Regal Home Inspections, LLC

37 Ridge Road
Colts Neck NJ 07722
Inspector: Frank Delle Donne
Inspector's email: frank07722@gmail.com
Inspector's phone: (908) 902-2590
NJ Home Inspector License # - 24GI00125100
NJ-DEP Radon Measurement Technician Certification # - MET13186
NJ DEP 7B Pesticide Applicator License # - 59628B
InterNACHI Membership ID# NACHI 13103001

Property Inspection Report
Seller's Inspection

Client(s): **A. Smith**
Property address: **6 Any Street**
Marlboro, NJ 07746
Inspection date: **Sunday, November 14, 2021**

This report published on Tuesday, January 11, 2022 8:36:48 AM EST

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

The purpose of this report is to document the findings of the visual, non destructive home inspection, of accessible systems and components conducted at the aforementioned property on the date noted and, in accordance with NJAC as detailed in the associated, signed Pre Inspection Agreement. The report will focus on various systems and components as described in the Pre Inspection Agreement, Section 5 Page 1. The report will include descriptions of the systems and components (materials, descriptions, locations, etc. as required by NJAC) and identify any Material Defects (aka Major Defects). Material Defects are clearly identified as, "a

condition, or functional aspect, of a structural component or system that is readily ascertainable during a home inspection that substantially affects the value, habitability or safety of the dwelling, but does not include decorative, stylistic, cosmetic or aesthetic aspects of the system, structure or component." A Major (aka Material) Defect, including items in the report identified or classified as "Safety", denotes a condition that should be corrected or further investigated prior to the end of the inspection interval as noted in your home purchase contract.

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

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

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

How to Read this Report

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

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

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

General Information

Inspector: Frank J. Delle Donne and Brian S. Delle Donne (Home Inspector License Number 24GI00186800)

worked together on your inspection.
Report number: 11152021A
Time started: 9:00am
Time finished: 10:30am
Present during inspection: Client
Client present for discussion at end of inspection: Yes
Weather conditions during inspection: Overcast
Temperature at the start of the inspection: 40
Type of building: Single family house.
Number of residential units inspected: 1
Buildings inspected: One single family house.
Age of main building: 37 YO. Built 1984.
Source for main building age: Online property listing
Occupied: Yes
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.

---

1) *Repair/Maintain/Service, Evaluate* - Microbial growths (Which could possibly be mold) were found at one or more locations in the attic. 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

Environmental Health Consultants Gina Dehmer, Owner. 732 456 6119 info@ehconsults.com

Photo 1-1

Photo 1-2

Photo 1-3

Photo 1-4

Photo 1-5

Photo 1-6

---

2) *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).

---

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

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

---

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

If you are in need of clarification as to whom you should call, please call one of Regal Home Inspections, LLC's

NJ Licensed inspectors for further information.

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

6) ***Comment/FYI*** - A radon test is being conducted. The test device will be retrieved Wednesday, November 17. The measurement device will then be brought to the lab for analysis and reporting. I anticipate that the results will be returned by late Friday afternoon, 11/19

Grounds

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

Site profile: Level
Condition of driveway: Appeared serviceable
Driveway material: Asphalt
Condition of sidewalks and/or patios: Appeared serviceable
Sidewalk and/or patio material: Poured in place concrete, Wood
Condition of deck and porch: Appeared serviceable with noted exceptions. See items below.
Deck and/or porch material: The front porch is brick and concrete. The back deck is wood.
Condition of stairs, handrails and guardrails: Appeared serviceable with noted exceptions. See items below.
Exterior stair material: The front steps are brick. There are concrete steps in the back.
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.

7) ***Material Defect/Safety, Repair/Maintain/Service*** - The risers for stairs at the front 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.

Photo 7-1 Close up of these steps in the next photos.

Photo 7-2 Approx. 7 & 1/4 inches.

Photo 7-3 Approx. 8 & 1/4 inches.

---

8) ***Repair/Maintain/Service*** - Soil was in contact with or too close to wooden deck substructure components. 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

It appears that this deck may be made with stringers. Stringers are joists that are resting on the ground. These are particularly susceptible to rot.

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* - The bricks at one or more sets of steps have gaps in the mortar and cracks. These all allow water to penetrate the step/porch structure. In the freeze/thaw cycles of winter the ice will cause additional deterioration. Recommend that a qualified masonry contractor evaluate all and repair as that professional deems necessary. For example by sealing the cracks so water can't penetrate into the step/porch structure.

Photo 9-1

Photo 9-2

10) *Exclusion, Comment/FYI* - There was no access to the deck's structure. The low height prevented access. Areas of the deck's structure that were not readily accessible for visual inspection are excluded.

Photo 10-1

Photo 10-2

Exterior and Foundation

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

Wall inspection method: Viewed from ground, and areas were viewed while on the roof.
Condition of wall exterior covering: Appeared serviceable
Apparent wall structure: Wood frame
Wall covering: Brick veneer, Metal
Condition of foundation: Appeared serviceable
Apparent foundation type: Unfinished basement
Foundation/stem wall material: Concrete block
Footing material (under foundation stem wall): Inaccessible for visual inspection

11) *Repair/Maintain/Service, Maintain* - 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. Some cracking seen here. Required that a qualified mason repair by sealing all gaps and sealing the exposed lintels from moisture that will continue the corrosion. Thereafter, recommend maintaining the lintels by using a rust inhibiting paint and maintaining seals at the seams between the lintels and the brick.

Photo 11-1

Photo 11-2

Photo 11-3

Photo 11-4

Photo 11-5

Photo 11-6 Close up of this area in the next photo.

Photo 11-7

---

12) *Repair/Maintain/Service* - Soil was in contact with or less than 6 inches from siding or trim. Regardless of what material is used for siding, it should not be in contact with the soil. If made of wood, siding or trim will eventually rot. For other materials, ground or surface water can infiltrate siding or trim and cause damage to the wall structure. Wood-destroying insects are likely to infest and damage the wall structure. This is a conducive condition for wood-destroying organisms. Recommend grading or removing soil as necessary to maintain a 6-inch clearance. Note that damage from fungal rot and/or insects may be found when soil is removed, and repairs may be necessary.

Photo 12-1

Photo 12-2

Photo 12-3

Photo 12-4

13) ***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".

14) ***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".

15) ***Maintain*** - Vegetation such as trees, shrubs and/or vines was in contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.

Photo 15-1

Photo 15-2

Roof

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

past leaks observed during the inspection are reported on as part of this inspection.

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

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

Roof inspection method: Traversed
Condition of roof surface material: Appeared serviceable
Roof surface material: Asphalt or fiberglass composition shingles
Roof type: Gable
Apparent number of layers of roof surface material: One
Condition of exposed flashings: Appeared serviceable
Condition of gutters, downspouts and extensions: Appeared serviceable with noted exception. See item below.

---

16) ***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 16-1

Photo 16-2

Photo 16-3

Photo 16-4

17) *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.

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

Photo 18-1

Photo 18-2

Photo 18-3 One layer seen.

Photo 18-4

Photo 18-5

Photo 18-6

Photo 18-7

Photo 18-8

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made

regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Attic inspection method: Partially traversed. The attic area did not have a fully walk-able floor and areas of the attic were inaccessible. Areas beyond the hatch area are excluded as they were not readily available for visual inspection.

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

Roof structure type: 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.

Vermiculite insulation present: None visible

Vapor retarder: Installed

Condition of roof ventilation: Requires repair and upgrading. See below as well as the General Information section.

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

---

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

---

20) ***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 20-1

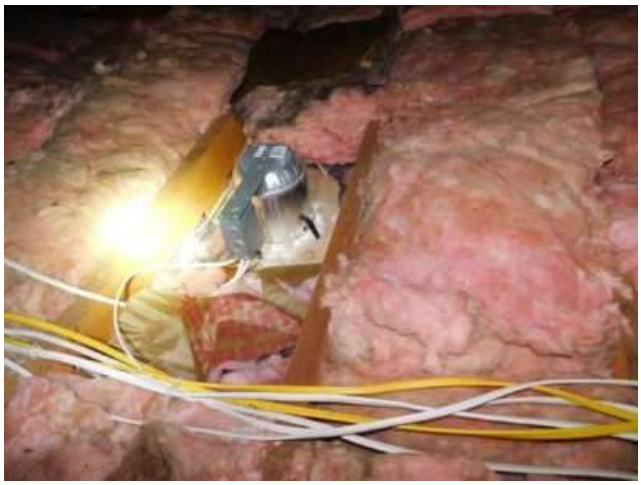

Photo 20-2

---

21) *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

---

22) *Repair/Maintain/Service* - One or more rafters in the roof structure were twisted. This may weaken the roof structure or effect the plywood's attachment to the rafters or cause the nails that hold the shingles down to pull out. Recommend that a qualified contractor repair as necessary. For example, by installing blocking between adjacent rafters to prevent them from twisting.

Photo 22-1 Close up of this area in the next photo.

Photo 22-2

---

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

Photo 23-1

---

24) *Repair/Maintain/Service* - Both bathroom exhaust vents discharge into the attic. One is shown below. The duct must be exhausted to the building's exterior. Exhausting the warm, moist air from a bathroom into the attic can cause condensation in the winter on the inside of the roof surface where the warm moist air abuts the cold winter air outside. This will create a condition that is conducive to mold growth and damage the plywood roof sheathing. That condition was seen at this location. Please refer to the General Information section. Recommend that a qualified contractor install exhaust hoods so the warm, moist air discharges to the exterior.

Photo 24-1 Close up of this area in the next photo.

Photo 24-2

---

25) *Repair/Maintain/Service* - The ill effects of a combination of living space air escaping into the attic (poor ceiling insulation and not an insulated attic hatch are prime causes) and inadequate ventilation can be seen in the staining around the nail shanks on the interior of the upper attic roof sheathing/plywood. When the warm moist air rises through the uninsulated attic hatch, through recessed lights, poorly insulated ceilings, etc. and hits against the very cold roof surface/plywood sheathing in the cold of winter, the warm moist air condenses. This condensation can be seen as frost on the nail shanks. As the attic space heats up, the frost melts and once can actually see a drop of water hanging from the nail. This causes the black staining on the plywood and the nails to rust. The rust is caused by water on the inside, not because of a leak and water coming in from the outside. The best way to prevent this is to A) Heavily insulate the ceiling above the second floor living area including the hatch and B) Having as much ventilation as possible in the attic space. In the winter, the attic area should be the same temperature inside the attic as it is outside the attic. This along with good second level ceiling insulation will prevent the condensation.

Photo 25-1

Photo 25-2

Photo 25-3

Photo 25-4

Photo 25-5 Here and the next photo are examples from another house a few winters ago. This is frost on a nail. The next is frost on the plywood and on the nails.

Photo 25-6 This is the same condition that's causing the microbial growths as reported in this inspection report.

---

26) ***Maintain*** - One or more soffit vents were blocked by insulation. This can reduce air flow through the roof structure or attic and result in reduced service life for the roof surface materials because of high temperatures.

Moisture from condensation is also likely to accumulate in the roof structure and/or attic and can be a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary so air flows freely through all vents. For example, by moving or removing insulation and installing cardboard baffles.

Photo 26-1

Photo 26-2

Photo 26-3

Photo 26-4

Photo 26-5 This illustration shows how cooler air should enter the attic via the soffit vents and exit via the ridge vent.

Photo 26-6 This is a photo from another home and shows how baffles can be used to maintain air flow from the soffit vents and how the baffles prevent the insulation from blocking the soffits.

Basement

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

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

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

Condition of floor substructure above: Appeared serviceable with noted exception. See item below.
Pier or support post material: Steel
Beam material: Steel
Floor structure: Solid wood joists

---

27) *Material Defect/Safety, Replace* - Handrails at one or more flights of stairs were missing. This is a potential fall hazard. Handrails should be installed at stairs with four or more risers or where stairs are greater than 30 inches high. Recommend that a qualified contractor install handrails where missing and per standard building practices.

Photo 27-1

Photo 27-2

---

28) *Repair/Maintain/Service, Evaluate* - One or more joists in the floor structure were twisted. This may weaken the floor structure or effect the floor's condition above. Recommend that a qualified contractor repair as necessary. For example, by installing blocking between adjacent joists to prevent them from twisting.

Photo 28-1 Close up of this area in the next photo.

Photo 28-2

---

29) *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.”

Garage

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

Type: Attached
Condition of door between garage and house: Appeared serviceable
Type of door between garage and house: Metal
Condition of garage vehicle door(s): Appeared serviceable
Type of garage vehicle door: Sectional
Number of vehicle doors: 2
Mechanical auto-reverse operable (reverses when meeting reasonable resistance during closing): No
Condition of garage floor: Appeared serviceable
Condition of garage interior: Appeared serviceable
Garage ventilation: None

---

30) ***Material Defect/Safety, Repair/Maintain/Service, Evaluate*** - The auto-reverse mechanism on one or more automatic openers for garage vehicle doors was inoperable. 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.

---

31) ***Material Defect/Safety, Repair/Maintain/Service*** - The attic access hatch cover in the attached garage ceiling was missing. Current standard building practices call for wooden-framed ceilings and walls that divide the house and garage to provide limited fire-resistance rating to prevent the spread of fire from the garage to the house. This includes having an access hatch cover installed that is in good condition, with similar fire-resistance.

There were also some ceiling spackle, taping seams that were peeling back. These too need to be properly repaired to provide the needed fire protection.

Recommend that a qualified person replace or repair hatch cover(s) per standard building practices.

Photo 31-1 The hatch in this photo (Inside the circle) and the tape seams (Arrow) require repair.

32) *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 note above in this section, the auto reverse did not work for both 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 garage. There were no sub panels seen.

3) Type of Overcurrent Protection: Circuit Breakers

4) Predominant type of wiring: Non metallic cable predominantly with solid strand, copper branch circuit conductors.
5) Knob and tube branch circuit wiring present?: No. Knob & Tube branch circuit wiring was not seen. Knob and Tube wiring was a technology used circa 1930 and earlier.
6) Solid conductor aluminum branch circuit wiring?: No. Solid conductor aluminum, branch circuit wiring was not seen. Solid conductor aluminum, branch circuit wiring is often seen in homes build approximately 1967 through approximately 1974.
Electric service condition: Appeared serviceable
Primary service type: Underground. The electric service has underground wires from the street to the house.
Number of service conductors: 3
Service entrance conductor material: Stranded aluminum
System ground: Cold water supply pipe ground seen.
Condition of main service panel: Not determined (inaccessible or obscured, or panel not opened)
Condition of branch circuit wiring: Appeared serviceable with noted exceptions. See items below.
Ground fault circuit interrupter (GFCI) protection present in circuit breaker panel: No
Arc fault circuit interrupter (AFCI) protection present in circuit breaker panel: No

---

33) ***Material Defect/Safety, Replace*** - No arc fault circuit interrupter (AFCI) breakers were installed for bedroom circuits. These are relatively new devices, and reduce the risk of fire by protecting against overheated or arcing receptacles (outlets) or light fixtures. Consult with a licensed electrician about upgrading circuits to AFCI protection per standard building practices.

---

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

There are at least 2, 14 gauge wires connected to 20amp circuit breakers.

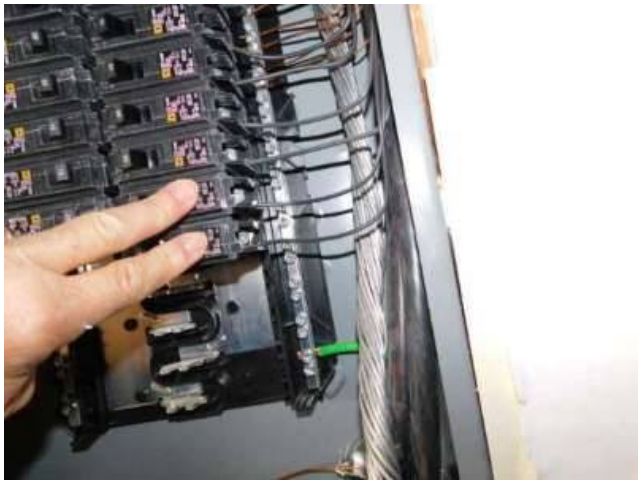

Photo 34-1

---

35) ***Material Defect/Safety, Replace*** - Bare wire ends, or wires with a substandard termination, were found at one or more locations. This is a potential shock hazard. Required that a licensed electrician repair as necessary. For example, by cutting wires to length and terminating with wire nuts in a permanently mounted, covered junction box.

Photo 35-1 Close up of this area in the next photo.

Photo 35-2

---

36) *Material Defect/Safety, Replace* - Extension cords were being used as permanent wiring as seen 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. Required that a licensed electrician repair per standard building practices and eliminate extension cords for permanently installed equipment.

---

37) *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. Required that a licensed electrician install cover plates where necessary.

Photo 37-1

Photo 37-2

Photo 37-3

Photo 37-4

38) ***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.

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

Plumbing / Fuel Systems

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

Condition of service and main line: Appeared serviceable
Water service: Public
Functional Water Flow: Functional water test done by turning on all fixtures at the 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 with noted exception. See item below.
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, There are two sump pumps and pits in the basement.
Type of irrigation system supply source: Public
Condition of fuel system: Appeared serviceable
Location of main fuel shut-off valve: At gas meter

---

40) *Material Defect/Major, Repair/Maintain/Service, Evaluate* - There are a number of ABS to PVC pipe connections with an adhesive. Information suggests that these different plastic pipes should only be connected with mechanical connections. There may be adhesives that allow these two types of plastic pipes to be joined. The inspector is unable to determine if this was done with the proper adhesives. Also, local plumbing standards may prohibit the use of adhesive on different plastic pipes. A reputable, licensed plumber must be consulted and that plumber must evaluate the glued pipe connections. If the wrong adhesive was used the connections must be re-done with mechanical connections or the proper adhesive. Failure to have this evaluated now may lead to drain pipe connections that come apart.
https://www.familyhandyman.com/project/how-to-connect-a-pvc-pipe-to-abs-pipe/

Photo 40-1 Basement.

Photo 40-2 Under the left sink in the Master bath.

---

41) *Repair/Maintain/Service, Evaluate* - The drain location for the sump pump's discharge pipe may be in a substandard manner and violate local plumbing standards. Requires consultation with a licensed plumber familiar with Marlboro's local plumbing rules to determine if the location of the sump pump discharge pipe, into the public waste is allowed. Discharge pipes should usually terminate well away from foundations to soil sloping down and away so water doesn't accumulate around the foundation or in crawl spaces or basements, not into the public waste. If its termination does violate local standards, it's required that a licensed plumber repair per standard building practices.

Photo 41-1

Photo 41-2

42) *Repair/Maintain/Service* - One or more hose bibs (outside faucets) leaked while off (Leaking upon arrival). When hose bibs leak while turned off, it's often caused by a worn valve seat or a loose bonnet. When hose bibs leak while turned on, it may be due to worn "packing" around the stem or a defective backflow prevention device. Recommend that a qualified plumber repair as necessary.

Photo 42-1 Front.

43) *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.

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

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

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

Photo 44-1

Photo 44-2

---

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

To verify that the house's drain and waste piping is fully functional, it is recommended that a waste pipe video service provider use a scope or camera to verify that there isn't any damage or clogs to the waste pipe from the house to the main sewer connection. Repairs to a damaged pipe can be expensive.

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

The inspector does a, "Functional drainage" test at each fixture but that does not simulate the amount of water during family life; Multiple showers, loads of laundry, toilet use, etc. Repairs to a damaged pipe can be expensive. Internal video inspection of the waste pipe is a prudent cost by comparison. The estimated cost of a video analysis of the waste pipe from the clean out to the street is approximately $275.00.

---

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

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

Photo 46-1

Photo 46-2

Photo 46-3

Photo 46-4

---

47) *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.

---

48) *Comment/FYI* - Water meter and main water shut off (Yellow arrow).

Photo 48-1

Water Heater

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

Condition of water heater: Appeared serviceable with noted exceptions. See items below.
Type: Tank
Energy source: Natural gas
Capacity (in gallons): 50
Temperature-pressure relief valve installed: Yes
Location of water heater: Basement
Hot water temperature tested: Yes
Water temperature (degrees Fahrenheit): 120+ degrees
Condition of burners: Appeared serviceable
Condition of venting system: Appeared serviceable with noted exceptions. See items below.
Water heating venting: The water heater is vented (exhausted) to the exterior via a metal flue.

---

49) ***Material Defect/Safety, Replace, Evaluate*** - Exhaust gases were "back drafting" out of the water heater's draft hood. The flue pipe may be configured incorrectly, blocked or damaged. This is a safety hazard due to the risk of exhaust gases entering living spaces. A qualified contractor should evaluate and repair as necessary.

Photo 49-1

Photo 49-2

---

50) ***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 50-1

---

51) ***Material Defect/Safety, Exclusion*** - Foam insulation on water supply lines above the gas-fired water heater was too close to the draft hood. This insulation is flammable and a fire hazard. Insulation should be removed so it's at least 6 inches from the draft hoods.

Photo 51-1

---

52) *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 52-1

Photo 52-2

Photo 52-3

Photo 52-4

53) *Replace* - The temperature-pressure relief valve was leaking, based on corrosion seen at the end of the drain line. Recommend that a qualified plumber repair as necessary. For example, by replacing the valve.

Photo 53-1

Photo 53-2

54) *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, this water heater was manufactured in October 2012.

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

Photo 55-1

Heating, Ventilation and Air Condition (HVAC)

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

General heating system type(s): Forced air furnace
General heating distribution type(s): Ducts and registers
Last service date of primary heat source: October 2018
Source for last service date of primary heat source: Label
Condition of forced air heating system: Appeared serviceable. All accessible air supply registers were measured for warm air.
Forced air heating system fuel type: Natural gas
Location of forced air furnace: Basement
Forced air system capacity in BTUs or kilowatts: 100,000 BTU/hr.
Condition of furnace filters: Recommend filter replacement upon taking occupancy and then in accordance with the filter manufacturer's instructions thereafter.
Location for forced air filter(s): At base of air handler
Condition of forced air ducts and registers: Appeared serviceable with noted exception. See item below.
Condition of burners: Appeared serviceable
Type of combustion air supply: Intake duct
Condition of venting system: Appeared serviceable
Venting (Exhaust): The furnace is vented (exhausted) to the exterior via a PVC pipe.
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: Central air split system.

Condition of thermostat(s): Appeared serviceable

---

56) *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 56-1 Close up of this area in the next photo.

Photo 56-2

---

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

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

---

58) *Repair/Maintain/Service, Evaluate* - The last service date of the gas forced air furnace appeared to be more than 1 year ago. Recommend that a qualified HVAC contractor inspect, clean, and service this system, and make repairs if necessary. For safety reasons, and because this system is fueled by gas this servicing should be performed annually in the future. Routine, seasonal servicing (cooling and heating) is recommended to help ensure efficiency and reliable operation.

---

59) *Repair/Maintain/Service* - One or more forced air furnace's filter chamber does not have a cover. Without a cover to seal the filter chamber the air filtering system does not operate properly and consequently the air quality and efficient air flow may be compromised. Recommend sealing the chamber. One option is https://www.allergyzone.com/collections/clean-air-accessories/products/filterlock-furnace-filter-slot-seal Recommend that this cover, or something similar, be used to seal the opening over the air filter.

Photo 59-1

---

60) ***Exclusion, Comment/FYI*** - One or more areas were obscured by possessions and blocking access to air supply registers. 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 items blocking access are removed, issues with air supply registers (e.g. loose, missing, low air flow). Areas 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, or other obstructions are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection.

Photo 60-1 No air supply registers were accessible in this room.

---

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

---

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.

---

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, this furnace was manufactured in May 2005.

---

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 plate or the manufacture date coded into the serial number, this AC compressor/condensate coil was manufactured in May 2018.

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.

65) *Comment/FYI* - Sample heat 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

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

Photo 66-1 Close up through this sight glass in the next photo.

Photo 66-2

Kitchen

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

Condition of counters: Appeared serviceable
Condition of cabinets: Appeared serviceable
Condition of sinks and related plumbing: Appeared serviceable
Condition of under-sink food disposal: N/A (none installed)
Condition of dishwasher: Appeared serviceable. Operated a Rinse Only cycle. The dishwasher operated and there were no leaks seen on the supply or drain.
Condition of range, cooktop or oven: Appeared serviceable with noted exception. See item below.

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.

---

67) ***Material Defect/Safety, Replace*** - An anti-tip bracket may not be installed. This is a potential safety hazard since the range can tip forward when weight is applied to the open door, such as when a small child climbs on it or if heavy objects are dropped on it. Anti-tip brackets have been sold with all free-standing ranges since 1985. Recommend verifying one is installed or installing an anti-tip bracket to eliminate this safety hazard.

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, second floor
Location C: Master bath, second floor
Location D: Laundry room/area, 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 bathtub and related plumbing: Appeared serviceable
Condition of shower and related plumbing: Appeared serviceable
Condition of ventilation systems: Appeared serviceable
Bathroom ventilation type: Windows, Spot exhaust fans
Gas supply for laundry equipment present: Yes

---

68) ***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 68-1

Photo 68-2

---

69) *Repair/Maintain/Service* - The clothes dryer exhaust duct was clogged, kinked, crushed, or damaged. Air flow will be restricted as a result and the clothes dryer may overheat. This is a safety hazard due to the risk of fire. Recommend that a qualified person clean, replace, or repair the duct as necessary.

Photo 69-1 Close up of this area in the next photo.

Photo 69-2

---

70) *Repair/Maintain/Service* - The laundry sink was loose. Recommend it be secured or fastened by a qualified contractor.

---

71) *Comment/FYI* - All sinks (bath, kitchen), tub and shower were checked for proper plumbing (hot water on left) and all were good. All under counter drains and traps were checked for leaks and none were observed. All faucets were checked for leaks and no leaks were observed.

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

All toilets were checked for leaks, proper operation and for damage. This includes the 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.

---

72) *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
Type(s) of windows: Primarily vinyl in constriuction
Condition of walls and ceilings: Appeared serviceable
Wall type or covering: Drywall
Ceiling type or covering: Drywall
Condition of flooring: Appeared serviceable
Flooring type or covering: Carpet, Wood or wood products, Tile
Condition of stairs, handrails and guardrails: Appeared serviceable with noted exceptions. See items below.

---

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

Photo 73-2

74) *Material Defect/Safety, Replace* - The ceiling height over stairs at one or more locations was too low and poses a safety hazard, especially for tall people. Ceilings over stairs should be at least 6 feet 8 inches high. 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 74-1

Photo 74-2

75) *Material Defect/Safety, Replace* - Handrails at one or more flights of stairs were not continuous or did not extend the full length of the stairs. This is a potential fall hazard. Handrails should be continuous for the entire length of the stairs. Recommend that a qualified contractor replace or repair handrails per standard building practices.

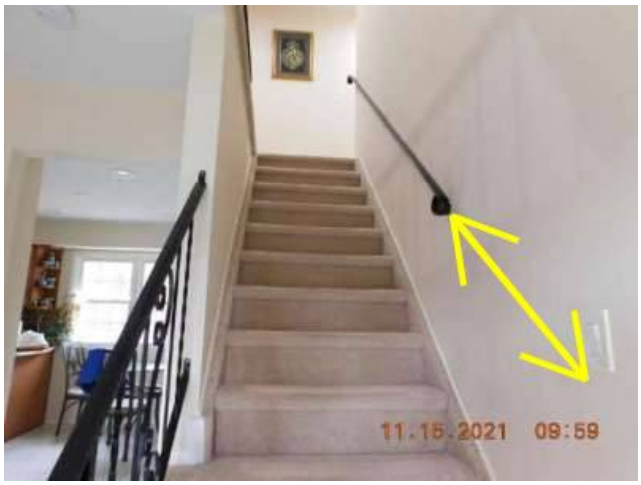

Photo 75-1

---

76) *Material Defect/Safety, Replace* - Handrails at one or more flights of stairs were too low or too high and pose a fall hazard. Handrails should be located at least 34 inches and at most 38 inches above the nose of each tread/riser. Recommend that a qualified person repair per standard building practices.

Photo 76-1

Photo 76-2

---

77) *Material Defect/Safety, Replace* - Guardrails at one or more locations with drop-offs higher than 30 inches had gaps that were too large. This poses a safety hazard for children (e.g. falling, getting stuck in railing). Guardrails should not have gaps or voids that allow passage of a sphere equal to or greater than 4 inches in diameter, or 6 inches in diameter at triangular spaces between stair edges and guardrails. Recommend that a qualified contractor repair or replace guardrails per standard building practices.

Photo 77-1

Photo 77-2

Photo 77-3

Photo 77-4

78) *Material Defect/Safety, Replace* - Guardrails at one or more locations with drop-offs higher than 30 inches were too low. This poses a fall hazard. Guardrails should be at least 36 inches in height. Recommend that a qualified contractor replace or repair guardrails per standard building practices.

Photo 78-1

Photo 78-2

79) *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.

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

Regal Home Inspections, LLC

37 Ridge Road
Colts Neck NJ 07722
Inspector: Frank Delle Donne
Inspector's email: frank07722@gmail.com
Inspector's phone: (908) 902-2590
NJ Home Inspector License # - 24GI00125100
NJ-DEP Radon Measurement Technician Certification # - MET13186
NJ DEP 7B Pesticide Applicator License # - 59628B
InterNACHI Membership ID# NACHI 13103001

Summary

Client(s): **A. Smith**
Property address: **6 Any Street**
Marlboro, NJ 07746
Inspection date: **Sunday, November 14, 2021**

This report published on Tuesday, January 11, 2022 8:36:48 AM EST

This inspection report is prepared and delivered in accordance with The New Jersey Administrative Code, NJAC SS13:40-15.15 and follows the training and Standards of Practice outlined in the NJAC as developed by the American Society of Home Inspectors (ASHI).

The purpose of this report is to document the findings of the visual, non destructive home inspection, of accessible systems and components conducted at the aforementioned property on the date noted and, in accordance with NJAC, the ASHI Standards of Practice and as detailed in the associated, signed Pre Inspection Agreement. The report will focus on various systems and components as described in the Pre Inspection Agreement, description of systems and components, Section 5 Page 1. The report will include descriptions of the systems and components (materials, descriptions, locations, etc. as required by NJAC) and identify any Material Defects (aka Major Defects). Material Defects are clearly identified in the NJAC as, "a

condition, or functional aspect, of a structural component or system that is readily ascertainable during a home inspection that substantially affects the value, habitability or safety of the dwelling, but does not include decorative, stylistic, cosmetic or aesthetic aspects of the system, structure or component."

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

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

Concerns are shown and sorted according to these types:

Material Defect/Safety	Poses a safety hazard
Material Defect/Major	Potentially affects value or habitability
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

7) ***Material Defect/Safety, Repair/Maintain/Service*** - The risers for stairs at the front 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.

Basement

27) ***Material Defect/Safety, Replace*** - Handrails at one or more flights of stairs were missing. This is a potential fall hazard. Handrails should be installed at stairs with four or more risers or where stairs are greater than 30 inches high. Recommend that a qualified contractor install handrails where missing and per standard building practices.

Garage

30) ***Material Defect/Safety, Repair/Maintain/Service, Evaluate*** - The auto-reverse mechanism on one or more automatic openers for garage vehicle doors was inoperable. 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.

31) *Material Defect/Safety, Repair/Maintain/Service* - The attic access hatch cover in the attached garage ceiling was missing. Current standard building practices call for wooden-framed ceilings and walls that divide the house and garage to provide limited fire-resistance rating to prevent the spread of fire from the garage to the house. This includes having an access hatch cover installed that is in good condition, with similar fire-resistance.

There were also some ceiling spackle, taping seams that were peeling back. These too need to be properly repaired to provide the needed fire protection.

Recommend that a qualified person replace or repair hatch cover(s) per standard building practices.

Electric

33) *Material Defect/Safety, Replace* - No arc fault circuit interrupter (AFCI) breakers were installed for bedroom circuits. These are relatively new devices, and reduce the risk of fire by protecting against overheated or arcing receptacles (outlets) or light fixtures. Consult with a licensed electrician about upgrading circuits to AFCI protection per standard building practices.

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

There are at least 2, 14 gauge wires connected to 20amp circuit breakers.

35) *Material Defect/Safety, Replace* - Bare wire ends, or wires with a substandard termination, were found at one or more locations. This is a potential shock hazard. Required that a licensed electrician repair as necessary. For example, by cutting wires to length and terminating with wire nuts in a permanently mounted, covered junction box.

36) *Material Defect/Safety, Replace* - Extension cords were being used as permanent wiring as seen 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. Required that a licensed electrician repair per standard building practices and eliminate extension cords for permanently installed equipment.

37) *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. Required that a licensed electrician install cover plates where necessary.

Plumbing / Fuel Systems

40) *Material Defect/Major, Repair/Maintain/Service, Evaluate* - There are a number of ABS to PVC pipe connections with an adhesive. Information suggests that these different plastic pipes should only be connected with mechanical connections. There may be adhesives that allow these two types of plastic pipes to be joined. The inspector is unable to determine if this was done with the proper adhesives. Also, local plumbing standards may prohibit the use of adhesive on different plastic pipes. A reputable, licensed plumber must be consulted and that plumber must evaluate the glued pipe connections. If the wrong adhesive was used the connections must be re-done with mechanical connections or the proper adhesive. Failure to have this evaluated now may lead to drain pipe connections that come apart.
https://www.familyhandyman.com/project/how-to-connect-a-pvc-pipe-to-abs-pipe/

Water Heater

49) *Material Defect/Safety, Replace, Evaluate* - Exhaust gases were "back drafting" out of the water heater's draft hood. The flue pipe may be configured incorrectly, blocked or damaged. This is a safety hazard due to the risk of exhaust gases entering living spaces. A qualified contractor should evaluate and repair as necessary.

50) *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.

51) *Material Defect/Safety, Exclusion* - Foam insulation on water supply lines above the gas-fired water heater was too close to the draft hood. This insulation is flammable and a fire hazard. Insulation should be removed so it's at least 6 inches from the draft hoods.

52) *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.

Kitchen

67) *Material Defect/Safety, Replace* - An anti-tip bracket may not be installed. This is a potential safety hazard since the range can tip forward when weight is applied to the open door, such as when a small child climbs on it or if heavy objects are dropped on it. Anti-tip brackets have been sold with all free-standing ranges since 1985. Recommend verifying one is installed or installing an anti-tip bracket to eliminate this safety hazard.

Interior, Doors and Windows

73) *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.

74) *Material Defect/Safety, Replace* - The ceiling height over stairs at one or more locations was too low and poses a safety hazard, especially for tall people. Ceilings over stairs should be at least 6 feet 8 inches high. 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.

75) *Material Defect/Safety, Replace* - Handrails at one or more flights of stairs were not continuous or did not extend the full length of the stairs. This is a potential fall hazard. Handrails should be continuous for the entire length of the stairs. Recommend that a qualified contractor replace or repair handrails per standard building practices.

76) *Material Defect/Safety, Replace* - Handrails at one or more flights of stairs were too low or too high and

pose a fall hazard. Handrails should be located at least 34 inches and at most 38 inches above the nose of each tread/riser. Recommend that a qualified person repair per standard building practices.

---

77) *Material Defect/Safety, Replace* - Guardrails at one or more locations with drop-offs higher than 30 inches had gaps that were too large. This poses a safety hazard for children (e.g. falling, getting stuck in railing). Guardrails should not have gaps or voids that allow passage of a sphere equal to or greater than 4 inches in diameter, or 6 inches in diameter at triangular spaces between stair edges and guardrails. Recommend that a qualified contractor repair or replace guardrails per standard building practices.

---

78) *Material Defect/Safety, Replace* - Guardrails at one or more locations with drop-offs higher than 30 inches were too low. This poses a fall hazard. Guardrails should be at least 36 inches in height. Recommend that a qualified contractor replace or repair guardrails per standard building practices.