

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 Q Public**

Property address: **1 Any Street Ct
Anytown, NJ**

Inspection date: **Sunday, February 28, 2021**

This report published on Monday, March 1, 2021 2:36:24 AM EST

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

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

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

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

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

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

How to Read this Report

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

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

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

General Information

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

Report number: 01092021

Time started: 10:00am

Time finished: 1:00pm

Present during inspection: Client, Realtor

Client present for discussion at end of inspection: Yes

Weather conditions during inspection: Sunny

Temperature at the start of the inspection: 28

Type of building: Single family house.

Number of residential units inspected: 1

Buildings inspected: One single family house.

Age of main building: 23 YO. Built 1998.

Source for main building age: Online property listing

Occupied: Furniture or stored items were present

Permission to send to agent: Permission was given by client to send a copy of the report to the client's real estate agent.

The client returned the signed Pre Inspection Agreement via: The signed Pre Inspection agreement was returned via email prior to the inspection.

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

1) Comment/FYI - 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.

2) 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.

3) 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.

4) Comment/FYI - Two radon tests are being conducted. The test devices will be retrieved Wednesday, January 13. 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 Tuesday, January 19.

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

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

Grounds

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

Site profile: Moderate slope

Condition of driveway: Appeared serviceable

Driveway material: Asphalt

Condition of sidewalks and/or patios: Appeared serviceable

Sidewalk and/or patio material: Poured in place concrete

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

Deck, patio, porch cover material and type: The front porch is covered with framed roof structure.

Condition of deck and porch: Appeared serviceable with noted exceptions. See items below.

Deck and/or porch material: The front porch is concrete and brick. The back deck is wood.

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

Exterior stair material: Brick and concrete at the front steps. Wood steps at the deck.

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. See below.

6) Material Defect/Safety, Replace - Flashing appeared to be missing from above one or more deck or porch ledger boards, or could not be verified. Missing flashing at this location can cause moisture to accumulate between the ledger boards and the building. Fungal rot may occur in this area and cause the ledger board fasteners to fail. The deck may separate from the building in this event. This is a potential safety hazard. Recommend that a qualified contractor install flashing above ledger boards per standard building practices. For more information, visit: <https://www.decks.com/how-to/28/flashing-the-ledger-board>

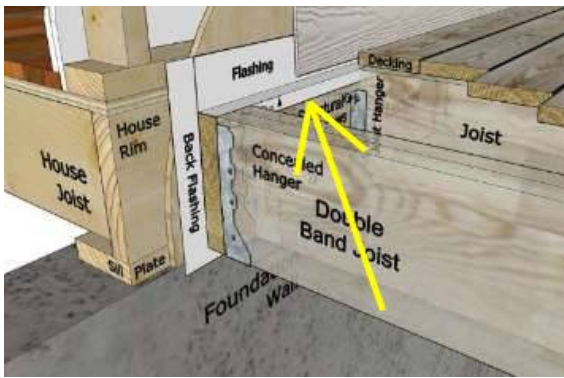


Photo 6-1 The flashing highlighted here is not seen over the deck's ledger board. A few examples are shown in the next photos.



Photo 6-2



Photo 6-3



Photo 6-4



Photo 6-5

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

The risers vary from approximately $7 \frac{3}{8}$ inches to 8 inches.

**Photo 7-1**

8) Repair/Maintain/Service - Soil was in contact with or too close to wooden deck or porch substructure components such as the deck posts. This is a conducive condition for wood-destroying organisms. Clearances to soil should be as follows:

- 12 inches below beams
- 18 inches below joists
- 6 inches below support post bases and other wood components

Pressure treated wood is typically rated for 25 year contact with soil, but the cut ends hidden below grade may not have been treated and can rot quickly. Support posts should be elevated above grade on concrete piers or footings, and be separated from the concrete by metal brackets or an impermeable membrane such as shingle scraps. For other components, soil should be graded and/or removed to maintain these clearances if possible. Otherwise, replacing non-treated wood with treated wood, or installing borate-based products such as Impel rods may help to prevent infestation and damage.

**Photo 8-1****Photo 8-2**

**Photo 8-3**

9) Repair/Maintain/Service - There is a small, wood retaining wall in the back. It is leaning. However, as noted above, it does not present an immediate, detrimental effect on the condition of the residential building's structure or stability.

Recommend that a landscape contractor excavate the soil and stones behind the wall, straighten it out and replace the soil and stones.

**Photo 9-1****Photo 9-2**

10) 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".

11) 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 11-1**

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

**Photo 12-1**

13) Comment/FYI - There is a hot tub on the property. Pools, hot tubs 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. Additionally, the inspectors were told that the hot tub was winterized.

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, and areas were viewed while on the roof.

Condition of wall exterior covering: Appeared serviceable with noted exceptions. See items below.

Apparent wall structure: Wood frame

Wall covering: Vinyl, brick veneer and expanded insulation foam system (EIFS).

Condition of foundation: Appeared serviceable

Apparent foundation type: Predominantly a finished basement with an unfinished utility area.

Foundation/stem wall material: Concrete block

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

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



Photo 14-1

15) Repair/Maintain/Service, Maintain, Evaluate - Holes were found in one or more areas of the expanded foam insulation system (EIFS) exterior finish. In damp climates, moisture can enter cracks or damaged areas and further deteriorate the finish. Also, the wall behind the finish can become damaged from moisture intrusion. Note that areas behind the finish are inaccessible and excluded from this inspection. Recommend that a qualified contractor evaluate and make repairs and/or replace the EIFS siding as necessary. For example, seal the holes seen and any others that may exist.



Photo 15-1 Close ups of this area in the next photos.



Photo 15-2 Some examples shown of holes in the EIFS and small areas of damage (The damage was smaller than the size of a dime).



Photo 15-3



Photo 15-4



Photo 15-5

16) Repair/Maintain/Service, Evaluate - The masonry (brick) veneer extended below the soil at one or more exterior walls. Masonry veneers should be installed so the bottom edge is at least a few inches above the soil so that any water accumulated inside the wall structure can drain from weep holes, and so termites don't enter the structure through mortar joints or cracks in the veneer. If soil, decorative bark, etc. has been back-filled against the veneer, it should be graded or removed as necessary to expose weep holes and to maintain a few inches of clearance between the veneer and the soil below. Additionally there were no weep holes seen. Weep holes are gaps in the vertical mortar joints that occur at intervals along the brick wall. Recommend evaluation by a masonry contractor to see if weep holes exist (if they're installed) and create them if they are not. Brick (and other building material) have what's called a Hygric Buffer Capacity (HBC). That's the water capacity of building material. Brick absorbs water. In a 2000 square foot brick house, the brick can hold up to 500 gallons of water (that's the HBC of the brick). The water in the brick moves into the house as the brick heats up. This is why the breather space and weep holes are important. The brick design has to be able to eliminate the moisture.



Photo 16-1



Photo 16-2



Photo 16-3



Photo 16-4

17) Repair/Maintain/Service - One or more holes or gaps were found in siding or trim. Water may enter the structure or get behind the siding. Recommend that a qualified person repair as necessary.



Photo 17-1

18) 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".

19) Maintain - Caulk was missing in some areas. For example, around windows. Recommend that a qualified person renew or install caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used.



Photo 19-1 A few examples are shown.



Photo 19-2



Photo 19-3



Photo 19-4



Photo 19-5

20) Evaluate - Some or all of the exterior finish appeared to be synthetic stucco and appears to be expanded foam insulation system (EIFS). Only an in depth analysis of the siding material can determine the exact composition. If it is EIFS it is a synthetic stucco that is prone to failure, especially in damp climates. Typically, cracks occur in the finish and allow moisture to penetrate the foam backing. This often produces fungal rot which causes structural damage to wooden wall structures behind the EIFS. It can also result in mold growth.

Some homeowner's insurance companies will charge a higher premium if EIFS is present.

It can prove difficult to instantly identify one from the other by just looking at it. One of the best ways to test out

the material is to perform what is known as the "Knock test." Go outside and knock on the material. If it has a hollow sound, it likely is EIFS. This is because the sound travels through the Styrofoam base, hits the wall behind it, and then reverberates back. With stucco, it should feel like knocking on stone. The entire stucco system is like a single large rock, so you can easily tell the difference with this knocking test.

A weep screed should be installed at the bottom of the EIFS wall. An illustration below shows what a weep screed is and where it should be. None was seen.

The client should understand that this is a visual inspection only. No destructive testing or probing is performed, and the inspector cannot determine the condition of materials inside or behind the EIFS finish. It is common practice for EIFS to be evaluated by a certified EIFS specialist, even when no obvious signs of deterioration or substandard installation are found. Recommend that a certified specialist evaluate further to determine if repairs are needed. Any repairs needed should be made by a qualified contractor.

Two possible EIFS specialists with whom the client should consult with one are:

Dave Goldstein at (609) 490-0022

Front Gate Services (908) 691-4987



Photo 20-1 All of the beige color areas seen here and the next photos are examples of the EIFS siding.



Photo 20-2



Photo 20-3



Photo 20-4



Photo 20-5



Photo 20-6

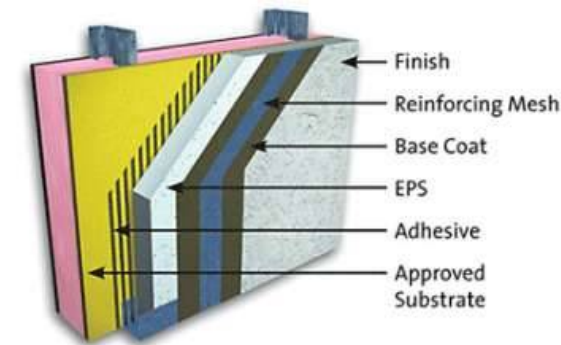


Photo 20-7



Photo 20-8 The last 2 photos are looking up at the bottom of the EIFS section highlighted here.

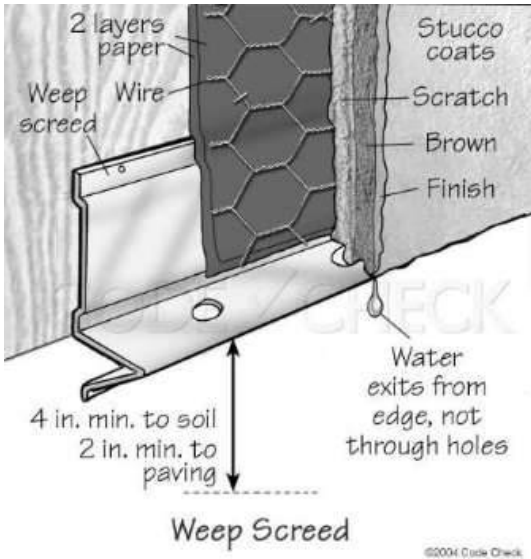


Photo 20-9 There isn't any weep screed seen. This illustration shows a weep screed in a hard coat stucco wall but the illustration is very similar to a weep screed in an EIFS installation.



Photo 20-10

**Photo 20-11**

21) 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 at this location. Recommend maintaining the lintels by using a rust inhibiting paint and maintaining seals at the seams between the lintels and the brick.



Photo 21-1 Lintels are seen above the 2nd floor windows. The first floor windows, partially obscured by the bush in this photo, use the arch for the structural element.

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: Based on the findings noted below and the fact that the roof is original and therefore approximately 24 years old, it is deemed to be beyond service life and replacement should be planned for; Budgeted and negotiated.

Roof surface material: Asphalt or fiberglass composition shingles

Roof type: Hipped

Apparent number of layers of roof surface material: One. Still the original roof.

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

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

22) Material Defect/Major, Replace, Evaluate - The roof surface appeared to be at the end of its service life and will need replacing very soon. Repairs were seen but they are either substandard or repairs were limited as other areas of damage or significant wear were identified and documented below. Recommend discussing replacement options with a qualified, reputable roofing contractor, and budgeting/negotiating for a replacement roof surface. Now is the time to evaluate the costs of a new roof. See examples of damage, wear and substandard repairs below and examples of water staining seen from inside the attic.

23) Material Defect/Major, Replace, Evaluate - Substandard repairs were found at one or more locations on the roof surface. Leaks can occur as a result. Staining from roof leaks were seen in the attic. This is a conducive condition for wood-destroying organisms such as mold. Recommend that a qualified contractor evaluate and repair per standard building practices. Please note that the advice is to have the roof surface replaced. This should include upgrading the flashings and seals around the roof penetrations.

These contribute significantly to the overall conclusion that the roof surface is beyond its service life and should be replaced.



Photo 23-1



Photo 23-2 Water stains seen inside the attic around a box vent like the one seen in the previous photo with substandard leak repairs.



Photo 23-3 Here and the next photos are examples of other, substandard repairs around other box vents.



Photo 23-4



Photo 23-5 Substandard repair. Roof cement, used here and in many other photos in this report, will dry, crack and potentially leak over time. Roof cement is not a long term, durable repair.



Photo 23-6 Substandard flashing.



Photo 23-7 Water stains seen inside the attic in this photo are below the substandard flashing seen in the previous photo.



Photo 23-8 Other examples of water stains from leaks around other pipe boots and roof penetrations.



Photo 23-9

24) Material Defect/Major, Replace - Many composition shingles were cracked, broken, damaged and worn. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified, reputable roofing contractor repair as necessary. For example, by replacing shingles.

These contribute significantly to the overall conclusion that the roof surface is beyond its service life and should be replaced.



Photo 24-1



Photo 24-2



Photo 24-3



Photo 24-4



Photo 24-5



Photo 24-6



Photo 24-7



Photo 24-8



Photo 24-9



Photo 24-10



Photo 24-11



Photo 24-12



Photo 24-13



Photo 24-14



Photo 24-15



Photo 24-16

**Photo 24-17****Photo 24-18**

25) Replace - Flashing at one or more plumbing vent pipes appeared to be improperly installed. For example, the upper/high side of the flashing should be under the upper shingles. That promotes proper water flow over the pipe boot assembly. In this case the pipe boot assembly is placed atop all the shingles. This is a conducive condition for leaks and wood-destroying organisms (Such as mold due to potential leaks). Recommend that a qualified person repair per standard building practices.

**Photo 25-1**

26) Repair/Maintain/Service, Evaluate - Recommend having kick out flashing at the end of the gutter to prevent the rain water from over-running the gutter or passing between the gutter end and the wall. That usually results, as seen here, in the staining. Properly installed kick out flashing routes the water coming off the roof into the gutter for proper disposal and prevents the water from getting between the gutter end and the wall. A qualified roofer or siding contractor should evaluate and repair as that professional deem necessary.



Photo 26-1 Close up of this area in the next photo.



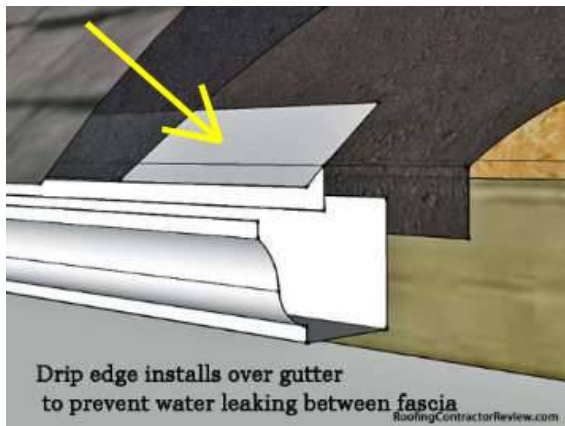
Photo 26-2



Photo 26-3

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

If the roof is replaced you should request that drip edge flashing be installed.

**Photo 27-1****Photo 27-2** Lifting the edge of the shingles up right behind the gutter shows that bare wood is exposed.

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

Gutter Improperly Discharging onto Roof**Photo 28-2****Photo 28-1**

29) Exclusion, Monitor - Please note that one or more downspouts go into the soil. Once they go into the ground they are no longer visually accessible for inspection and therefore excluded. Their condition under the soil can't be determined in this inspection. Recommend monitoring their operation during periods of heavy rain. If they overflow then maintenance and repair is necessary. Blockages may exist and can only be detected during heavy rains.

**Photo 29-1****Photo 29-2**

30) *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 30-1****Photo 30-2**

31) *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.

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



Photo 32-1



Photo 32-2



Photo 32-3



Photo 32-4



Photo 32-5



Photo 32-6



Photo 32-7



Photo 32-8

33) Comment/FYI - Please note that it is very important that all recommendations for client action including arranging for further evaluation by a professional (roofer) 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.

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. For example there are gabled sections that were visible but there was no flooring and access was restricted. Areas beyond the floored areas are excluded as they were not readily available for visual inspection.

Condition of roof structure: Appeared serviceable

Roof structure type: Rafters

Ceiling structure: Ceiling joists

Condition of insulation in attic: Appeared serviceable 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.

Vapor retarder: Installed

Condition of roof ventilation: Appeared serviceable

Roof ventilation type: Box vents (roof jacks), and a roof vent with a powered fan., and vented soffits.

34) 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 34-1 Close up of this area in the next photo.



Photo 34-2 An open, recessed light can where warm, heated air will rise into the attic. This is energy inefficient and could be a conducive condition for microbial growths (Such as mold).

35) 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

36) Repair/Maintain/Service - Attic insulation at an attic wall area was missing. Heating and cooling costs will likely be higher due to reduced energy efficiency. Heat will radiate into the living space in the summer and cold in the winter. Recommend that a qualified person repair, replace or install insulation as necessary and per standard building practices.



Photo 36-1 Adjacent to the furnace.

37) 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.

Basement

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

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

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

Condition of exterior entry doors: Appeared serviceable. All exterior doors were operated.

Condition of floor substructure above: Appeared serviceable

Pier or support post material: Steel

Beam material: Laminated wood

Floor structure: Engineered wood joists

38) Exclusion, Evaluate - The basement has carpeting on the floor. It is beyond the NJ home inspection standards of practice for the inspector to pull up carpeting. However, many basements with carpeting may have moisture issues below. As the links below describe, there's a great deal of moisture that wicks up from the soil below the basement's concrete slab floor and makes the carpet or padding wet. This will lead to mold and damage to the carpet and padding and potentially a health issue.

Highly recommend that a qualified flooring expert evaluate the conditions in this basement. A vapor barrier may already exist or it may not. There are many forms of vapor barriers and there should be one. If not, hidden conditions, such as mold, may already exist. Therefore evaluation by a flooring expert is required.

Here are a couple of links on the subject.

<https://www.familyhandyman.com/basement/how-to-carpet-a-basement-floor/>

<https://www.greenbuildingadvisor.com/article/carpet-in-basements-the-issues-solutions-and-alternatives>

Here is an excerpt from this link:

"The basement floor is dry, you think.

Before you put any finished flooring down on what appears to be a dry floor, it's a smart thing to determine just how dry it really is. Many basement concrete floors don't have a capillary break or vapor barrier installed underneath them and evaporate what can be quite a bit of water off of their surface, water that is wicking from the soil up through the concrete."

39) Exclusion, Comment/FYI - Much of the basement was finished with paneling on the walls and ceiling and laminate, tile, rugs or other finishes on the floor. This significantly limits the visual inspection of the foundation and structure behind these, finished areas including for the purposes of the wood destroying insect inspection. Please note that portions of the house and structure that are behind these finished walls and ceilings are not available for visual inspection and therefore excluded from the inspection. 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.

40) Comment/FYI - There was fiberglass insulation seen atop the foundation along the rim joist in the unfinished areas.

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 with noted exceptions. See items below.

Type of garage vehicle door: Sectional

Number of vehicle doors: 3

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

Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing): Yes.
For the left door facing out. Not for the center door facing out.

Condition of garage interior: Appeared serviceable

Garage ventilation: There are windows in the garage.

41) Material Defect/Safety, Replace - One or more extension springs supporting garage vehicle door(s) were stretched. This is an indication that the spring(s) have been weakened. Stretched extension springs are a potential safety hazard in the event that they break. The vehicle door could fall shut or a spring could strike someone nearby when it breaks. Recommend that a qualified contractor replace stretched extension springs.



Photo 41-1 Close ups of this area in the next photos.



Photo 41-2

**Photo 41-3**

42) Material Defect/Safety, Repair/Maintain/Service, Evaluate - One garage vehicle door was not able to be opened or closed. Vehicle doors should open and close smoothly and easily. The counter-balance spring, cable and pulley mechanism was broken. A qualified garage door contractor must evaluate and repair as necessary. This is a safety issue because if one is strong enough to lift it, it can easily fall shut with a large amount of force and quickly with a high potential of doing serious injury to anyone that might be caught under it.

**Photo 42-1****Photo 42-2**

43) Material Defect/Safety, Repair/Maintain/Service, Evaluate - The auto-reverse mechanism on one or more automatic openers for garage vehicle doors was inoperable and/or Yes. For the for the center door facing out.. This is a potential safety hazard. A qualified contractor should evaluate and repair as necessary. Please note that this is a different safety feature than the photo-electric beam.

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



Photo 44-1



Photo 44-2

45) Material Defect/Safety, Repair/Maintain/Service - 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 45-1

46) Comment/FYI - The entrapment protection mechanisms for the automatic garage door opener were tested in accordance with the NJ home inspection standards of practice. These include the photo-electric beam and the auto reverse. Both safety features operated properly for the garage door on the left facing out. Not for the center door as noted above. The right door is manually operated but was not due to the pully/spring issue as noted above.

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke

and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

NJAC Electric: Based on the NJ Administrative Code for home inspections, the following SIX DESCRIPTIONS of the electrical system that are required are as follows. Other descriptions are additional, general observations.

1) Amperage and voltage rating of the service (At the main circuit breaker): 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 is a sub panel in the closet below the basement steps.

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. Based on the age of the house there would not be knob and tube wiring.

6) Solid conductor aluminum branch circuit wiring?: No. Solid conductor aluminum, branch circuit wiring was not seen. Based on the age of the house there would not be solid conductor aluminum wiring.

Electric service condition: Appeared serviceable

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

Service entrance conductor material: Stranded aluminum

System ground: Ground rod in soil seen below the electric meter.

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

Condition of sub-panel(s): Appeared serviceable

Location of sub-panel B: Basement

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

Ground fault circuit interrupter (GFCI) protection present in circuit breaker panel: There was one GFCI circuit breaker in the panel. It was in the OFF position upon arrival. It was reset, tripped and left in the OFF position as it was found.

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

47) Material Defect/Safety, Replace, Evaluate - One or more ground fault circuit interrupter (GFCI) receptacles (outlets) wouldn't reset and had no power upon arrival at the exterior. This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair as necessary.

Near the front door.

**Photo 47-1**

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

**Photo 48-1**

49) Material Defect/Safety, Replace, Evaluate - One or more electric receptacles (outlets) at the laundry sink 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 49-1

50) 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.

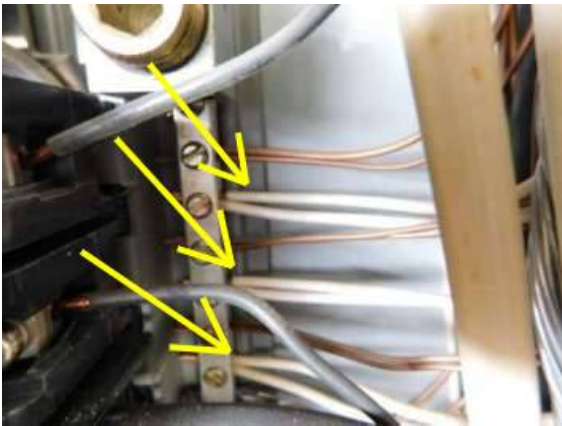


Photo 50-1



Photo 50-2

51) Material Defect/Safety, Replace - Extension cords were being used as permanent wiring at one or more locations such as in the garage to feed the two, garage door openers. They should only be used for portable equipment on a temporary basis. Using extension cords as permanent wiring is a potential fire and shock hazard, and indicates that wiring is inadequate and needs updating. Extension cords may be undersized. Connections may not be secure resulting in power fluctuations, damage to equipment, overheating and sparks that could start a fire. Recommend that a qualified electrician repair per standard building practices and eliminate extension cords for permanently installed equipment.

52) Material Defect/Safety, Replace - One or more electric receptacles (outlets) and/or the boxes in which they were installed were loose and/or not securely anchored. Wire conductors can be damaged due to repeated movement and/or tension on wires, or insulation can be damaged. This is a shock and fire hazard. Recommend that a qualified electrician repair as necessary.

**Photo 52-1****Photo 52-2**

53) Replace, Evaluate - One or more electric receptacles (outlets) appeared to have no power. Recommend asking the property owner about this. Switches may need to be operated to make some receptacles energized. If necessary, recommend that a qualified electrician evaluate and repair.

**Photo 53-1**

54) Repair/Maintain/Service, Evaluate - The legend for circuit breakers in panel(s) B 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.

55) Repair/Maintain/Service, Evaluate - An unknown number of the lights in the basement were flickering. It's beyond the scope of the NJ home inspection standards of practice for the inspectors to identify root causes. A licensed electrician must evaluate and repair. It could be loose bulb(s), a malfunctioning switch or any number of other issues. Evaluation by a licensed electrician is needed to identify the issue and repair.

56) 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.

57) 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.).

58) Comment/FYI - Please note that it is very important that all recommendations for client action including arranging for further evaluation by a licensed electrician 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.

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 2nd floor hall bathroom. No appreciable decrease in water flow observed.

Location of main water shut-off: Basement

Condition of supply lines: Appeared serviceable

Supply pipe material: Copper

Condition of drain pipes: Appeared serviceable

Drain pipe material: Plastic

Condition of waste lines: Appeared serviceable

Waste pipe material: Plastic

Vent pipe condition: Appeared serviceable

Vent pipe material: Plastic

Sump pump installed: None visible

Sewage ejector pump installed: No

Type of irrigation system supply source: Public

Condition of fuel system: Appeared serviceable

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

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

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

60) Exclusion, Comment/FYI - Based on visible equipment or information provided to the inspector, this property appeared to have a yard irrigation (sprinkler) system. These are specialty systems and are excluded

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

61) Monitor, Comment/FYI - The natural gas lines around the furnaces 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.

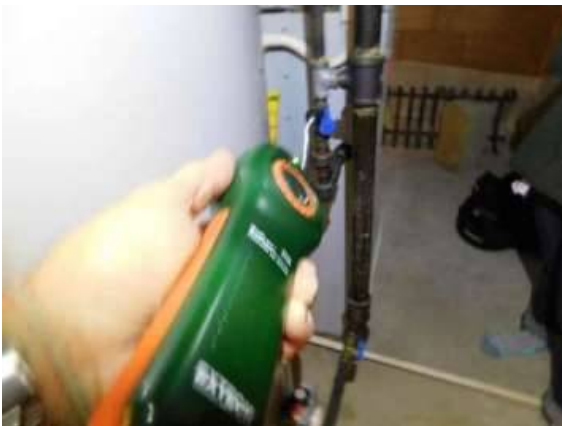


Photo 61-1



Photo 61-2



Photo 61-3



Photo 61-4

62) Monitor - There is a radon mitigation system in the house. The fan should never be turned off. There is a manometer in the basement that indicates there is negative pressure inside the pipe, inside the basement and at all points BELOW the fan. The manometer should always indicate a higher liquid level on the left than on the right. This variation in height indicates that there is negative pressure inside the pipe. If these two levels are ever equal, that means the fan has likely stopped working.

It is recommended by the NJ DEP and national Radon standards (ASTM E2121) that houses with radon mitigation systems be retested every 2 years.



Photo 62-1 Close up of this area in the next photo.

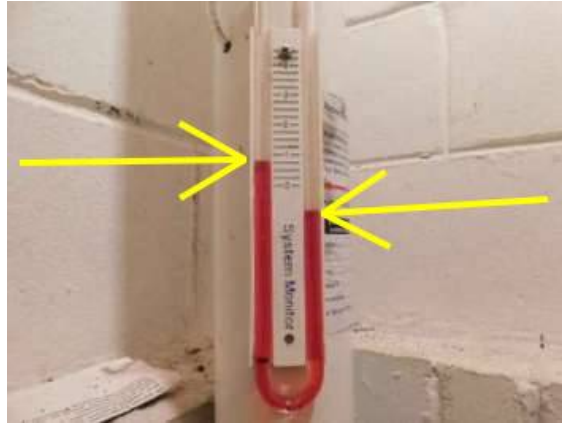


Photo 62-2



Photo 62-3 The fan creating the negative pressure is in the attic.

63) Comment/FYI - The main water shut off is in the basement near the furnace and water heater.



Photo 63-1 Close up of this area in the next 2 photos.



Photo 63-2 Entry point where the water utility enters the house.



Photo 63-3 A few feet above the entry point, seen in the previous photo, is the main water valve.

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

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

Type: Tank

Energy source: Natural gas

Estimated age: 17

Capacity (in gallons): 75

Temperature-pressure relief valve installed: Yes

Location of water heater: Basement

Hot water temperature tested: Yes

Water temperature (degrees Fahrenheit): 120+ degrees

Condition of burners: Appeared serviceable

Condition of venting system: Requires repair. See the Fireplace, Chimney and Flue section.

Water heating venting: The water heater vents with a gas burning furnace in a terra cotta lined flue. See Fireplace, Chimney and Flue section.

64) 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 64-1



Photo 64-2



Photo 64-3

65) Repair/Maintain/Service, Evaluate - Please note that one or more of the blender (aka mixing) valves at one or more bathtubs or showers may require adjusting. A blender valve is one valve with both hot and cold water going into the single valve. As its name implies, the valve mixes or blends hot and cold water. If it's not adjusted properly, there's not enough hot water to overcome the cold water that's there. As seen in other homes inspected, often the easiest way to increase the water temperature at these poorly adjusted mixing valves is to simply increase the temperature at the water heater's thermostat. The water at the poorly adjusted blender valve is increased to a minimally suitable temperature but the water temperatures at all the other hot water faucets is now too high.

Recommend evaluation by a licensed plumber and the blender valves be properly adjusted and then the water heater can be adjusted so that the water at all fixtures is correct.



Photo 65-1 There was a fourteen degree difference between the hottest temperatures measured between the sinks at the master bathroom at the shower (which measured at 107).



Photo 65-2 A similar difference can be seen between the sink and tub and the second floor hall bathroom.



Photo 65-3

66) Repair/Maintain/Service - One or more bonding or grounding clamp(s) attached to copper water-supply pipes appeared to be made of steel. When these electrically energized dissimilar metals are in contact with each other, corrosion can occur on the water-supply pipes and result in leaks. Recommend that a qualified person replace steel clamps on copper pipes as necessary, with clamps made of brass, bronze or copper.



Photo 66-1

67) Comment/FYI - The estimated useful life for most water heaters is 8-12 years. This water heater appeared

to be beyond this age and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. Based on the manufacture date coded into the serial number, this water heater was manufactured in January 2004.

68) Comment/FYI - The water heater's burner flame was blue in color indicating proper combustion.



Photo 68-1

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): Two forced air furnaces.

General heating distribution type(s): Ducts and registers

Last service date of primary heat source: The basement unit was last serviced in 2007.

Source for last service date of primary heat source: Label

Condition of electric heaters (not forced air): Required repair, replacement and/or evaluation (see comments below)

Electric heater type (not forced air): Cabinet mounted heater in the master bathroom.

Condition of forced air heating system: Appeared serviceable with noted exception. See item below.

Forced air heating system fuel type: Natural gas

Location of forced air furnace: One is in the basement and the other is the attic.

Forced air system capacity in BTUs or kilowatts: The basement unit is 132,000 BTU/hr. and the attic unit is 88,000 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 air handlers.

Condition of forced air ducts and registers: Appeared serviceable with noted exception. See item below.

Condition of burners: Appeared serviceable

Type of combustion air supply: No dedicated source for the basement unit. Uses room air. The attic unit has a PVC intake duct.

Condition of venting system: Requires repair for the basement furnace's flue. See the Fireplace, Chimney and Flue section. The attic furnace's venting (Exhaust) is fine.

Venting (Exhaust): The basement furnace vents with the gas burning water heater in a terracotta lined flue. See Fireplace, Chimney and Flue section. The attic furnace vents to the exterior with PVC.

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

Cooling system fuel type: Electric

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

Condition of thermostat(s): Appeared serviceable

69) Material Defect/Safety, Evaluate - Because of the age of the basement forced air furnace, recommend that a qualified HVAC contractor inspect the heat exchanger and perform a carbon monoxide test when it's serviced. Note that these tests are beyond the scope of a standard home inspection.

70) Replace, Evaluate - One or more heating or cooling air supply registers had a weak air flow, or no apparent flow. This may result in an inadequate air supply. Recommend asking the property owner about this. Adjustable damper(s) in ducts may exist and be reducing the flow. If dampers exist, then they should be opened to attempt to improve the air flow. If the property owner is unaware of such dampers, or if adjusting dampers does not improve the air flow, then recommend that a qualified HVAC contractor evaluate and repair or make modifications as necessary.



Photo 70-1 Compare the temperatures shown here with the sample temperatures shown below.



Photo 70-2



Photo 70-3 Seen in the master bathroom.

71) Replace - One or more electric heaters appeared to be inoperable, or the inspector was unable to find normal controls with which to operate it. Recommend asking the property owner about their operation, and if necessary, that a qualified electrician evaluate and repair.



Photo 71-1 Seen in the master bathroom.

72) Repair/Maintain/Service, Evaluate - The last service date of the gas boiler appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a licensed and qualified HVAC contractor inspect, clean, and service this system, and make repairs if necessary. For safety reasons, and because this system is fueled by gas or oil, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the HVAC contractor when it's serviced.

73) Repair/Maintain/Service, Evaluate - Rust was found in the attic furnace chamber. Portions of the condensate discharge may be leaking into the chamber which can eventually lead to rusting. A licensed HVAC technician needs to come in and evaluate the furnace for proper function and make repairs or replace as necessary.



Photo 73-1

74) 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 systems serviced by a qualified HVAC company upon occupancy and weather permitting to confirm operation.

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



Photo 75-1

76) Repair/Maintain/Service - Recommend adding a convenient cover for the basement furnace filter chamber rather than duct tape. 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 76-1

77) 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 77-1 Basement air filter chamber and filter seen here and the next photo.



Photo 77-2



Photo 77-3 Attic air filter chamber and filter seen here and the next photo.



Photo 77-4

78) 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.

79) Comment/FYI - The estimated useful life for most forced air furnaces is 15-20 years. One of these furnaces appeared to be beyond this age 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 numbers or the manufacture date on the data plates, these furnaces were manufactured as follows. The basement unit was manufactured in September 1996 and the attic unit was manufactured in May 2012.

80) Comment/FYI - The estimated useful life for most air conditioning condensing units is 10-15 years. One of these units appeared to be beyond this age 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 numbers or the manufacture date on the data plate, these AC condensing coil/compressors were manufactured as follows. The one near the deck in May 2012 and the one on the right side of the house (Facing from the front) July 2003.

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.

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



Photo 81-1



Photo 81-2



Photo 81-3



Photo 81-4



Photo 81-5



Photo 81-6



Photo 81-7



Photo 81-8



Photo 81-9



Photo 81-10

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



Photo 82-1 Basement burners.

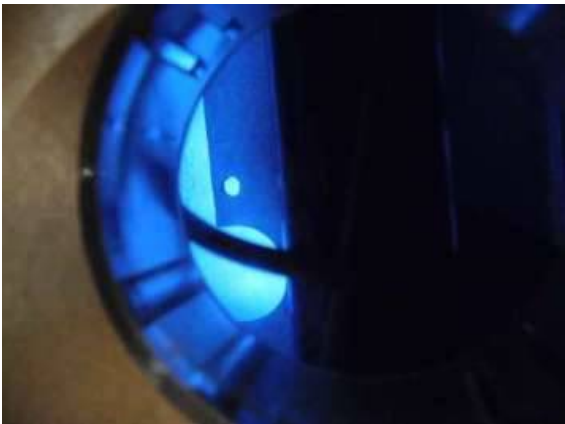


Photo 82-2 Attic burners.



Photo 82-3 The attic burners are in a sealed burner chamber. The previous photo was taken looking through this sight glass.

Fireplace, Chimneys and Flues

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

Condition of gas-fired fireplace: Not determined (didn't respond to normal controls, gas off, etc.)

Gas fireplace type: Metal pre-fab fireplace at the master bedroom and a converted wood-burning fireplace on the first floor.

Condition of chimneys and flues: Required repair, replacement and/or evaluation (see comments below)

Gas-burning chimney type for fireplaces: Metal, with wood enclosure for the master bedroom fireplace. Masonry chimney and no metal flue liner was visible for the first floor fireplace. See below.

Gas-fired flue type for appliances: Masonry chimney and no metal flue liner was visible. See below.

83) Material Defect/Safety, Replace - There was no readily apparent gas shut-off valve for the gas fireplaces or stove. A shut-off valve should be installed within 6-10 feet from such appliances so they can be turned off easily during an emergency. This is a potential safety hazard. Recommend asking the seller because sometimes they exist but aren't readily visible. If not, then a qualified contractor (Such as a licensed plumber) should repair per standard building practices.

84) Material Defect/Safety, Replace - A fireplace was equipped with a gas burner and the chimney damper could close. This is a safety hazard due to the possibility of burner or pilot light exhaust gases entering living spaces. Modifications should be made to prevent the damper from ever closing to prevent this. A qualified contractor should repair per standard building practices so the damper cannot close.



Photo 84-1



Photo 84-2

85) Material Defect/Safety, Replace - Masonry fireplace hearths and hearth extensions shall be constructed of concrete or masonry, supported by noncombustible materials, and reinforced to carry their own weight and all imposed loads. No combustible material shall remain against the underside of hearths and hearth extensions after construction.

There are wood (Combustible material) elements still below the fireplace hearth. A qualified chimney contractor must evaluate and remove the wood elements.



Photo 85-1

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

As noted at this link, "A proper heating appliance/venting system match will help ensure adequate draft in the system. Draft is important for a number of reasons. Inadequate draft can reduce the efficiency and safety of the appliance."



Photo 86-1 This is an example of a metal flue from a DIFFERENT property. No metal flue was seen for the gas burning appliances at this property.



Photo 86-2 The masonry chimney at this location has a rain cap which is appropriate for a wood burning fireplace but not for venting gas appliances as we have here.

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



Photo 87-1 The masonry chimney at this location has a rain cap which is appropriate for a wood burning fireplace but not for venting gas fireplace as we have here.



Photo 87-2 This and the following photo were taken at the fireplace looking up the chimney. No metal flue is visible.

**Photo 87-3****Photo 87-4** This is the metal flue for the master bedroom fireplace. We should see something similar for the Family room fireplace that was converted from wood to gas.

88) Maintain, Evaluate - Recommend that the client review all available documentation for gas-fired fireplaces and stoves. Depending on how they are operated (for routine heating versus ambiance), such appliances normally need servicing annually or every few years. Consult with the property owner and/or a qualified specialist to determine if service is needed now.

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

**Photo 89-1** Close up of the inside of this panel shown in the following photo.**Photo 89-2** The gas valve shown here is in the off position.

Kitchen

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

appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

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

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

Condition of dishwasher: Appeared serviceable. Operated a Rinse & 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: Hood over range or cooktop

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

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

90) Replace - The kitchen sink drain pipe used an S-trap rather than a P-trap. Siphons and sudden flows of water in S-Traps can drain all the water out of the trap, leaving it dry. Sewer gases can then enter living areas. A solution is an Air Admittance Valve (AAV) installed by a licensed plumber. An AAV is an inexpensive part (\$20 - \$23 at Home Depot) and can provide the same functionality as an actual plumbing vent when a vent through the roof is not possible. Recommend consulting a licensed plumber.



Photo 90-1

91) Repair/Maintain/Service - One or more sink drains appear to be leaking. A qualified plumber should repair as necessary.



Photo 91-1 Seen at the left side drain.

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, first floor

Location B: Master bath, second floor

Location C: Full bath, second floor

Location D: Laundry room/area, first floor

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

Condition of cabinets: Appeared serviceable

Condition of flooring: Appeared serviceable

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

Condition of toilets: Appeared serviceable

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

Condition of showers and related plumbing: Appeared serviceable with noted exception. See item below.

Condition of ventilation systems: Appeared serviceable

Bathroom ventilation type: Windows, Spot exhaust fans

Gas supply for laundry equipment present: Yes

92) Replace - The bathroom with a shower or bathtub at location(s) B and C 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.

93) Replace - One or more bathroom or laundry sink drains use a flexible, accordion style drain. That is incorrect and violates generally accepted plumbing standards. Standards require that drainage fittings shall have a smooth interior waterway of the same diameter as the piping served. All fittings shall conform to the type of pipe used. Drainage fittings shall have no ledges, shoulders or reductions which can retard or obstruct drainage flow in the piping.

Recommend that a licensed plumber repair by replacing the accordion pipe section (Or sections) with the proper pipe material, shape and size.



Photo 93-1 Seen at the second floor hall bathroom.

94) Repair/Maintain/Service, Exclusion - The jetted tub in the Master was filled but not operated. The jets appeared inoperable. Recommend having them repaired by a qualified contractor.

The mechanical components, pump, motor and pipes were inaccessible. No access panel was located. The mechanical elements of the jetted tub were not inspected.

95) Repair/Maintain/Service, Evaluate - The tub/shower blender valve in Bath B & C did not appear to provide enough hot water. This is often caused by a hot water valve or stop limit for the hot water not allowing enough hot water in to overcome the cold water supply. Recommend that a licensed plumber evaluate and repair.

Refer to Water Heater section of this report for more information.

96) Repair/Maintain/Service - Water was leaking at the sink faucet base or handles at location(s) D. Recommend that a qualified plumber repair as necessary.



Photo 96-1



Photo 96-2

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

98) Repair/Maintain/Service - The hose for the tub at location C leaks. Recommend having it repaired or replaced by a qualified contractor.

99) Maintain - Recommend cleaning and sealing the grout at countertops at location(s) B now and in the future

as necessary to prevent staining and to improve waterproofing.



Photo 99-1



Photo 99-2



Photo 99-3



Photo 99-4



Photo 99-5



Photo 99-6

100) Comment/FYI - All sinks (bath, kitchen, laundry), 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 where noted above. Refer to Kitchen section of this report for more information. All faucets were checked for leaks and no leaks were observed except where noted above.

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

All toilets were checked for leaks, proper operation and for damage. This includes the bowl(s), inside and out as

well as the water storage tank. No damage was noted.

Tiles, tile grout and caulking appeared to be in tact except where noted above.

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

"When inspecting the interior of a residential building, a home inspector shall:

1) Inspect:

.....v) Household appliances limited to:

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

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

Interior, Doors and Windows

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

Condition of exterior entry doors: Appeared serviceable with noted exception. See item below.

Condition of interior doors: Appeared serviceable. All interior doors were operated.

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

Type(s) of windows: Primarily wood in construction with predominantly double hung operation and some fixed windows.

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: Carpet, Wood or wood products, Laminate, Tile

Condition of stairs, handrails and guardrails: Appeared serviceable

102) Material Defect/Safety, Replace - One or more exterior doors had double-cylinder deadbolts installed, where a key is required to open them from both sides. This can be a safety hazard in the event of an emergency because egress can be obstructed or delayed. Recommend replacing double-cylinder deadbolts with single-cylinder deadbolts where a handle is installed on the interior side.



Photo 102-1 This and the following photo were taken in the basement.

Photo 102-2



Photo 102-3 This and the following photo were taken near the laundry room.

Photo 102-4

103) Replace - One or more windows that were designed to open and close were stuck shut. Recommend that a qualified person repair windows as necessary so they open and close easily.



Photo 103-1

104) Repair/Maintain/Service - One or more double hung windows did not have fully functioning window retention mechanisms. One of the two retention string mechanisms was not properly retracting. None of the windows slammed shut which would then create a safety concern. The purpose of the window retention mechanism is to hold the window up when it is supposed to be open. A window repair specialist should repair all windows that do not function properly. Recommend that they verify the operation of all windows and repair

those that were identified as well as any others that are in need of repair. This video shows how the Andersen window retention mechanisms are replaced demonstrating that this condition can easily be repaired by a window repair contractor. <https://www.youtube.com/watch?v=8KvjMG0IAWk>



Photo 104-1 The string here is broken. Seen in the master bedroom.



Photo 104-2

105) 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 105-1 Seen in the master bathroom.



Photo 105-2 Seen in the second floor hallway.



Photo 105-3



Photo 105-4



Photo 105-5 The previous two photos were taken in this second floor bedroom.

106) Comment/FYI - One or more rooms or hallways had ceilings that were too low. Standards vary for minimum ceiling heights, but generally they should be at least 7 feet high except in areas with sloped ceilings where at least half of the area should have 7 foot or higher ceilings. This may pose a safety hazard to tall people.



Photo 106-1

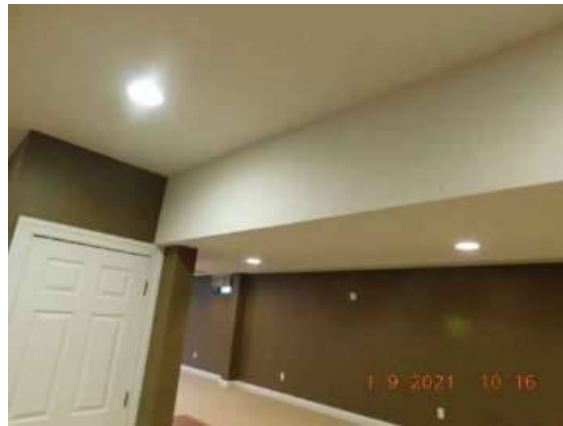


Photo 106-2



Photo 106-3

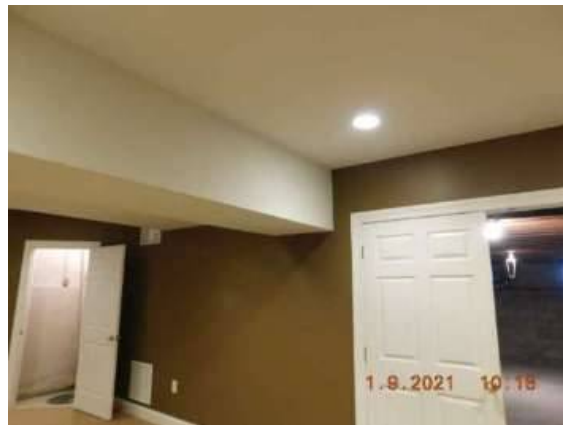


Photo 106-4

107) 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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NJ-DEP Radon Measurement Technician Certification # - MET13186

NJ-DEP 7B Pesticide Applicator License # - 59628B



Summary

Client(s): **Jane Q Public**

Property address: **1 Any Street Ct
Anytown, NJ**

Inspection date: **Sunday, February 28, 2021**

This report published on Monday, March 1, 2021 2:36:24 AM EST

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

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

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

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

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

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, Replace - Flashing appeared to be missing from above one or more deck or porch ledger boards, or could not be verified. Missing flashing at this location can cause moisture to accumulate between the ledger boards and the building. Fungal rot may occur in this area and cause the ledger board

fasteners to fail. The deck may separate from the building in this event. This is a potential safety hazard. Recommend that a qualified contractor install flashing above ledger boards per standard building practices. For more information, visit: <https://www.decks.com/how-to/28/flashing-the-ledger-board>

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

The risers vary from approximately 7 & 3/8s of an inch to 8 inches.

Roof

22) Material Defect/Major, Replace, Evaluate - The roof surface appeared to be at the end of its service life and will need replacing very soon. Repairs were seen but they are either substandard or repairs were limited as other areas of damage or significant wear were identified and documented below. Recommend discussing replacement options with a qualified, reputable roofing contractor, and budgeting/negotiating for a replacement roof surface. Now is the time to evaluate the costs of a new roof. See examples of damage, wear and substandard repairs below and examples of water staining seen from inside the attic.

23) Material Defect/Major, Replace, Evaluate - Substandard repairs were found at one or more locations on the roof surface. Leaks can occur as a result. Staining from roof leaks were seen in the attic. This is a conducive condition for wood-destroying organisms such as mold. Recommend that a qualified contractor evaluate and repair per standard building practices. Please note that the advice is to have the roof surface replaced. This should include upgrading the flashings and seals around the roof penetrations.

These contribute significantly to the overall conclusion that the roof surface is beyond its service life and should be replaced.

24) Material Defect/Major, Replace - Many composition shingles were cracked, broken, damaged and worn. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified, reputable roofing contractor repair as necessary. For example, by replacing shingles.

These contribute significantly to the overall conclusion that the roof surface is beyond its service life and should be replaced.

Garage

41) Material Defect/Safety, Replace - One or more extension springs supporting garage vehicle door(s) were stretched. This is an indication that the spring(s) have been weakened. Stretched extension springs are a potential safety hazard in the event that they break. The vehicle door could fall shut or a spring could strike someone nearby when it breaks. Recommend that a qualified contractor replace stretched extension springs.

42) Material Defect/Safety, Repair/Maintain/Service, Evaluate - One garage vehicle door was not able to be opened or closed. Vehicle doors should open and close smoothly and easily. The counter-balance spring, cable and pulley mechanism was broken. A qualified garage door contractor must evaluate and repair as necessary. This is a safety issue because if one is strong enough to lift it, it can easily fall shut with a large amount of force and quickly with a high potential of doing serious injury to anyone that might be caught under it.

43) Material Defect/Safety, Repair/Maintain/Service, Evaluate - The auto-reverse mechanism on one or more automatic openers for garage vehicle doors was inoperable and/or Yes. For the for the center door facing out.. This is a potential safety hazard. A qualified contractor should evaluate and repair as necessary. Please note that this is a different safety feature than the photo-electric beam.

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

45) Material Defect/Safety, Repair/Maintain/Service - 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.

Electric

47) Material Defect/Safety, Replace, Evaluate - One or more ground fault circuit interrupter (GFCI) receptacles (outlets) wouldn't reset and had no power upon arrival at the exterior. This is a potential shock hazard. Recommend that a qualified electrician evaluate and repair as necessary.

Near the front door.

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

49) Material Defect/Safety, Replace, Evaluate - One or more electric receptacles (outlets) at the laundry sink 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.

50) 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.

51) Material Defect/Safety, Replace - Extension cords were being used as permanent wiring at one or more locations such as in the garage to feed the two, garage door openers. They should only be used for portable equipment on a temporary basis. Using extension cords as permanent wiring is a potential fire and shock hazard, and indicates that wiring is inadequate and needs updating. Extension cords may be undersized. Connections may not be secure resulting in power fluctuations, damage to equipment, overheating and sparks that could start a fire. Recommend that a qualified electrician repair per standard building practices and eliminate extension cords for permanently installed equipment.

52) Material Defect/Safety, Replace - One or more electric receptacles (outlets) and/or the boxes in which they were installed were loose and/or not securely anchored. Wire conductors can be damaged due to repeated movement and/or tension on wires, or insulation can be damaged. This is a shock and fire hazard. Recommend that a qualified electrician repair as necessary.

Water Heater

64) 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.

Heating, Ventilation and Air Condition (HVAC)

69) Material Defect/Safety, Evaluate - Because of the age of the basement forced air furnace, recommend that a qualified HVAC contractor inspect the heat exchanger and perform a carbon monoxide test when it's serviced. Note that these tests are beyond the scope of a standard home inspection.

Fireplace, Chimneys and Flues

83) Material Defect/Safety, Replace - There was no readily apparent gas shut-off valve for the gas fireplaces or stove. A shut-off valve should be installed within 6-10 feet from such appliances so they can be turned off easily during an emergency. This is a potential safety hazard. Recommend asking the seller because sometimes they exist but aren't readily visible. If not, then a qualified contractor (Such as a licensed plumber) should repair per standard building practices.

84) Material Defect/Safety, Replace - A fireplace was equipped with a gas burner and the chimney damper could close. This is a safety hazard due to the possibility of burner or pilot light exhaust gases entering living spaces. Modifications should be made to prevent the damper from ever closing to prevent this. A qualified contractor should repair per standard building practices so the damper cannot close.

85) Material Defect/Safety, Replace - Masonry fireplace hearths and hearth extensions shall be constructed of concrete or masonry, supported by noncombustible materials, and reinforced to carry their own weight and all imposed loads. No combustible material shall remain against the underside of hearths and hearth extensions after construction.

There are wood (Combustible material) elements still below the fireplace hearth. A qualified chimney contractor must evaluate and remove the wood elements.

Interior, Doors and Windows

102) Material Defect/Safety, Replace - One or more exterior doors had double-cylinder deadbolts installed, where a key is required to open them from both sides. This can be a safety hazard in the event of an emergency because egress can be obstructed or delayed. Recommend replacing double-cylinder deadbolts

with single-cylinder deadbolts where a handle is installed on the interior side.