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): **John Q Public**
Property address: **Any Street**
Monmouth County, NJ
Inspection date: **Sunday, July 25, 2021**

This report published on Tuesday, August 31, 2021 8:14:50 PM EDT

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

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

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

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

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

How to Read this Report

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

Material Defect/Safety	Poses a safety hazard
Material Defect/Major	Potentially affects value or habitability
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: 07262021A
Time started: 8:15am
Time finished: 10:50am
Present during inspection: Client, Realtor
Client present for discussion at end of inspection: Yes
Weather conditions during inspection: Overcast
Temperature at the start of the inspection: 75
Type of building: Single family house.
Number of residential units inspected: 1
Buildings inspected: One single family house.
Age of main building: 15 YO. Built circa 2005.
Source for main building age: Online property listing
Occupied: Yes
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 Pre Inspection Agreement was signed and returned via DocuSign.
Appeared Serviceable: This term is used throughout the report. It is intended to be an objective term that conveys that the item being described does what it is intended to do. This term intentionally DOES NOT convey that the item is "Good" or "Works well" which are subjective terms.

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1) *Repair/Maintain/Service, Evaluate* - Microbial growths (Which could possibly be mold) were found at one or more locations in interior rooms. It is beyond the scope of this inspection to identify what substance or organism this staining is. However such staining is normally caused by excessively moist conditions, which in turn can be caused by plumbing or building envelope leaks and/or substandard ventilation. These conducive conditions should be corrected before making any attempts to remove or correct the staining. Normally affected materials such as drywall are removed, enclosed affected spaces are allowed to dry thoroughly, a mildewcide may be applied, and only then is drywall reinstalled. For evaluation and possible mitigation, consult with a qualified industrial hygienist or mold/moisture mitigation specialist.

Options include:

NashEverett, Gary Szymanski, Owner. 848 202 5026 gary@nasheverett.com

Certified Environmental Contractors - 732 534 4892 www.certified-enviro.com

Photo 1-1

Photo 1-2 Seen in the kitchen food pantry.

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2) *Exclusion, Comment/FYI* - Numerous areas and items at this property were obscured by stored items and other things. This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas in the basement and in the garage were also be obscured by stored items. In accordance with the NJ home inspection standards of practice, the inspector does not move personal belongings, furnishings, carpets or appliances. The inspector conducts a visual inspection, "...without requiring the moving of personal property.." . When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, damage, latent (aka hidden) material defects or problems that were not noted during the inspection may be found.

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3) *Evaluate* - If repairs are recommended in this report (Electrical, Plumbing, HVAC, etc.), the client is urged to ask that the sellers provide receipts that itemize the repairs. The client should use those itemized receipts to compare to the Property Inspection Report as a way to confirm that the work was done by a qualified contractor (Licensed if NJ State licensure is required. Some trades, such as electrician, requires licensing).

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

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

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

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

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6) *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.

7) *Comment/FYI* - Radon tests are being conducted. The test devices will be retrieved Wednesday evening, July 28. The pick up will be coordinated with your agent and the seller. The measurement device will then be brought to the lab for analysis and reporting. I anticipate that the results will be returned by Friday afternoon, July 30.

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

There were no indications of active WDI seen.

The client is urged to engage a pesticide company to place bait stations and/or perform periodic inspections going forward as a preventive measure.

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

Grounds

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

Site profile: Level from the street to the house. Minor slope in the back yard.
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 has a decorative, faux balcony covering.
Condition of deck and porch: Appeared serviceable with noted exceptions. See items below.
Deck and/or porch material: The front porch is concrete. The back porch is wood.
Condition of stairs, handrails and guardrails: Appeared serviceable with noted exceptions. See items below.
Exterior stair material: Wood, Concrete
Grading & Drainage: In accordance with the NJ home inspection standards of practice, the vegetation, grading, drainage and retaining walls (As may exist) were inspected with respect to their immediate, detrimental effect on the condition of the residential building.

9) *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

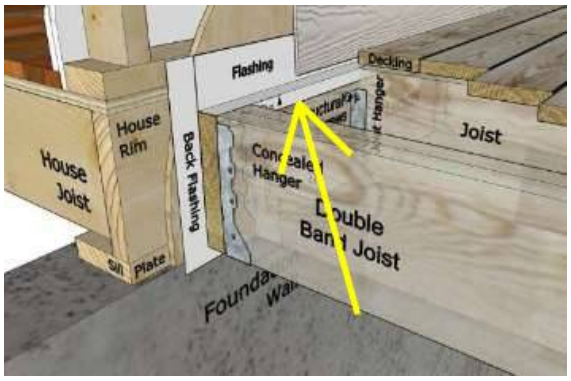

Photo 9-1 The flashing highlighted here is missing from under the back porch.

Photo 9-2

Photo 9-3

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10) *Material Defect/Safety, Replace* - Risers for stairs at one or more locations were higher than 8 1/4 inches and posed a fall or trip hazard. Risers should be 8 1/4 inches or shorter. 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.

Photo 10-1

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11) *Material Defect/Safety, Repair/Maintain/Service* - One or more sets of steps and the back porch is unstable due to missing or substandard bracing, or lack of proper support of the steps. This is a safety hazard since severe movement may cause the decks or porches to collapse. A qualified contractor should repair as necessary.

Photo 11-1

Photo 11-2

12) ***Material Defect/Safety, Repair/Maintain/Service*** - Handrails at one or more flights of stairs were damaged. This is a safety hazard. Recommend that a qualified person repair as necessary.

Photo 12-1

Photo 12-2

Photo 12-3

13) ***Repair/Maintain/Service*** - The back steps should have a mid span support added when the other, step issues are addressed. The stringers are at least 12 steps long. A mid span support of the stringers will add strength to the stairway.

Photo 13-1

Exterior and Foundation

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

Wall inspection method: Viewed from ground
Condition of wall exterior covering: Appeared serviceable
Apparent wall structure: Wood frame
Wall covering: Vinyl, Brick veneer
Condition of foundation: Appeared serviceable
Apparent foundation type: Unfinished basement
Foundation/stem wall material: Poured in place concrete
Footing material (under foundation stem wall): Inaccessible for visual inspection

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14) *Replace* - Few sections of siding and/or trim were damaged. Recommend that a qualified person repair, replace or install siding or trim as necessary.

It appears that the piece of wood in the 3rd photo below fell off the trim at the eave.

Photo 14-1 Close up of this area in the next photo.

Photo 14-2

Photo 14-3 Looks like this may be the piece of wood that fell off.

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15) *Replace* - Fungal rot was found at the bottom of all three door jambs. Conducive conditions for rot should be corrected (e.g. wood-soil contact, reverse perimeter slope). Recommend that a qualified person repair as necessary. All rotten wood should be replaced.

Photo 15-1 Fungal rot at the bottom of all three jambs.

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16) *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 16-1 Close up of this area in the next photo.

Photo 16-2

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17) *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".

Although usually excluded as noted above, it was noticed that some of the shutters were missing or damaged.

Photo 17-1

Photo 17-2

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

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19) *Maintain, Evaluate* - Trees were in contact with or were close to the building at one or more locations. Damage to the building can occur, especially during high winds, or may have already occurred (see other comments in this report). Recommend that a qualified tree service contractor or certified arborist remove trees as necessary to prevent damage to the building exterior. Please note that home insurance companies may have issues with trees too close to the house that can effect coverage and/or premiums. Consult (Evaluate) with your insurance company.

Photo 19-1

Photo 19-2

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

Photo 20-1

Photo 20-2

Photo 20-3

Roof

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

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

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

Roof inspection method: Viewed from ground. The roof was too high and too steeply pitched to safely ascend and descend. Additionally, the high resolution photos were reviewed as part of the report preparation. Also viewed from ground with binoculars.
Condition of roof surface material: Appeared serviceable with noted exception (See below). The roof is original and therefore, approximately 16 years old.
Roof surface material: Asphalt or fiberglass composition shingles
Roof type: Gable
Apparent number of layers of roof surface material: One
Condition of exposed flashings: Appeared serviceable
Condition of gutters, downspouts and extensions: Appeared serviceable

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21) ***Material Defect/Major, Repair/Maintain/Service, Evaluate*** - On close inspection of the roof surface from the photos, it was noticed that there is a nail protruding from the roof. This is a conducive condition for leaks. Required that a qualified roofing contractor remove and seal to prevent leaks. Additionally, it's required that the roofer make their way into the area below the nail, in the attic, to ensure that leaks have not occurred. As noted in the Attic and Roof Structure section, most of the attic did not have any flooring and by law, the home inspectors do not walk in areas of the attic that do not have secure flooring.

Photo 21-1 Close up of this area in the next photo.

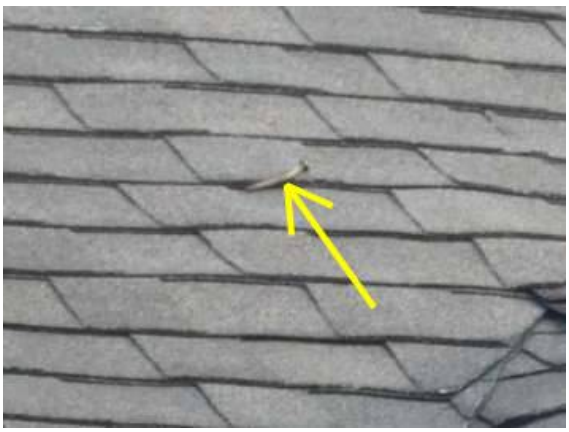

Photo 21-2

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22) ***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.

Photo 22-1

Photo 22-2

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23) *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.

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

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

Attic and Roof Structure

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

Attic inspection method: Viewed from hatch 2 upper attic areas from the hatch areas. The attics did not have any walk-able floor and areas of the attics were inaccessible. Areas beyond the hatch area are excluded as they were not readily available for visual inspection.

Condition of roof structure: Appeared serviceable

Roof structure type: Trusses

Ceiling structure: Trusses

Condition of insulation in attic: Appeared serviceable

Ceiling insulation material: Fiberglass roll or batt

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

Vapor retarder: Installed

Condition of roof ventilation: Appeared serviceable

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

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

Photo 25-1

Photo 25-2

Photo 25-3

26) *Repair/Maintain/Service* - The attic access hatches were 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

27) *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.

Photo 27-1

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

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

Photo 28-1

Photo 28-2

Photo 28-3

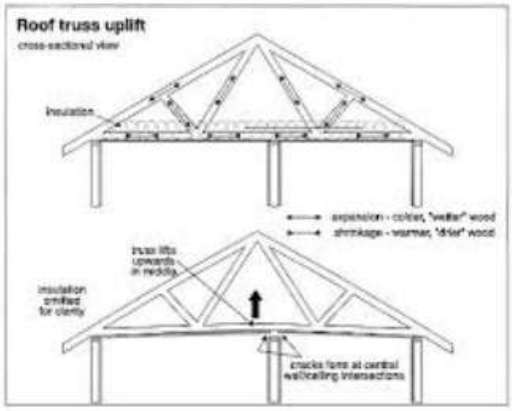

Photo 28-4

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: Steel
Floor structure: Engineered wood joists

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29) ***Repair/Maintain/Service, Evaluate*** - The floor structure has engineered joists. Squash blocks are often required at the load bearing ends of the engineered joists and at other points where the engineered joist is supporting a bearing wall above. The squash blocks help carry the load of the bearing walls. The primary design aspect of the engineered joists is to carry the load of the floor above and not, the bearing wall.

There are exposed areas of the engineered joist around the perimeter above the foundation and above the beam in the central part of the basement and no squash blocks are seen. The structural engineer or highly qualified framing contractor should evaluate and recommend repairs if that professional deems necessary.

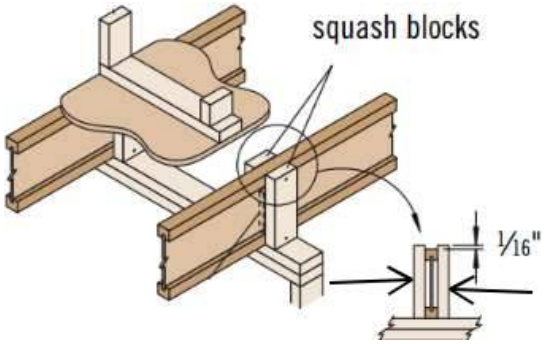

Photo 29-1 This illustration shows where squash blocks should be located and how they help carry the load of the bearing wall above. No such blocks were seen in this basement.

Photo 29-2

Photo 29-3

Photo 29-4

Photo 29-5

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30) *Repair/Maintain/Service* - Minor cracks were found in the concrete slab floor. These are common however, they should be sealed to prevent water entry as well as the potential for radon.

Photo 30-1

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31) *Exclusion, Comment/FYI* - Much of the basement was obscured by shelving, desks, file cabinets, a safe and stored items. These significantly limit the visual inspection of the foundation and structure behind these obscured areas including for the purposes of the wood destroying insect inspection. Please note that portions of the house and structure that are behind these obstructions are not available for visual inspection and therefore excluded from the inspection. It is always possible that latent (aka hidden) material defects exist behind these obscured areas. In accordance with the NJ home inspection administrative code, the inspector conducts a visual inspection, "...without requiring the moving of personal property...destructive measures..." . When

furnishings, stored items, debris or other obstructions are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection.

Photo 31-1

Photo 31-2

Photo 31-3

Photo 31-4

Photo 31-5

Photo 31-6

Photo 31-7

Photo 31-8

Photo 31-9

32) *Comment/FYI* - There was fiberglass insulation seen atop the foundation along the rim joist.

Photo 32-1

Photo 32-2

Garage

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

Type: Attached
Condition of door between garage and house: Appeared serviceable
Type of door between garage and house: Metal

Condition of garage vehicle door(s): Appeared serviceable with noted exception. See item 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): No. The mechanical auto-reverse did not work for any of the three doors.
Condition of garage floor: Most of the floor was inaccessible for visual inspection due to the stored items in the garage and rubber flooring.
Condition of garage interior: Appeared serviceable
Garage ventilation: There are windows in the garage.

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33) ***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 for all three doors. 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.

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34) ***Replace*** - One or more garage vehicle doors were damaged or deteriorated. Recommend that a qualified contractor repair or replace door(s) as necessary.

Photo 34-1

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

Photo 35-1

Photo 35-2

Photo 35-3

Photo 35-4

Photo 35-5

Photo 35-6

36) ***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. The photo-electric beam safety features operated properly for the garage doors. As noted above, the auto reverse safety feature did not work for any of the doors.

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or

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

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 basement. There is a sub panel to the left of the main panel.

3) Type of Overcurrent Protection: Circuit Breakers

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

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

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

Electric service condition: Appeared serviceable

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

Number of service conductors: 3

Service entrance conductor material: Stranded copper

System ground: Ground rod in soil.

Condition of main service panel: Appeared serviceable

Condition of sub-panel(s): Appeared serviceable with noted exception. See item below.

Condition of branch circuit wiring: Serviceable

Ground fault circuit interrupter (GFCI) protection present in circuit breaker panel: No

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

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37) ***Material Defect/Safety, Replace*** - The neutral bus bar at sub-panel(s) B appeared to be bonded (connected) to the panel, and should instead be "floating" or insulated from the panel. This is a shock hazard. Recommend that a licensed electrician repair per standard building practices.

The client is urged to submit a Freedom of Information Act (FoIA) or Open Public Records Act (OPRA) with the Manalapan Building Department to determine if the added electrical work in the basement was A) Permitted. B) Done by a licensed electrician and C) If it was inspected by the Manalapan Building Department's electrical inspector.

Any work that may have been done without a permit may have to be removed.

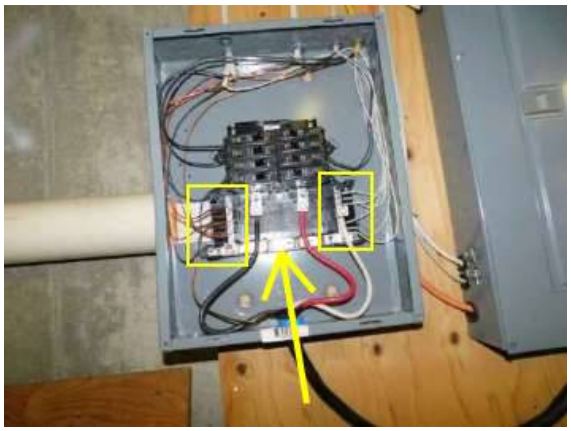

Photo 37-1 The grounds are connected on the left and the neutrals on the right. However, the horizontal bar across the bottom connects both instead of the grounds and neutrals being electrically isolated from each other.

Photo 37-2 The ground bar that should be screwed to the metal panel is loose on the bottom of the panel.

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38) ***Material Defect/Safety, Replace*** - Extension cords were being used as permanent wiring particularly in the basement. 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.

Photo 38-1 Two examples shown. Many exist.

Photo 38-2

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

Photo 39-1

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

Photo 40-1

Photo 40-2

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

Photo 41-1

Photo 41-2

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42) *Replace* - One or more 3-way light switches appeared to be incorrectly wired, so the light didn't turn on and

off correctly from both switches. This may be a safety hazard due to inadequate lighting. Recommend that a qualified electrician repair as necessary.

Photo 42-1

Photo 42-2 Both of these switches control the lights shown in the previous photo.

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43) *Repair/Maintain/Service* - One or more trims pieces for a light fixture was missing. Recommend replacing as necessary to. As seen from the 2nd floor hall. The center hall ceiling has a recessed light that's missing the trip piece.

Photo 43-1 Light with the finishing trim.

Photo 43-2 And missing the finish trim.

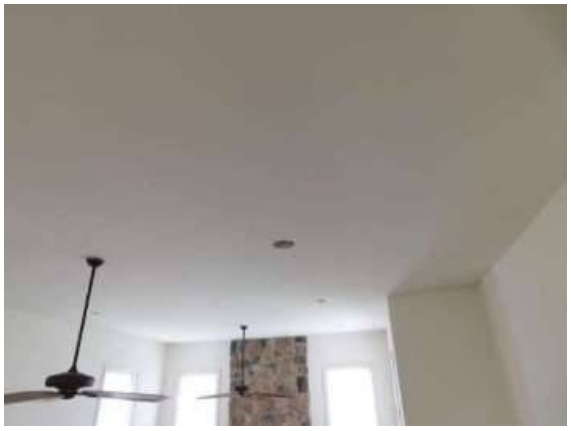

Photo 43-3

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44) *Exclusion, Comment/FYI* - New Jersey State law requires the seller to obtain the Certificate of Continuing Occupancy (CCO) which is for smoke and carbon monoxide detector compliance and a fire extinguisher in the

kitchen area. These are excluded from this home inspection because a separate, fire marshal inspection is required by state law.

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

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46) *Comment/FYI* - The GFCI outlet in the Master bath controls lights in the Master bath as well as the outlets in all the other bathrooms.

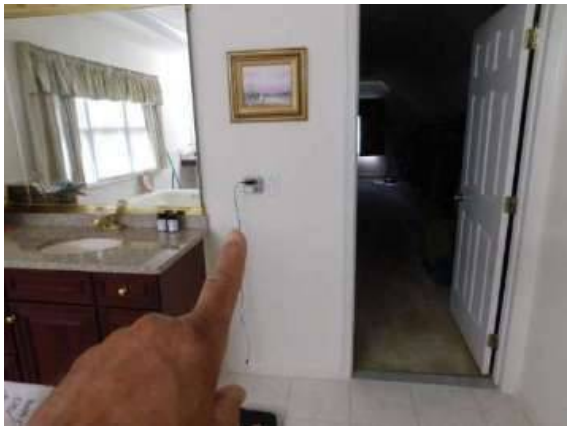

Photo 46-1

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 three, 2nd floor bathrooms. No decrease in water flow observed.
Location of main water shut-off: Basement
Condition of supply lines: Appeared serviceable
Supply pipe material: Copper
Condition of drain pipes: Appeared serviceable
Drain pipe material: Plastic
Condition of waste lines: Appeared serviceable
Waste pipe material: Plastic
Vent pipe condition: Appeared serviceable
Vent pipe material: Plastic

Sump pump installed: Yes
Sewage ejector pump installed: No

47) *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 47-1

Photo 47-2

48) *Monitor, Comment/FYI* - The natural gas lines around the furnaces and the water heaters 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 48-1

Photo 48-2

Photo 48-3

Photo 48-4

Photo 48-5

Photo 48-6

Photo 48-7

Photo 48-8

Photo 48-9

Photo 48-10

Photo 48-11

Photo 48-12

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49) *Comment/FYI* - A sump pump was installed in the basement. These are specialty systems and only a limited evaluation was performed as part of this inspection. The inspector does not determine the adequacy of sump pumps and their associated drainage systems. The presence of a sump pump may indicate that water routinely accumulates below or inside the structure. Recommend asking the property owner how often the sump pump operates and for how long at different times of the year. The client should be aware that the service life of most sump pumps is 5-7 years, and that the pump may need replacing soon depending on its age and how often it operates.

The sump pump's float switch was manually lifted and the pump turned on.

Photo 49-1

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

Photo 50-1 Close up of this area in the next photo.

Photo 50-2 Main water shut off 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: The unit by the electric panels required repair, replacement and/or evaluation (see comments below). The office side unit appeared serviceable with noted exceptions. See items below.

Type: Two tanks

Energy source: Natural gas

Capacity (in gallons): The office side of the basement unit has a 75 gallon capacity. The other unit has a 48 gallon capacity.

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: Not determined for the unit near the electric panels. The office side unit venting system appeared serviceable.

Water heating venting: The office side water heater is vented (exhausted) to the exterior via a metal flue along with the furnace. The water heater near the electric panels is vented (exhausted) to the exterior via a power assisted PVC pipe.

51) ***Material Defect/Safety, Replace*** - The temperature-pressure relief valve drain line was too short. This is a potential safety hazard due to the risk of scalding if someone is standing next to the water heater when the valve opens. Recommend that a qualified plumber repair per standard building practices. For example, by extending the drain line to within 6 inches of the floor, or routing it to drain outside.

Photo 51-1

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52) ***Material Defect/Safety, Exclusion, Evaluate, Comment/FYI*** - The water heater's power PVC chord was unplugged (for the unit near the electric panels). The water heater and hot water supply system (e.g. faucets, controls) were not fully evaluated because of this. Recommend that a full evaluation be made by a qualified person when conditions have been corrected so the water heater is operable. Note that per the standards of practice for various professional home inspection organizations, the inspector does not operate shut-off valves, pilot lights or over-current protection devices, or any controls other than "normal controls," or operate "any system or component which is shut down."

Photo 52-1

Photo 52-2

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53) ***Material Defect/Safety, Maintain*** - 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.

Supporting information includes data from https://pubmed.ncbi.nlm.nih.gov/7997963/

"The American Academy of Pediatrics identifies young children at risk for accidental hot tap water (HTW) burns and recommends that HTW temperatures be set no higher than 49 degrees C (120 degrees F). Studies show that a temperature of 52 degrees C (125 degrees F) can cause a full-thickness skin burn in 2 minutes and a temperature of 54 degrees C (130 degrees F) can result in a full-thickness skin burn in 30 seconds."

This is specific to children but applies to adults as well.

Photo 53-1 The thermostat for the office side water heater was set near the manufacturer's "HOT" setting. It should be lowered to a less hot setting.

Photo 53-2

Photo 53-3

Photo 53-4

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54) ***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 54-1 There is a roughly thirty degree difference between the hottest temperatures measured at the sink and tub at one of the second floor En Suite bathrooms.

Photo 54-2

Photo 54-3 An even greater difference was seen between the sink and shower in the master bathroom.

Photo 54-4

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55) *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 55-1

Photo 55-2

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56) *Comment/FYI* - In accordance with the New Jersey Home Inspection Advisory Committee Statutes and Regulations, home inspectors do not, “Determine life expectancy of any system or component”.

The life of any system or component is based on many factors. For example:

1) The quality of the brand and model of the product; Furnace, water heater, AC, etc.
2) How well it has been maintained. Has the previous owner arranged for annual servicing?
3) Have issues been quickly addressed or have conditions been ignored until the system stopped working, etc.
4) How it was installed and where it is installed. Is a basement furnace in a high moisture area? Is an outside AC unit installed where a dryer duct’s lint blocks the cooling fins? Many things.

Based on the date of manufacture on the data plate or the manufacture date coded into the serial number, these water heaters were both manufactured in 2005.

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

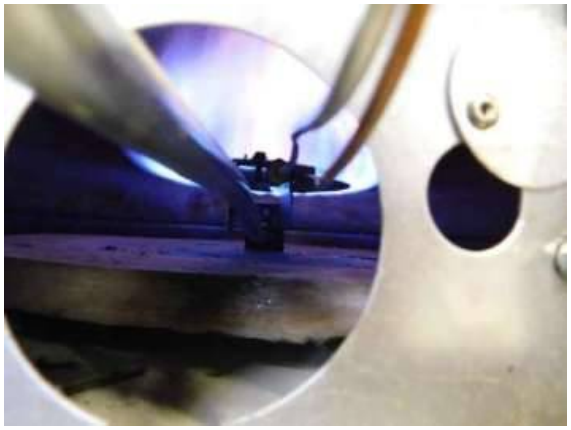

Photo 57-1

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): Four forced air furnaces.
General heating distribution type(s): Ducts and registers
Last service date of primary heat source: Unknown for all four.
Condition of forced air heating system: Appeared serviceable.
Forced air heating system fuel type: Natural gas
Location of forced air furnace: Two are in the basement. The other two are in attic spaces.
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 visible, uses room air
Condition of venting system: Appeared serviceable
Venting (Exhaust): The attic furnaces are vented (Exhausted) to the exterior via a metal flue pipe. The basement furnace on the office side is vented (Exhausted) to the exterior via a metal flue pipe along with the water heater. The furnace near the electric panels is vented (exhausted) to the exterior via a PVC pipe.
Condition of cooling system: Appeared serviceable with noted exception. See item below.
Cooling system type: There are four, central air split systems.
Condition of thermostat(s): Appeared serviceable

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58) ***Repair/Maintain/Service, Evaluate*** - One or more heating or cooling ducts were crushed, kinked and/or in the attic. This appears to be resulting in reduced energy efficiency. As shown below, there were numerous examples seen of ducts that violate the generally accepted installation procedures for air duct; Namely that they exceed the bend radius resulting in a decrease in air flow. Additionally, some ducts appear to have multiple violations of the bend radius guidelines. Recommend that qualified HVAC contractor evaluate and repair or replace ducts or components as necessary.

Photo 58-1 This bend is slightly sharper than 90 degrees.

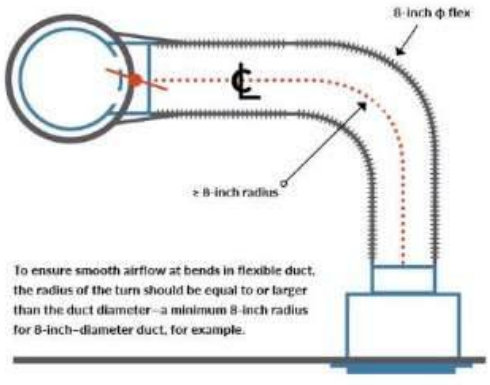

Photo 58-2

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59) ***Repair/Maintain/Service, Evaluate*** - The last service date of the gas forced air furnaces appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. Ask the property owner

when they were last serviced. If unable to determine the last service date, or if these systems were serviced more than 1 year ago, recommend that a qualified HVAC contractor inspect, clean, and service these systems, and make repairs if necessary. For safety reasons, and because these systems are 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 they are serviced.

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

Photo 60-1

Photo 60-2

Photo 60-3

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61) *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 61-1 All four filter chambers and exposed filters are shown here and the following photos.

Photo 61-2

Photo 61-3

Photo 61-4

Photo 61-5

Photo 61-6

Photo 61-7

Photo 61-8

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

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63) *Comment/FYI* - In accordance with the New Jersey Home Inspection Advisory Committee Statutes and Regulations, home inspectors do not, “Determine life expectancy of any system or component”.

The life of any system or component is based on many factors. For example:

1) The quality of the brand and model of the product; Furnace, water heater, AC, etc.
2) How well it has been maintained. Has the previous owner arranged for annual servicing?
3) Have issues been quickly addressed or have conditions been ignored until the system stopped working, etc.
4) How it was installed and where it is installed. Is a basement furnace in a high moisture area? Is an outside AC unit installed where a dryer duct’s lint blocks the cooling fins? Many things.

Based on the date of manufacture on the data plate or the manufacture date coded into the serial number, these furnaces were manufactured in April 2005.

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64) *Comment/FYI* - In accordance with the New Jersey Home Inspection Advisory Committee Statutes and Regulations, home inspectors do not, “Determine life expectancy of any system or component”.

The life of any system or component is based on many factors. For example:

1) The quality of the brand and model of the product; Furnace, water heater, AC, etc.
2) How well it has been maintained. Has the previous owner arranged for annual servicing?
3) Have issues been quickly addressed or have conditions been ignored until the system stopped working, etc.
4) How it was installed and where it is installed. Is a basement furnace in a high moisture area? Is an outside AC unit installed where a dryer duct’s lint blocks the cooling fins? Many things.

Based on the date of manufacture on the data plates or the manufacture date coded into the serial numbers, these AC compressor/condensate coils were manufactured as follows.

The left unit by the garage doors in December 2018. All of the other units were manufactured in 2005.

Please note that it's possible that 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.

Photo 64-1

Photo 64-2

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

Photo 65-1

Photo 65-2

Photo 65-3

Photo 65-4

Photo 65-5

Photo 65-6

Photo 65-7

Photo 65-8

Photo 65-9

Photo 65-10

Photo 65-11

Photo 65-12

Photo 65-13

Photo 65-14

Photo 65-15

Photo 65-16

66) ***Comment/FYI*** - Each furnaces' burners were blue in color indicating proper fuel combustion.

Photo 66-1

Photo 66-2

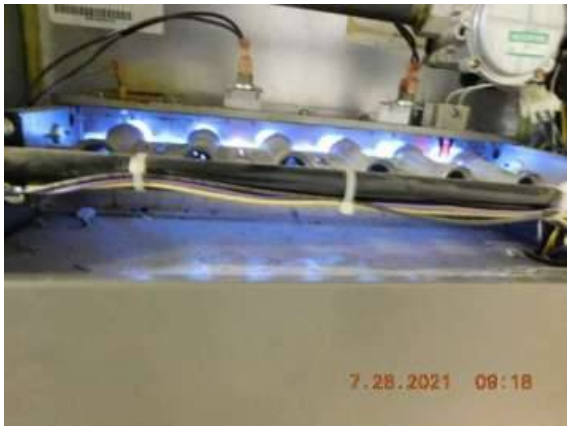

Photo 66-3

Photo 66-4

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
Condition of chimneys and flues: Appeared serviceable
Gas-fired flue type: Metal with wood enclosure.

67) ***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 67-1

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68) *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.

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69) *Evaluate* - The gas fireplace was not fully evaluated because the main gas line for the fireplace was disconnected and therefore, the pilot light was 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 69-1

Kitchen

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

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable
Condition of under-sink food disposal: N/A (none installed)
Condition of dishwasher: Appeared serviceable with noted exceptions. See items below.
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 stove top with separate wall mounted electric oven.
Type of ventilation: Down draft exhaust
Condition of refrigerator: Appeared serviceable. The FDA recommends zero for the freezer and 40 or below for the refrigerator.
Condition of built-in microwave oven: Appeared serviceable. Tested with a microwave detector.

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70) ***Replace, Evaluate*** - No high loop or air gap was visible for the dishwasher drain. A high loop is created by routing the drain line up to the bottom surface of the counter top above and securely fastening it to that surface. An air gap is a device that makes the drain line non-continuous. Both of these prevent waste-water backflow from entering the dishwasher, and possibly flooding out of the dishwasher if/when a siphon occurs. Some newer dishwashers have these devices built in. The client should try to determine if these devices are built in to this brand and model of dishwasher (e.g. review installation instructions). If not, or if this cannot be determined, then recommend that a qualified contractor install a high loop and air gap per standard building practices.

Photo 70-1 This is an example of a high loop from a DIFFERENT property.

Photo 70-2 The dishwasher drain line from THIS property, shown here, should be routed to the highest point underneath the countertop.

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71) ***Repair/Maintain/Service*** - The dishwasher was loose in its frame. It may be prone to excessive vibration during operation which over time may develop leaks. Recommend that a qualified appliance technician secure the dishwasher in its frame.

Bathrooms, Laundry and Sinks

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

Location A: Half bath, first floor
Location B: Full bath, first floor

Location C: Full bath, second floor, Jack & Jill
Location D: Full bath, second floor, En Suite 1
Location E: Full bath, second floor, En suite 2
Location F: Master bath, second floor
Location G: Laundry sink, first floor
Condition of counters: Appeared serviceable. Please note that bathroom A has a pedestal sink. therefore no countertop.
Condition of cabinets: Appeared serviceable. Please note that bathroom A has a pedestal sink. therefore no lower cabinet or vanity.
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 shower 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

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72) *Replace, Evaluate* - The hot water supply flow for the sink at location(s) B, C, and E was low or inoperable. Recommend that a qualified plumber evaluate and repair as necessary.

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73) *Replace, Evaluate* - The hot water supply flow for the bathtub at location(s) B, D and E was low or inoperable. Recommend that a qualified plumber evaluate and repair as necessary.

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

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75) *Repair/Maintain/Service, Evaluate* - The tub/shower blender valve in one more more bathrooms 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.

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

Photo 76-1

Photo 76-2

77) *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. 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.

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78) *Comment/FYI* - The jetted tub in the Master was filled and operated. Other than operation, the mechanical elements of the jetted tub were not inspected.

Photo 78-1

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79) *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 with noted exception. See item below.
Condition of windows: Appeared serviceable
Type(s) of windows: Primarily wood in construction with predominantly double hung and casement operation with some fixed windows.
Condition of walls and ceilings: Appeared serviceable
Wall type or covering: Drywall
Ceiling type or covering: Drywall
Condition of flooring: Appeared serviceable with noted exceptions. See items below.
Flooring type or covering: Carpet, Wood or wood products, Tile
Condition of stairs, handrails and guardrails: Appeared serviceable

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80) *Replace, Evaluate* - Squeaking or creaking noises occur when walking on one or more sections of flooring. This is usually caused by substandard construction practices where the sub-floor decking is not adequately fastened to the framing below. For example, not enough glue was used and/or nails were used rather than screws. In most cases, this is only an annoyance rather than a structural problem. Various solutions such as Squeeeeek No More and Counter Snap fasteners exist to correct this. Repairs to eliminate the squeaks or creaks may be more or less difficult depending on the floor covering and the access to the underside of the sub-floor. Recommend that a qualified contractor evaluate and repair as necessary.

Photo 80-1

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81) *Replace* - One or more exterior doors were sticking in the jamb, such as the front door. Recommend that a qualified person repair as necessary.

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82) *Repair/Maintain/Service* - One or more interior doors were sticking in the door jamb and were difficult to operate. Recommend that a qualified person repair as necessary. For example, by trimming doors.

Photo 82-1

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83) *Repair/Maintain/Service* - Tile, stone and/or grout in the flooring in one or more areas was deteriorated (e.g. loose or cracked tiles, missing grout) or substandard. If in a wet area, water can damage the sub-floor. Recommend that a qualified contractor repair as necessary.

Photo 83-1

Photo 83-2

Photo 83-3

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

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

85) ***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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Summary

Client(s): **John Q Public**
Property address: **Any Street**
Monmouth County, NJ
Inspection date: **Sunday, July 25, 2021**

This report published on Tuesday, August 31, 2021 8:14:50 PM EDT

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

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

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

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

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

9) ***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

10) *Material Defect/Safety, Replace* - Risers for stairs at one or more locations were higher than 8 1/4 inches and posed a fall or trip hazard. Risers should be 8 1/4 inches or shorter. 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.

11) *Material Defect/Safety, Repair/Maintain/Service* - One or more sets of steps and the back porch is unstable due to missing or substandard bracing, or lack of proper support of the steps. This is a safety hazard since severe movement may cause the decks or porches to collapse. A qualified contractor should repair as necessary.

12) *Material Defect/Safety, Repair/Maintain/Service* - Handrails at one or more flights of stairs were damaged. This is a safety hazard. Recommend that a qualified person repair as necessary.

Roof

21) *Material Defect/Major, Repair/Maintain/Service, Evaluate* - On close inspection of the roof surface from the photos, it was noticed that there is a nail protruding from the roof. This is a conducive condition for leaks. Required that a qualified roofing contractor remove and seal to prevent leaks. Additionally, it's required that the roofer make their way into the area below the nail, in the attic, to ensure that leaks have not occurred. As noted in the Attic and Roof Structure section, most of the attic did not have any flooring and by law, the home inspectors do not walk in areas of the attic that do not have secure flooring.

Garage

33) *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 for all three doors. 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.

Electric

37) *Material Defect/Safety, Replace* - The neutral bus bar at sub-panel(s) B appeared to be bonded (connected) to the panel, and should instead be "floating" or insulated from the panel. This is a shock hazard. Recommend that a licensed electrician repair per standard building practices.

The client is urged to submit a Freedom of Information Act (FoIA) or Open Public Records Act (OPRA) with the Manalapan Building Department to determine if the added electrical work in the basement was A) Permitted. B) Done by a licensed electrician and C) If it was inspected by the Manalapan Building Department's electrical inspector.

Any work that may have been done without a permit may have to be removed.

38) *Material Defect/Safety, Replace* - Extension cords were being used as permanent wiring particularly in the basement. 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.

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

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

Water Heater

51) *Material Defect/Safety, Replace* - The temperature-pressure relief valve drain line was too short. This is a potential safety hazard due to the risk of scalding if someone is standing next to the water heater when the valve opens. Recommend that a qualified plumber repair per standard building practices. For example, by extending the drain line to within 6 inches of the floor, or routing it to drain outside.

52) *Material Defect/Safety, Exclusion, Evaluate, Comment/FYI* - The water heater's power PVC chord was unplugged (for the unit near the electric panels). The water heater and hot water supply system (e.g. faucets, controls) were not fully evaluated because of this. Recommend that a full evaluation be made by a qualified person when conditions have been corrected so the water heater is operable. Note that per the standards of practice for various professional home inspection organizations, the inspector does not operate shut-off valves, pilot lights or over-current protection devices, or any controls other than "normal controls," or operate "any system or component which is shut down."

53) *Material Defect/Safety, Maintain* - 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.

Supporting information includes data from https://pubmed.ncbi.nlm.nih.gov/7997963/

"The American Academy of Pediatrics identifies young children at risk for accidental hot tap water (HTW) burns and recommends that HTW temperatures be set no higher than 49 degrees C (120 degrees F). Studies show that a temperature of 52 degrees C (125 degrees F) can cause a full-thickness skin burn in 2 minutes and a temperature of 54 degrees C (130 degrees F) can result in a full-thickness skin burn in 30 seconds."

This is specific to children but applies to adults as well.

Fireplace, Chimneys and Flues

67) *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.