March 20, 2009

HOME INSPECTION REPORT
Berkeley Heights Street Address Removed
Berkeley Heights, NJ

The following are the findings of a **Home Inspection** of the subject property done on March 17, 2009. This report is for the use of Client name removed.

Conditions on date of inspection: Occupied home. Weather was clear, and approximately 40 Deg. F.

Present at the inspection: Daniel Meyers, NJ Licensed Home Inspector, 24GI00060400; Mr. & Ms. Client, buyers; real estate representative; and, for part of the time, Ronald Meyers, P.E. and also a representative from Terminite, Inc. for the wood destroying insect inspection.

Home in Berkeley Heights, NJ

Description of Property Wood frame, one family, two story home. The first floor has an entry hall, living room, dining room, den, kitchen, laundry room and half bathroom. The second floor has four bedrooms and two full bathrooms. There is a partly finished basement, with an additional half bathroom. There is an elevated deck at the rear. There is an attached two-car garage.

EXTERIOR ASPECTS OF THE PROPERTY

Exterior Soil Grading and Drainage

Soil Grade & Clearance to Wood Elements of the Home:

This home is set on a lot with significant slope down towards the front and continuing downward and away at the rear.

Soil clearance to wood frame structure appears to be adequate on the left and right.

Soil clearance to wood frame structure may be limited at the front (the uphill side).

The rear wall wood structure extends down nearly to grade level in some areas, reducing soil clearance to wood structure at the rear.

Drainage Conditions:

- **Adverse, due to significantly sloped surface grade or topography.**
- **Adverse, due to lack of maintenance to the roof drain system.**

If present, inadequate soil clearance to wood frame structure or adverse soil grading can result in damage to the wood frame structure and masonry foundation due to chronic wet conditions.

Recommendations:

- **To the extent possible, create and maintain clearance between soil level and wood frame structure around the home. Do not allow soil and mulch to accumulate around the home.**
- **See separate wood destroying insects report from Terminite, Inc.**
- **See Roof Drainage System section.**

Landscaping, Retaining Walls and/or Fences

- **Overgrown vegetation in close to or in contact with the sides of the house.**
- **Trees or tree branches adversely impacting the home on multiple corners.**

Trees in contact with the home

- **This home is set on a steeply sloped, wooded lot. Soil erosion and settlement**

in the future is therefore more likely to occur.

View for the home from down the slope at the rear

Recommendations:

- **Have trees, shrubs and plants trimmed back or removed so they are no longer close to or in contact with the home.**
- **Monitor water flow and soil erosion patterns carefully, and have drainage measures and/or soil conservation measures installed as necessary.**

Driveway & Paths

Driveway Type: Asphalt.
Driveway Condition: Some deterioration and cracks, but currently functional.
Path Type: Pavers.
Path Condition: Functional.
Sidewalk Type: None present.

Deck

Type: Wood
Location: Rear
Elevation above grade level (approximate): 15 ft.
Structure Condition: **The deck ledger board is nailed, not bolted to the side of the house. This is no longer considered to be a secure deck attachment method.**
Surface Condition: **Significant wear in most areas.**
Railing Condition: **The railing height is too low to be considered safe by modern deck construction standards. The railing is also significantly worn. This railing is hazardous.**
Stairs Condition: **Significant wear, loose treads, and edge rot are present along the steps.**


Deteriorated stair edges

Recommendations:

- **The deck has sufficient wear, structural and safety deficiency to warrant complete deck reconstruction at this time. Have the deck rebuilt / replaced by a qualified contractor familiar with modern deck construction standards.**

Patio None present.

Description & Condition of Entrances

Front Door: Double wood door, in functional condition.
Front Entry Area: Masonry steps, in functional condition.
Back Doors: Sliding glass and wood and glass, in functional condition.
Back Entry Areas: **The rear deck (see Deck section).** Steps to the back yard. **These steps have no hand rail. This is a falling hazard.**

Recommendations:

- **See Deck section.**
- **Have a qualified contractor install an appropriate hand rail on the steps to the back yard.**

Exterior Facades

Front, Type: Wood clapboard and brick. Condition: Functional.
Rear, Type: Wood shingle. Condition: Functional.
Left, Type: Wood shingle. Condition: Functional.
Right, Type: Wood shingle. Condition: Functional.
Trim, Type: Wood.
Condition:

- **Some sections of wood trim have water / weather related deterioration.**
- **Exposed plywood roof decking is present in some areas at roof edges, and this plywood has sustained significant weather related deterioration.**

Exposed plywood roof decking

Recommendations:

- **Have deteriorated sections of wood trim repaired / replaced, and repainted.**
- **See Roof section for more information.**

Windows Mostly replacement vinyl frame, double hung, double glazed units.

A representative number of windows were tested. All windows were visually examined.

Condition:

- Windows were found to be in functional condition on the date of inspection.

Note: It is our policy to recommend the use of window guards such as window guard tabs if present, or installation of window guards on all windows above the first floor level, regardless of whether regulations require them.

Recommendations:

- **Installation if necessary and use of window guards on all windows above the first floor level.**

Roof Drainage System Roof drainage is by metal gutters and leaders (downspouts) attached to the roof and siding. Some downspouts discharge above ground and some discharge into underground pipe.

Conditions:

- **Some downspouts discharge too close to the base of the home.**
- **Some underground pipe may be too close to the base of the home. Clogging underground pipe can result water accumulation at the base of the home.**

Inadequate or defective roof drainage systems, if present, can lead to water entry into the basement, foundation damage and/or roof leakage.

Recommendations:

- **Direct all above ground downspout discharge points as far away and downhill from the base of the home as is practical.**

- **Monitor any underground pipe connections for signs of leakage or overflow. Have any pipe that appears to be clogged or broken cleared, replaced or abandoned as necessary.**
- **Have the roof drainage system cleaned and maintained on a regular basis by a qualified gutter maintenance company.**

CHIMNEYS & VENTS- EXTERIOR VISIBLE CONDITION

Masonry Chimney(s) This home has two masonry chimneys.

The exterior of the masonry chimneys was inspected by the following methods:

- Visual observation from the ground with the aid of field glasses.
- Partially from within the basement, attic and/or other interior spaces.

Condition:

- **Chimney flashings appear to be older. Leakage is more likely to occur around older chimney flashings.**
- **Some cracks, loose and missing sections of mortar were seen on the upper sections of the chimneys. Lack of maintenance to the exterior and exterior damage strongly suggests the presence of interior hidden defects.**

The central chimney

- **The chimneys are now aging, and the possibility of interior flue blockage or other interior damage is increased.**

Recommendations:

- **The National Fire Protection Association and the National Chimney Sweep Guild recommend that, due to the advanced age or other conditions, a Level-2 Inspection of the chimney and internal components be done to rule out hidden potential safety defects, and we recommend this as well.**
- **Have a qualified chimney contractor service or repair the chimney(s) as required to assure long term function and safety.**

STRUCTURAL COMPONENTS

Foundation Walls & Structural Supports

This home is built mostly over a full basement with a raised concrete block masonry foundation. The garage area is built over masonry fill. The basement is a walkout basement at the rear. The rear wall is partly wood framed. The masonry wall on the rear side of the garage is above grade level.

Note: This home is built on a steeply sloped, "cut and fill" lot. Structural settlement down the hill, both post construction and long term, is common in homes built on lots of this type. This can result in structural settlement and damage to homes.

Foundation Wall Conditions:

- **The foundation wall at the rear of the garage is cracked and tilting outward (downhill). The wall is being forced outward gradually by pressure from the fill below the garage. Water accumulation around the home could have contributed to this pressure. Unless adequate reinforcement or reconstruction of the rear masonry wall is done, the movement and defect in this masonry support wall will likely continue over time, and could lead to additional damage to the superstructure of the home and/or eventual wall collapse.**

Rear masonry foundation wall cracked displaced and no longer plumb

- **The left front finish wall in the basement is not perfectly plumb. This could indicate failure of the front foundation wall behind this finish paneled wall. *although the foundation in this area was not directly visible.***

Limitation of our Ability to Inspect: Significant parts of the masonry foundation walls and concrete slab were covered with finish materials or access to directly inspect was blocked by furnishings, and this limits our ability to fully evaluate these components. Hidden defects may be present behind finish materials or below ground.

Intermediate structural supports: Concrete filled steel tubular columns.

Condition:

- **Some columns are out of true, tilting to the rear towards the downhill side of the property. The main beam appears to have racked towards the downhill side as well.**

Floor Framing: Dimensional lumber floor joists, resting on the foundation walls and on a built up wood main beam.

Conditions:

- **The sill plate at the right front corner of the basement, between the house and garage, has been damaged by a Termite infestation.**

Termite damage to the sill plate

- **Carpenter ant activity is present by the rear wall of the basement, which is wood framed. Finish materials obscured most of this wall, *however carpenter ant damage could be present.***
- **The main beam is racked / twisted towards the downhill side of the property. Long term settlement down the hill may be partially responsible for this condition.**
- **Some floor settlement is evident between the entry hall and dining room.**

Wall Framing: Dimensional lumber, with wood or wood product sheathing on the exterior and plaster or drywall on the interior.

Condition:

- Walls throughout the home are functionally adequate where visible.

Roof framing: Dimensional lumber for a pitched roof.
Roof Sheathing: Plywood.

Condition:

- Visible portions of roof framing were functionally adequate on the date of inspection.

- **Edges of plywood roof sheathing extend past and are exposed at roof edges, are unpainted, and are deteriorating (see Roof section).**

Note: Finish materials in the home prevented access to directly inspect the foundation walls and structural supports, and our findings are limited by this.

Recommendations:

- **The defects found to be present at the rear foundation wall, together with the fact that some intermediate columns are not plumb and also the "racked" condition of the main beam strongly suggest that the support foundation walls of the home are not adequate to resist the constant heavy lateral loading of the soil at the front uphill side of the property. The finding that the front finish panel wall is not plumb also suggests that the front foundation wall has deflected inward and is "pushing" the framing out of plumb. Although the degree of the defects does not appear to be serious enough to allow collapse at this time, it is probable that going forward into the future further movement of the foundation and framing will continue to occur, and this may result in eventual structural collapse. For this reason we strongly recommend that the foundation walls and framing of this home be further evaluated for adequacy by a qualified engineer, with repair, reinforcement and/or reconstruction done as may be found to be needed to assure long term structural adequacy and stability.**
- **See Roof Drainage section – make sure water around the home is well controlled, with no accumulation near the base of the home. This can help reduce the possibility of foundation settlement in the future.**
- **See the separate wood destroying insect report from Terminite, Inc. for more information relating to the wood framing of this home. Since evidence of wood destroying insect infestation was found, then be aware that further evaluation would be required to assure that additional hidden damage to structural members is not present.**
- **Further evaluation of termite and any carpenter ant damage, with repairs as required, by a qualified contractor familiar with wood destroying insect damage repair.**
- **See the Roof section of this report for more information.**

Wood Destroying Insects We do not inspect for wood destroying insect infestation, however as a convenience and as a matter of expedience, an inspection for the presence of wood destroying insects has been ordered by us for this property. The official results of this wood destroying insect inspection will be sent to you under separate cover by the provider of this service, Terminite, Inc, Tel: 908-353-6938.

Recommendations:

- **Carefully read the separate wood destroying insect report from Terminite, Inc. and be guided by the recommendations therein.**

ROOFS

The roofs, flashings and penetrations were inspected by the following methods:

- Visual observation from the ground with the aid of field glasses.
- Partially from within attic crawlspaces.
- Finish materials on ceilings and walls on the upper living level were tested where possible with a moisture meter.
- The underside of the roof was tested where possible with a moisture meter.

Roof Type and Description: The roofs are pitched and covered with asphalt shingles.

Condition:

- **Roof shingles appeared to have significant wear, with stained areas, rounded off shingle corners, and eroding asphalt.**
- **Stained areas suggesting prior leaks or moisture condensation were seen on the underside of the roof in the attic crawlspaces.**
- **Some roof flashings may be older than the currently installed roof. Leakage is more likely to occur around old flashings.**
- **Very few roofing nails penetrate the roof sheathing into the interior of the attic space. These roofing nails may be too short / the wrong type. This can affect shingle durability and attachment.**
- **Exposed, unpainted plywood sheathing edges are visible at roof edges. This is incorrect installation and allows rapid deterioration of roof edge sheathing.**
- **Plywood roof sheathing over the garage may have been installed over old irregular wood shingles. This is inappropriate roof installation, and can adversely affect roof life and roof strength.**

Roof Ventilation:

- Gable end vents.
- Power vent fan.

Roof ventilation appears to be adequate.

Recommendations:

- **Have a qualified roofer further evaluate the roof, and provide estimates for repair or replacement. Although repair of the conditions described above may be possible, the roof has very significant overall wear, and full roof replacement will be required in the near future. Therefore, repairs may be only a short term solution to potential roof leakage, and may not be cost effective.**
- **When the roof is replaced, have all existing shingles and flashings removed. If roof sheathing over the garage is plywood over original wood shingle, then all shingles and sheathing must be removed. Have new, high quality shingles and flashings, as well as a modern roof ventilation system installed.**

Note: Our roof evaluation consists of an inspection of the exterior surface covering, including an inspection of visible flashing details. A steeply pitched roof is usually inspected from the ground by use of

binoculars. If safely accessible, a moderately pitched roof will be mounted and walked for close inspection. The underside of the roof decking is also closely inspected where accessible, and we use a professional moisture meter to evaluate stained areas that may be evidence of leakage. The interior finished surfaces of the home, especially ceilings and walls at the top or attic floor, are also inspected for evidence of leakage, and a moisture meter is used to evaluate suspect areas.

If we see evidence of roof leakage, we will say so in our report, and recommend that further evaluation and repair or roof replacement be done. Often we see stains on the underside of the roof deck or at ceilings that strongly suggest that the roof has leaked. Depending on the season of the year and recent weather, as well as recent painting or repair done by the owner, we may not be able to say if the roof is currently leaking. What we can say with certainty, is that all roofs eventually leak, and for older homes, parts of the roof system such as flashings in valleys or at the chimneys and plumbing vents may never have been replaced even if the roof surface has been re-covered. Consequently, our inspection report should not be taken as a guarantee that the roof will not leak, but simply as a report on the condition of the roof as we found it on the date of inspection.

ELECTRICAL, MECHANICAL, AND HEATING & COOLING SYSTEMS

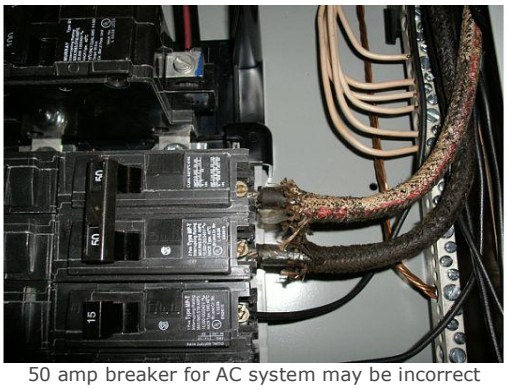
Electrical System

Voltage: 240/120 volts Ampere Capacity: 100 amperes.
Capacity may be **inadequate** for present usage of this home.
Service entrance location: Overhead
Electrical Grounding: Metallic water main.

Circuit Breaker and/or Fuse panels:
- Circuit breaker main panel located in the basement.

Circuit Breaker/Fuse inspection methods:
- Removal of panel cover with inspection of wiring on the interior.

Conditions: Visual inspection of the components and wiring within circuit breaker panel(s) found the following condition(s):
- **Total current capacity is inadequate.**
- **There is a 50 amp breaker for the central AC system, however the AC system appears to be rated for 40 amperes. This breaker therefore will not adequately protect the AC equipment and cables to the equipment. This could result in damage to cables and AC equipment, as well as fires.**



50 amp breaker for AC system may be incorrect

Branch circuit wiring:
- Plastic sheathed cable (Type NM, known as Romex).
- Metallic sheathed cable (Type M, known as BX).

Branch circuit conductor material appears to be copper for all 15 and 20 ampere solid conductor circuits.

Note: We inspected for the presence of unacceptable solid conductor aluminum branch circuits, and none were found to be visible. Heavier current dedicated circuits may use conductor material that may be copper or aluminum, either being acceptable.

Receptacles are partly grounded three pin units and partly older two pin units.

A representative number of 120 volt three pin receptacles were tested, with no functional defects found.

GFCI electrical receptacles are NOT present in all wet areas of the kitchen. *GFCI electrical receptacles provide protection against electric shocks in wet areas.*

Recommendations:
- **Have a licensed electrician upgrade electric service to 200 amperes capacity, replacing the main breaker panel in the process.**
- **Have a licensed electrician further evaluate the breaker rating for the central AC components, and replace with an appropriately rated breaker.**
- **Have a licensed electrician install functional GFCI electrical receptacles in all wet areas of the home including kitchens and bathrooms that lack them.**

Plumbing System

Water Main Material: Copper tubing**.**

Water Main and Main water shutoff valve Location: Basement

Water Main Condition: Functional

Main Shutoff Valve Condition: **The main water shutoff valve is older. Leakage can occur from older shutoff valves.**

Visible Interior Water pipe material: Copper tubing.

Visible Water pipe Conditions:
- Water pipe itself is functional.
- **Some older shutoff valves have significant corrosion and signs of leakage.**

Waste Disposal system type: Waste disposal appears to be a public system (sewer system), however this could not be confirmed.

Drain and vent pipe material: Old iron, and newer plastic.

Drain pipe Conditions: Functional on the date of inspection, as determined by a limited operation of multiple plumbing fixtures.

Comment on Old Buried or Cast Iron Drain Pipes: Sections of the drain pipe are now very old, and may have significant internal corrosion or hidden internal defects, and may have limited additional service life. This home inspection cannot properly evaluate buried or very old sections of drain or waste pipe.

Recommendations:

- **Have a plumber evaluate the main water shutoff valve and repair or replace it as necessary to assure reliable function.**
- **Have a plumber replace any older water supply shutoff valves with corrosion or leakage.**
- **To determine the true condition of the waste and drain pipes we recommend that a plumber inspect them internally using a specialized video camera.**

Domestic Hot Water Heater

Water Heater Type: Standard Tank.
Water Heater size, gallons: 50
Heating Method/Fuel: Natural Gas
Age: 3 years Typical Service Life: 8-10 years
Condition:

- Functional on the date of inspection.

Natural Gas Piping Visible rigid and flexible natural gas piping appeared to be in functional condition on the date of inspection.

Heating System

System Type: Forced air furnace.
Number of Zones: 1
Fuel: Natural Gas.
Location: Basement utility.
Estimated age: 15 years. Typical service life: 20 years, although maintenance is often required before this time.

Physical Condition of Visible Components of the Heating System: Satisfactory.

Heating System Venting: Metal flue pipe to masonry chimney.

Operational Test of Heating System: The heating system activated when heat was called for by the thermostat, and appeared to function.

Conditions:

- **The heating components are more than 50% through designed service life, the possibility of hidden internal defects that can affect function and safety is increased.**

Recommendations:

- **Further evaluation of the heating system components by a qualified specialist to assure that hidden defects or safety related issues are not present.**
- **A service contract to cover future maintenance and repairs to the heating system.**

Note: The heating system inspection consists of visual evaluation of the exterior casing, connection pipes and fittings, normal and automatic controls, as well as venting components. A limited inspection of the internal components of the heating system are also part of this inspection, however full inspection of interior components and heat exchangers is not possible without extensive disassembly, which is not done in a home inspection. Operation of the system is done using normal controls unless hot weather or the health and safety of the occupants makes this impossible or inadvisable. In seasonably warm weather we may not be able to operate the heating system for a long enough period of time to discover defects that may only become apparent when the system has been operating near full capacity for an extended period of time. For heating systems that appear to be more than 50% through their design life, we recommend further evaluation by a qualified specialist to assure that hidden defects or safety related issues are not present. All heating systems need regular maintenance to remain in satisfactory operating condition, and we recommend that you adhere to a regular maintenance schedule. If a heating system shows evidence of deferred maintenance or service, then we recommend that you schedule such service before you close on the property as this may disclose conditions that may be hazardous or conducive to premature failure.

Heating Equipment Clearance & Combustion Air

Heating System Location: Basement utility.
Ventilation and Combustion Air: Adequate
Clearance to Combustibles: Adequate

Central Air Conditioning

AC Equipment Age (Estimated): 2 years.
Typical Service Lifetime: 12 to 15 years, however failure before this time is not uncommon.
Condensing Unit/Compressor Location: Exterior, rear.
Condensing Unit/Compressor Condition:

- Physically acceptable.

Air Handler Type: Integrated with the forced air furnace.
Operational Test of Air Conditioning System: *The AC system could not be tested due to the cool weather on the date of the inspection.*
Advisory Recommendations:

- *Have the AC system tested prior to closing and serviced annually by an AC technician.*
- *A service contract to cover minor maintenance and repairs to the AC system.*

INTERIOR ASPECTS OF THE HOME

General Interior Condition

Wall and Ceiling Material: Drywall and/or plaster.

Wall and Ceiling Condition: Functional – only minor repairable defects.
Floor Surfaces: Wood, Carpet, Tile
Floor Condition: Functional – normal wear and/or minor defects.

Interior Doors Wood, in generally functional condition.

Interior Stairs Functional.

Kitchen
Kitchen Sink: **The sink faucet is loose.**
Stovetop and Oven: Gas Condition: Functional
Garbage Disposal: **The disposal is older, and although it has a drain interlock switch, only turns on (and off) using a switch at the back of the undersink cabinet. This is incorrect operation, and could be a safety hazard.**
GFCI electrical receptacles: **NOT present.**
GFCI electrical receptacles protect against shocks in wet areas.
Dishwasher: Functional, as determined by a limited operational test on the date of inspection.

Water pressure at the sink was adequate. Drainage at the sink was adequate.
Kitchen cabinets and countertops are in functional condition.

Recommendations:
- **Have the loose sink faucet repaired or replaced by a plumber.**
- **Have the disposal repaired or replaced as necessary by a plumbers, so that they functional reliably and safely.**

Laundry Room A washer and dryer are located in the laundry room on the first floor.
Note: We do not inspect or operationally test laundry appliances during a home inspection due to the multiplicity of different cycles built in to these units and the large amount of time it takes to complete these cycles. We recommend that any laundry equipment that is to remain in the home be demonstrated to be in satisfactory operational condition before you close on this property. Laundry equipment installed in close proximity to finish materials can cause extensive damage to finish materials in living areas of the home should water leakage occur due to hose or equipment failure, and you should therefore turn off the water to the laundry equipment when it is not in use. If an electric dryer is present, proper installation is very important to assure electrical safety, including installation of a grounding cable for the dryer case. The integrity of the exterior ground cable should be checked periodically. If a gas dryer is present, the flex gas connector should be replaced if more than 5 years old. Dryer exhaust vent ducts should be metal rather than plastic to reduce the possibility of fire.

Bathrooms
Basement: Half, with sink and toilet.
First Floor: Half, with sink and toilet.
Second Floor, Main: Full, with two sinks, toilet and shower over tub.
Second Floor, Master: Full, with two sinks, toilet and stall shower over tile base.

Fixtures and faucets were tested in all bathrooms, and surfaces evaluated, and were found to be in functional condition on the date of inspection. Although not brand new, bathrooms all appear to have been renovated at some point in the past.

Note: Tile shower bases must have waterproof liners, which can leak if worn out or incorrectly installed. It cannot be determined during a home inspection whether a tile shower base is leaking.

GFCI electrical receptacles: Present and functional at wet areas.
GFCI electrical receptacles protect against shocks in wet areas.
Water pressure and local drainage were adequate in all bathrooms.

Advisory Recommendations:

- *Have a plumber and/or tile contractor further evaluate the tile shower base to ensure it is not leaking.*

Fireplaces

Locations: Living Room, and also the Den
Type: Wood Burning
Hearth area Conditions: Functional
Flue Damper Conditions: Functional
Other Conditions: Significant deposits of ash, soot, or creosote from combustion are present in the lower sections of the chimney flue and fireplace. This can result in chimney fires.
Recommendations:

- **See Chimney section.**
- **Have a qualified chimney / fireplace contractor clean the fireplaces and chimney flues.**

BASEMENT, CRAWLSPACE AND MOISTURE ENTRY EVALUATION

Basement and/or Crawlspaces The basement is partly finished space, and partly unfinished utility area.
Sump Pump: Not found to be present.

Moisture Evaluation: All visible surfaces were closely inspected for stains or other evidence of prior moisture entry. Finish materials in the basement were tested with a moisture meter on the date of inspection (this includes accessible areas of both clean and any water stained areas found).
Although no high moisture meter readings were found on the date of inspection, the following adverse conditions that may allow water entry or flooding were found:
Condition:

- **Signs of prior water entry were found to be present on some visible areas of**

finish materials and foundation walls.

- **Lack of maintenance to the roof drain system could contribute to water entry into the basement.**

Recommendations:

- **See Roof Drainage section – proper maintenance of gutters and downspouts can reduce the possibility of water entry into the basement.**
- **Further evaluation by waterproofing specialists to determine what additional measures are needed to assure that this basement or crawl space remains dry, followed by installation of these waterproofing systems.**

Please be aware that the lower level interior space is near or partially below grade level, and foundation walls and the floor slab floor cannot be perfectly water proofed, and therefore the possibility of water entry with consequent damage to stored materials or current and future finish materials exists, especially during extreme weather conditions. If recent basement dewatering (waterproofing) work has been done, this may hide evidence of prior water entry conditions, which may recur in the future. This home inspection cannot assure you that waterproofing work done by others will be completely effective. We cannot predict future conditions related to water entry, and make no representation that water entry will not occur in the future.

THE ATTIC

Attic Space The unfinished, unfloored attic crawlspace is accessible by pull down stairs on the second floor. The attic spaces were entered and inspected where safe access was possible.

Condition:

- Roof ventilation appears to be adequate.

Insulation

Visible areas of insulation:

- Fiberglass in attic floor.

Insulation Condition: Functional where visible.

Note: Most homes of this age and type were not insulated well enough to meet current standards for energy efficiency. Consequently, you may find that exterior walls feel cold, and the cost for heating this home may be higher than for a similar size home built to modern construction standards.

Recommendations:

- **For older homes, even if the insulation is properly installed, it may not meet current energy standards, and you should consider further specialist evaluation to determine if additional insulation should installed to reduce your heating and cooling costs.**

GARAGE SPACE

Garage Two car attached.

Vehicle Doors: Two overhead doors.

Power Openers: Both Doors.

Vehicle door(s) were operated.

Doors and door hardware were found to be in functional condition.

Power Opener safety cutoff sensors: Present and tested operational by interrupting beams.

Condition:

- **Door openers are plugged in using extension cords. Garage door openers should be plugged directly into outlets near the openers, without the use of extension cords.**

Recommendations:

- **Have a licensed electrician install electric outlets in the garage ceiling near the garage door openers.**

FUEL OIL STORAGE, FIRE SAFETY
ASBESTOS & other ENVIRONMENTAL ISSUES

Fuel Oil Storage

The heating system for this home uses natural gas.

- **This home inspection does not include evaluation of buried oil tanks or soil testing to determine if leakage has occurred. The history of this property is not known by us, and therefore we cannot assure you that a hidden buried oil tank does not exist on this property. If a higher level of confidence regarding the presence or absence of buried tanks is desired, then a tank search utilizing specialized equipment would be required.**

Recommendations:

- **Specialist search for abandoned buried tanks and specialist evaluation of buried and/or above ground oil storage tanks, either in use or abandoned. As leaking oil tanks can result in significant expenses, we advise careful review with legal counsel of any documents or statements relating to oil tank(s).**

Smoke & Carbon Monoxide Detectors & Fire Safety Devices Installation of smoke and carbon monoxide detectors, and a fire extinguisher in kitchens are recommended for this residence. We do not test fire safety devices, since these must be checked on a regular basis for proper operation, and this should done prior to closing on this property and regularly according to manufacturer advice thereafter.

Carbon Monoxide Tests Carbon monoxide (CO) is produced when fossil fuels are burned. Properly operating gas, or fuel oil burning heating systems normally produce

very low levels of this toxic gas, and it is normally vented to the outside of the home. The best protection against carbon monoxide poisoning in a home is regular maintenance of the heating systems and chimney and flue connections, as well as properly maintained carbon monoxide detectors/alarms in the home. In the course of our home inspection the inspector wears a CO meter/alarm for his protection and yours, and all areas of the home that are entered are therefore automatically checked during our inspection. If the CO meter indicates a high level of this gas, we alert occupants and state the condition in the report.

Lead Paint Homes built prior to 1978 may have surfaces covered with paint containing lead oxide pigment, and under certain circumstances this lead-based paint can become a health hazard. **We are not certified lead inspectors, we are not insured for adverse conditions related to lead contamination of water, paint, or other materials in the home, and this inspection absolutely does not include testing for lead or evaluation of related hazards.**

Recommendation: Further evaluation and testing done by specialists for your protection.

Asbestos This inspection cannot guarantee that asbestos materials, which have been commonly used for insulation and some finish material, are present or absent from this home. Older homes usually have some asbestos bearing materials used in the construction, while more recently constructed homes are likely to have little or no asbestos used in the construction and interior materials. *To determine with certainty if asbestos is present, sampling and lab testing is required, which is not included in this inspection.* **We are not certified asbestos inspectors, we are not insured for adverse conditions related to asbestos, and this inspection absolutely does not include testing for asbestos or evaluation of related hazards.**

Recommendations: Further evaluation and testing done by specialists for your protection.

Mold & Fungal Conditions Mold and other fungal organisms are a natural part of our environment and cannot be completely eliminated. Certain types of construction and wet conditions in a home can, however, allow excessive growth of mold, and damage to the structure and a health risk may occur. Humid or wet conditions in the home and finish and stored materials in basements, below grade areas and attics may be especially prone to accelerated mold growth when water penetration occurs. **We are not certified mold inspectors or mold experts, we are not insured for adverse conditions related to mold or fungal organisms, and this inspection absolutely does not include testing for mold or other fungal organisms.**

Recommendation: You should have further evaluation and testing done by specialists for your protection.

Inspection for Rodents & Other Pests Not Included This home inspection does not include an inspection for rodents and other pests such as mice, rats, squirrels, bats, roaches, bedbugs, or other insect pests.

Ordered Tests A radon screening test is being done. The results of this radon test are pending laboratory analysis and will be sent directly to you by the testing lab. If this home has a radon mitigation system installed, the radon test is done with the system in operation. The radon test is done by a licensed radon technician, but not a radon mitigation specialist, and the radon mitigation system, if present, is not evaluated or tested as part of our home inspection or the radon test.

No other tests requiring lab analysis are being done.

About this Report The goal of this home inspection report is to provide you with objective information on the condition of the home as we found it on the date of inspection. The scope of this inspection is described and limited by the Home Inspection Agreement previously sent to you. This Home Inspection is not an *environmental* inspection or *appraisal* of the property. If you have any questions as to which items or systems are included in, or excluded from, or of the general nature or limitations of a Home Inspection, you are encouraged to ask these questions without delay.

This home may have had reconstruction and renovation work done after it was originally constructed. The renovations may, or may not have, been performed in accordance with local municipal requirements. We do not review relevant building plans or permits or approvals as part of a home inspection, and therefore this home inspection should not be taken as an endorsement or certification of renovation or re-construction work that may have been done on this home.

Recommendations we make for repairs, maintenance, service, or further specialist evaluation, must be completed prior to your closing on the property. Only qualified and/or licensed contractors should be hired to do repair work. If you fail to follow our recommendations, or fail to have them completed prior to closing on the property, we cannot be held responsible for the consequences of your lack of action.

All separate reports from other inspections for wood destroying insects, testing laboratories, septic system and/or well experts, mold experts, etc. should be carefully read and considered as well.

May I also remind you that this report presents the condition of the home as we found it on the date of the inspection. From the date of our inspection, to the date you close on this property, systems may fail, and other damage to the home can occur, all of which is out of our control, and for which we cannot take any responsibility. For this reason it is important that you take the opportunity to re-inspect this home the day before you close, and assure yourself that the home is in a condition acceptable to you.

General Disclaimer The observations and findings presented in this report are based upon what was visible on the date of inspection. Many unseen problems can exist in a home without visible evidence present. It is recommended that a qualified technician in the various fields be used to do invasive testing whenever a problem is suspected. While every reasonable attempt has been made to disclose deficiencies in the home that is being considered for purchase, due diligence must be assumed by the buyer, as they alone will bear the financial burden to correct unforeseen or hidden problems that may occur after purchase. Costs of repairs or replacement cannot be accurately determined by this

inspection and are not included in our report. To determine the true costs of repairs, you should obtain actual price quotations from qualified contractors prepared to do the work.

Please also Note: This is a Home Inspection with defined terms, conditions and limitations as set forth in the "Inspection Agreement", previously sent to you. The inspection is limited to accessible visible components of the home as found on the date of inspection, with no warranties or guarantees implied. The home inspection is done by a fully qualified home inspector licensed to practice in the State of NJ. As consultants for the buyer(s), we affirm that we have no proprietary interest in this property, nor do we have any other agreement with or business relationship with the principals involved in the sale of this property.

This home inspection report has been provided to you by the Meyers Inspection Team
MHI Services, Inc.
South Orange & Summit New Jersey