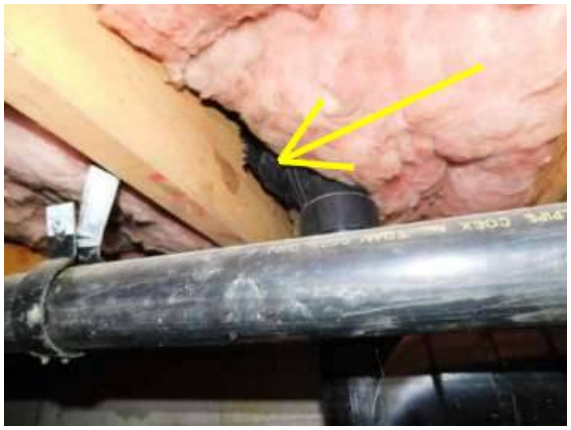

Photo 29-3

Photo 29-4

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30) *Repair/Maintain/Service* - For all the crawl space repair needs, recommend that you consult with a company such as www.quality1stbasementsystems.com. There are probably many others in your area. In summary the venting of the crawl space should be addressed and the rain and ground water management should be addressed. The structural items (Notched joists and sub floor damage) must also be addressed. A well designed crawl space system, ventilation, insulation, water management, vapor barrier, etc. although out of sight will add value to the house and help control energy costs. It's an important part of the structure and foundation of the home. It should not be ignored because it is out of sight.

Please note that www.quality1stbasementsystems.com will recommend adding a sump pump and active dehumidification to keep the crawl space dry. They may also recommend sealing the vents and insulating the foundation walls instead of venting to control moisture.

Photo 30-1 This is an example of a crawl space after a full water proofing. It remains cleaner, dryer and a more stable environment (Temperature, humidity, etc.) than exists now.

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

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

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

Photo 31-1 The white, powdery substance on the foundation walls (and sometimes floor) is efflorescence. Calcium, minerals and salt that gets pulled out of the masonry materials as the moisture moves through it.

Photo 31-2

Photo 31-3

Photo 31-4

Photo 31-5

Photo 31-6

Photo 31-7

32) *Evaluate* - Supplimental floor support was seen. Wood base plates, wood studs and a wood plate above supporting the beams. Recommend that his be evaluated by a qualified contractor such as the crawl space company identified in this section.

Photo 32-1

Photo 32-2

33) *Comment/FYI* - One or more crawl space vents were intentionally blocked (e.g. removable panels, rigid foam). This restricts ventilation in the crawl space and can result in increased levels of moisture inside. This is a conducive condition for wood-destroying organisms. Such vents should be left open at all times except during severe freezing weather. Recommend removing materials or items blocking vents as necessary.

Photo 33-1

Photo 33-2

Garage

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

Type: Attached
Condition of door between garage and house: Appeared serviceable
Type of door between garage and house: Solid core
Condition of garage vehicle door(s): Appeared serviceable
Type of garage vehicle door: Sectional
Number of vehicle doors: 2
Condition of automatic opener(s): Near, at or beyond service life
Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing): No
Condition of garage floor: Appeared serviceable
Condition of garage interior: Appeared serviceable
Garage ventilation: There is a window in the garage.

34) *Material Defect/Safety, Replace* - No photoelectric sensors were installed for both garage vehicle doors' automatic opener. These have been required on all automatic door openers since 1993 and improve safety by

triggering the door's auto-reverse feature without need for the door to come in contact with the object, person or animal that is preventing the door from closing. Recommend that a qualified contractor install photoelectric sensors where missing for improved safety. For this reason the openers are being classified as beyond service life.

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35) ***Material Defect/Safety, Repair/Maintain/Service*** - Both extension springs supporting the garage vehicle door on the right facing out had no safety containment cables installed. These cables prevent injury to people located nearby when springs eventually break. This is a potential safety hazard. Recommend that a qualified contractor install cables where missing per standard building practices.

The door on the left side facing out had the containment cables.

Photo 35-1 No containment cable seen.

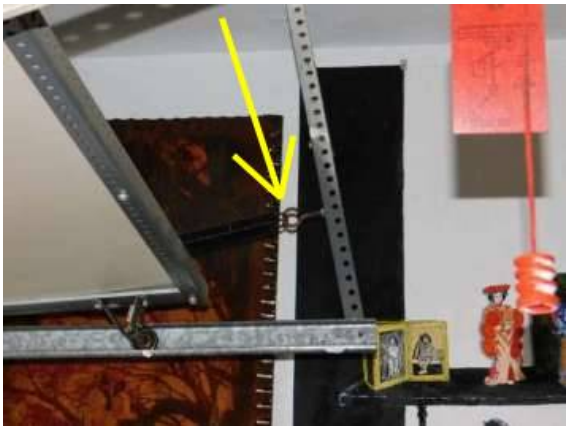

Photo 35-2 No containment cable seen.

Photo 35-3 Close up of this area in the next photo. Taken from the other door's spring.

Photo 35-4 As seen here (and for the same door's other spring) there are containment cables.

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.

1) Amperage and voltage rating of the service (At the main circuit breaker): Two hundred (200) amperes and 240 volts AC

2) Location of main disconnect, main panel and sub panel(s): The main disconnect is at the top of the main panel. The main panel is in the garage. There were no sub panels seen.

3) Type of Overcurrent Protection: Circuit Breakers

4) Predominant type of wiring: Non metallic cable predominantly with solid strand, copper branch circuit conductors.

5) Knob and tube branch circuit wiring present?: No. Knob & Tube branch circuit wiring was not seen. Knob and Tube wiring was a technology used circa 1930 and earlier.

6) Solid conductor aluminum branch circuit wiring?: No. Solid conductor aluminum, branch circuit wiring was not seen. Solid conductor aluminum, branch circuit wiring is often seen in homes build approximately 1967 through approximately 1974.

Electric service condition: Appeared serviceable

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

Number of service conductors: 3

Service entrance conductor material: Stranded copper

System ground: Ground rod in soil.

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

Condition of branch circuit wiring: Serviceable

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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36) ***Material Defect/Safety, Replace, Evaluate*** - Substandard wiring was found at the attic. For example, loose wiring. This is a safety hazard. Recommend that a qualified electrician evaluate and repair as necessary and per standard building practices.

Photo 36-1

Photo 36-2

Photo 36-3

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

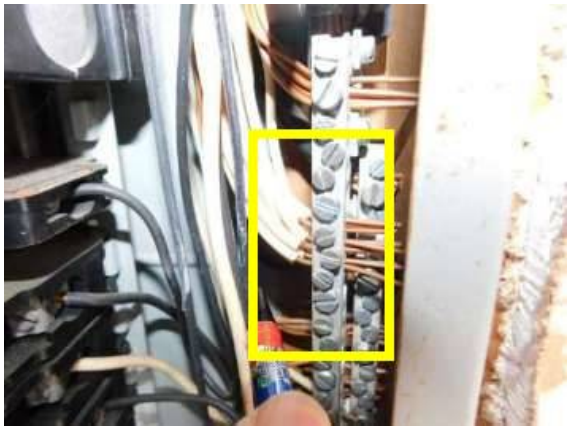

Photo 37-1

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

There is a 10gauge wire in a 40amp circuit breaker.

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

Photo 38-2

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39) ***Material Defect/Safety, Replace*** - The AC unit's data plates indicate the minimum and maximum circuit breaker size, measured in amperes (amps) that the units should be wired to. The AC unit's data plate indicates a maximum 35amps for the AC. The circuit breaker in panel A is 40amps. It is the wrong size for the appliance it is serving. A licensed electrician should evaluate and repair so that the correct size breaker is used for the AC. The current condition is a fire hazard.

Photo 39-1 Close up of this area in the next photo.

Photo 39-2

Photo 39-3 Close up of this area in the next photo.

Photo 39-4 Although this 40 amp breaker is not labeled (Vis a vis the appliance it's serving), it's the only 240vAC breaker in the panel. Therefore, it has to be for the AC.

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

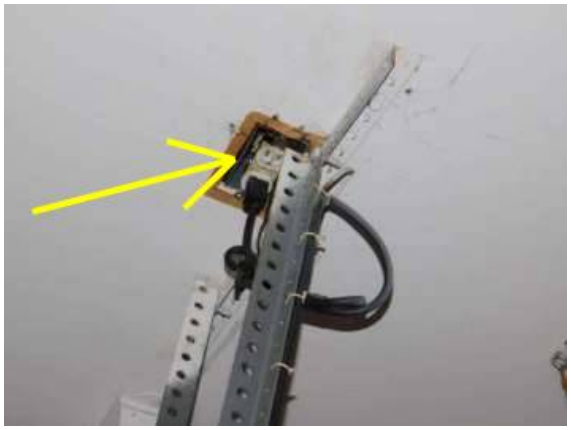

Photo 40-1

Photo 40-2

Photo 40-3

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41) ***Material Defect/Safety, Repair/Maintain/Service*** - One or more slots where circuit breakers are normally

installed were open in panel(s) A. Energized equipment was exposed and is a shock hazard. Recommend that a qualified person install closure covers where missing.

Photo 41-1

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

Photo 42-1

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43) *Exclusion, Comment/FYI* - New Jersey State law requires the seller to obtain the Certificate of Continuing Occupancy (CCO) which is for smoke and carbon monoxide detector compliance and a fire extinguisher in the kitchen area. These are excluded from this home inspection because a separate, fire marshal inspection is required by state law.

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44) *Evaluate* - One or more light fixtures were inoperable (didn't turn on when nearby switches were operated or switches were not located). 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.

Photo 44-1

Photo 44-2

45) *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 hall bathroom. No appreciable decrease in water flow observed.
Location of main water shut-off: Crawl space
Condition of supply lines: Appeared serviceable with noted exceptions. See items below.
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: None visible
Condition of fuel system: Appeared serviceable
Location of main fuel shut-off valve: At gas meter

46) *Replace* - Insulation for one or more water supply pipes in the crawl space was missing. Recommend replacing or installing insulation on pipes per standard building practices to prevent them from freezing during cold weather, and for better energy efficiency with hot water supply pipes.

A few examples are shown.

Photo 46-1

Photo 46-2

Photo 46-3

47) *Repair/Maintain/Service* - One or more copper water supply pipes had substandard support or were loose. Leaks can occur as a result. Copper supply pipes should have approved hangers every 6-8 feet. If hangers are in contact with the copper pipe, they should be made of a material that doesn't cause the pipes or hangers to corrode due to contact of dissimilar metals. Recommend that a qualified person install hangers or secure pipes per standard building practices.

Photo 47-1

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48) *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 48-1

Photo 48-2

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49) *Evaluate* - 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. Due to the fact that the house has been empty for an unknown period of time it is recommended that a waste pipe video service provider use a scope or camera to verify that there isn't any damage to the waste pipe from the house to the main sewer connection.

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

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

video analysis of the waste pipe from the clean out to the street is approximately $275.00.

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50) *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 50-1

Photo 50-2

Photo 50-3

Photo 50-4

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51) *Comment/FYI* - What appeared to be the main water shut-off valve was located in the crawl space. This is an inconvenient location at best, and may prevent the water from being turned off in a timely manner in the event of a plumbing emergency. Consider having a qualified plumber relocate the shut-off valve to a more convenient location, such as in a closet or a cabinet under a sink.

Photo 51-1

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

Photo 52-1 The water meter is the white thing between the two arrows. Each arrow highlights one of the 2 valves that will turn off all the water in the house.

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: Operable but beyond service life for a typical water heater. See below.
Type: Tank
Energy source: Natural gas
Estimated age: 20 YO. See below.
Capacity (in gallons): 38
Temperature-pressure relief valve installed: Yes
Location of water heater: Crawl space
Hot water temperature tested: Yes
Water temperature (degrees Fahrenheit): 120+ degrees

Condition of venting system: Appeared serviceable with important, noted exceptions. See items below.
Water heating venting: The water heater is vented (exhausted) to the exterior via a metal flue along with the furnace.

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53) ***Material Defect/Safety, Replace*** - The water heater's vent (metal flue exhaust) joins into the larger flue of the furnace using a 90 degree (T) connection. The connection should be a 45degree (Y) connection pointing in the flow of the rising gasses. Turbulence is caused when the water heater exhaust enters at the T. With the natural draft hood of the water heater, exhaust gasses can be pushed down and out the open, natural draft hood. A qualified HVAC technician should replace the T connection with a Y connection to join the water heater into the heating appliance.

Photo 53-1

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54) ***Material Defect/Safety, Repair/Maintain/Service, Evaluate*** - The flue pipe connections must be held together with at least, 3 sheet metal screws. There's at least one flue pipe connection that does not have any screws or too few screws. Recommend that the connection be held together with screws as they should. If not properly held together, flue pipe sections can separate allowing harmful exhaust gasses to enter the living space. Therefore this is a safety issue. A qualified plumber or HVAC contractor should evaluate and repair.

Photo 54-1 In these 3 examples, this connection has 2 screws...

Photo 54-2 ...one...

Photo 54-3 ...and none.

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55) ***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 55-1

Photo 55-2

Photo 55-3

Photo 55-4

Photo 55-5 The thermostat at the base of the water heater should be adjusted.

56) ***Comment/FYI*** - The estimated useful life for most water heaters is 8-12 years. This water heater is 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 STATE brand water heater was manufactured in October, 2000.

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
Condition of forced air heating system: Near, at or beyond service life
Forced air heating system fuel type: Natural gas
Estimated age of forced air furnace: 21 YO. See below.
Location of forced air furnace: Crawl space
Forced air system capacity in BTUs or kilowatts: 75,000 BTU/hr.
Condition of furnace filters: Appeared serviceable with noted exception. See item below.
Location for forced air filter(s): At end of air handler
Condition of forced air ducts and registers: Appeared serviceable with noted exceptions. See items below.
Condition of burners: Appeared serviceable
Type of combustion air supply: No dedicated source visible, uses room air
Condition of venting system: Appeared serviceable
Venting (Exhaust): The furnace is vented (Exhausted) to the exterior via a metal flue pipe along with the water heater.
Condition of cooling system: Based on its age it is nearing its service life.

Cooling system fuel type: Electric
Cooling system type: Central air split system.
Condition of thermostat(s): Appeared serviceable

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57) *Replace* - One or more heating or cooling ducts in an unconditioned space (e.g. crawl space) were not insulated, or the insulation was damaged or deteriorated. This can result in reduced energy efficiency, moisture inside heating ducts, and/or "sweating" on cooling ducts. Recommend that a qualified person repair per standard building practices. For example, by wrapping ducts in insulation with an R-value of R-8.

A few examples are shown.

Photo 57-1

Photo 57-2

Photo 57-3

Photo 57-4

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58) *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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59) *Repair/Maintain/Service, Comment/FYI* - In accordance with NJ home inspection standards of practice, the inspector shall test the AC system except when, "Central cooling system...without operating central cooling equipment when weather conditions or other circumstances may cause damage to the cooling equipment." The outdoor air temperature was below 65 degrees Fahrenheit during the inspection. Air conditioning systems can be damaged if operated during such low temperatures. Because of this, the inspector was unable to operate and fully evaluate the cooling system.

The client is urged to have the AC system serviced by a qualified HVAC company upon occupancy and weather

permitting to confirm operation.

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60) *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. One option 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 60-1

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61) *Repair/Maintain/Service* - Because of the lack of a filter chamber cover, crawl space air has been drawn into the HVAC systems which include the ducts and air handlers and is delivering that crawl space air throughout the house. Dirt, moisture, and other particulates in duct work can sap efficiency of evaporator coils. Recommend a full cleaning by a licensed and qualified HVAC technician of all ducts and HVAC systems to include the evaporator coils.

Professional cleaning should include:

- All air supply ducts.
- All air return ducts.
- The AC evaporator coils.
- The blower compartment of the furnaces.

Once cleaned, recommend installing HVAC filters upon taking occupancy 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).

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62) *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 62-1

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63) *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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64) *Evaluate* - One or more ceiling fans appeared to be inoperable, or the inspector was unable to find normal controls with which to operate the fan(s). Recommend asking the property owner about their operation, and if necessary, that a qualified electrician evaluate and repair.

Master bedroom.

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65) *Comment/FYI* - The estimated useful life for most forced air furnaces is 15-20 years. This furnace 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 furnace was manufactured in March, 1999.

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66) *Comment/FYI* - The estimated useful life for most air conditioning condensing units is 10-15 years. This unit appeared to be in this age range. Based upon the manufacture date on the data plate this AC condensing coil/compressor was manufactured in September, 2008.

Please note that due to the age of the unit, the refrigerant used in the AC system may no longer be available and if one element of the AC system needs replacement then the entire central AC system would require replacement.

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

Photo 67-1

Photo 67-2

Photo 67-3

Photo 67-4

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

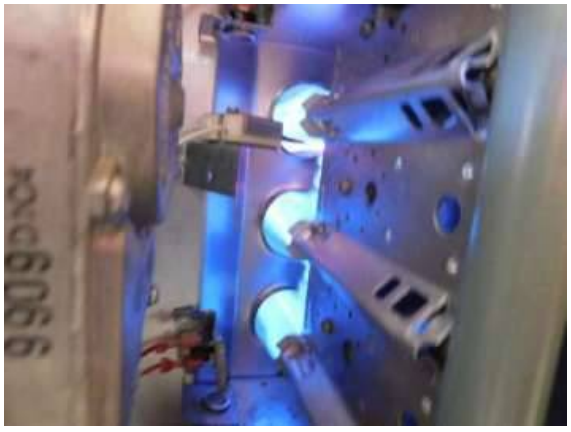

Photo 68-1

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.

---

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

Photo 69-1

Photo 69-2

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70) ***Exclusion*** - The client stated that the kitchen would not need to be inspected because it was being updated. This was conveyed, in writing during the inspection.

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, bedroom hall area.
Location B: Full bath, Master bath
Condition of counters: Appeared serviceable
Condition of cabinets: Appeared serviceable
Condition of flooring: Appeared serviceable
Condition of sinks and related plumbing: Appeared serviceable with noted exception. See item below.
Condition of toilets: Appeared serviceable with noted exception. See item below.
Condition of bathtubs and related plumbing: Appeared serviceable with noted exception. See item below.
Condition of shower(s) and related plumbing: Appeared serviceable
Condition of ventilation systems: Appeared serviceable with noted exceptions. See items below.
Bathroom ventilation type: Windows
Gas supply for laundry equipment present: Yes

---

71) ***Replace, Evaluate*** - The toilet at location(s) 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(s) for further evaluation and repair if necessary. A new wax ring should be installed and toilet(s) should be securely anchored to the floor to prevent movement and leaking.

Please refer to the Crawl Space section for consequential damage to the subfloor below.

---

72) *Replace* - The bathroom with a shower or bathtub at location(s) 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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73) *Repair/Maintain/Service* - One or more sink drains were leaking at location(s) B. A qualified person should repair as necessary.

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

Photo 73-2

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74) *Repair/Maintain/Service* - The bathtub drain stopper mechanism at location(s) A was missing. Recommend that a qualified person repair or replace as necessary.

Photo 74-1

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75) *Repair/Maintain/Service* - There is a laundry sink in the Laundry room. It is loose and movement can cause leaks in the supply and/or drain pipes. A licensed plumber must secure the laundry sink so that it does not move.

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76) *Comment/FYI* - All sinks (baths, kitchen), tubs and showers were checked for proper plumbing (hot water on left) and all were good. All under counter drains and traps were checked for leaks and none were observed except as noted. 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 however, as noted in this section the toilet in the Master bath is loose. Also see the Crawl Space section.

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

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77) *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 serviceable with noted exception. See item below.
Type(s) of windows: Metal construction. Multi-pane glazing. Single-hung operation (Only the bottoms open).
Condition of walls and ceilings: Appeared serviceable with noted exceptions. See items below.
Wall type or covering: Drywall
Ceiling type or covering: Drywall
Condition of flooring: Appeared serviceable
Flooring type or covering: Laminate, Tile

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78) *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 78-1

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79) ***Comment/FYI*** - Minor cracks, nail pops and/or blemishes were found in walls and/or ceilings in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons.

Photo 79-1

Photo 79-2 Close up of this area in the next photo.

Photo 79-3

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

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

Photo 81-1

Photo 81-2

Photo 81-3

Photo 81-4

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Summary

Client(s): **Jane Doe**
Property address: **Main St**
Anytown USA
Inspection date: **Saturday, February 27, 2021**

This report published on Monday, March 1, 2021 2:40:51 AM EST

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

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

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

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

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

Concerns are shown and sorted according to these types:

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

Grounds

6) ***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. Regal Home Inspections, LLC recommends that all

sidewalk repairs be made prior to taking ownership of the house.

Exterior and Foundation

11) *Material Defect/Major, Replace* - Some sections of siding and/or trim were substandard, and allowing the wood sheathing below to be exposed. Exposed wood will deteriorate over time and in this case, could cause damage to the wall, insulation and/or etc.. Recommend that a qualified person repair, replace or install siding or trim as necessary.

Roof

16) *Material Defect/Major, Replace* - Many composition shingles were worn with missing gravel. 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 contributes to the conclusion that the roof surface is past its service life.

Crawl Space

26) *Material Defect/Major, Repair/Maintain/Service, Evaluate* - High levels of moisture were found at one or more locations in the crawl space. Water from crawl spaces can evaporate and enter the structure above causing high levels of moisture in the structure. This is a conducive condition for wood-destroying organisms. While a minor amount of seasonal water is commonly found in crawl spaces, significant amounts should not be present.

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

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

See the Roof section and Grounds section for possible contributing factors. Namely, downspouts depositing water too close to the house and standing water in the side yard (Right side facing from the front).

Garage

34) *Material Defect/Safety, Replace* - No photoelectric sensors were installed for both garage vehicle doors' automatic opener. These have been required on all automatic door openers since 1993 and improve safety by triggering the door's auto-reverse feature without need for the door to come in contact with the object, person or animal that is preventing the door from closing. Recommend that a qualified contractor install photoelectric sensors where missing for improved safety. For this reason the openers are being classified as beyond service life.

35) *Material Defect/Safety, Repair/Maintain/Service* - Both extension springs supporting the garage vehicle door on the right facing out had no safety containment cables installed. These cables prevent injury to people

located nearby when springs eventually break. This is a potential safety hazard. Recommend that a qualified contractor install cables where missing per standard building practices.

The door on the left side facing out had the containment cables.

Electric

36) *Material Defect/Safety, Replace, Evaluate* - Substandard wiring was found at the attic. For example, loose wiring. This is a safety hazard. Recommend that a qualified electrician evaluate and repair as necessary and per standard building practices.

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

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

There is a 10gauge wire in a 40amp circuit breaker.

39) *Material Defect/Safety, Replace* - The AC unit's data plates indicate the minimum and maximum circuit breaker size, measured in amperes (amps) that the units should be wired to. The AC unit's data plate indicates a maximum 35amps for the AC. The circuit breaker in panel A is 40amps. It is the wrong size for the appliance it is serving. A licensed electrician should evaluate and repair so that the correct size breaker is used for the AC. The current condition is a fire hazard.

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

41) *Material Defect/Safety, Repair/Maintain/Service* - One or more slots where circuit breakers are normally installed were open in panel(s) A. Energized equipment was exposed and is a shock hazard. Recommend that a qualified person install closure covers where missing.

Water Heater

53) *Material Defect/Safety, Replace* - The water heater's vent (metal flue exhaust) joins into the larger flue of the furnace using a 90 degree (T) connection. The connection should be a 45degree (Y) connection pointing in the flow of the rising gasses. Turbulence is caused when the water heater exhaust enters at the T. With the natural draft hood of the water heater, exhaust gasses can be pushed down and out the open, natural draft hood. A qualified HVAC technician should replace the T connection with a Y connection to join the water heater into the heating appliance.

54) *Material Defect/Safety, Repair/Maintain/Service, Evaluate* - The flue pipe connections must be held together with at least, 3 sheet metal screws. There's at least one flue pipe connection that does not have any screws or too few screws. Recommend that the connection be held together with screws as they should. If not properly held together, flue pipe sections can separate allowing harmful exhaust gasses to enter the living space. Therefore this is a safety issue. A qualified plumber or HVAC contractor should evaluate and repair.

55) ***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.

Kitchen

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