

August 9, 2008

**HOME INSPECTION REPORT**  
**Street Address Removed**  
**Bloomfield, NJ**

The following are the findings of a **Home Inspection** of the subject property done on August 6, 2008. This report is for the use of Client name removed.

Conditions on date of inspection: Vacant home. Weather was clear, and approximately 85 Deg. F.

Present at the inspection: Daniel Meyers, NJ Licensed Home Inspector; Our Client, buyer; real estate representatives; and, for part of the time, a representative from Terminite, Inc. for the wood destroying insect inspection.



Home in Bloomfield, NJ

Description of Property Wood frame, one family, two story home built in the early part of the 20<sup>th</sup> century (estimated). The first floor has an entry hall, living room, dining room and kitchen. The second floor has two bedrooms and one full bathroom. There is an unfinished basement. There is a detached one-car garage.

## EXTERIOR ASPECTS OF THE PROPERTY

### Exterior Soil Grading and Drainage

Soil Grade & Clearance to Wood Elements of the Home:

Front: Adequate.      Back: Adequate.  
Left: Adequate.      Right: Adequate.

Drainage Conditions:

- **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:**

- **See Roof Drainage System section.**

### Landscaping, Retaining Walls and/or Fences

- **Overgrown vegetation close to or in contact with the sides of the house and/or garage.**

**Recommendation:**

- **Have trees, shrubs and plants trimmed back or removed so they are no longer in contact with the home.**

### Driveway & Paths

Driveway Type: Asphalt.

Driveway Condition: Some wear, but currently functional.

Path Type: Concrete.

Path Condition: **Significant wear.**

Sidewalk Type: Concrete.

Sidewalk Condition: Some wear, but currently functional.

**Recommendations:**

- **Have the worn sections of the path repaired or replaced as desired.**

Deck None present.

Patio None present.

### Description & Condition of Entrances

Front Door: Wood and glass, in functional condition.

Front Entry Area: Masonry steps, in functional condition.

Back Door: Wood and glass, in functional condition.

Back Entry Area: Wood steps. **The steps are worn, and the handrail has excessively wide spaces that constitute a falling hazard.**

**Recommendations:**

- **Have a qualified contractor rebuild the back steps and railing in compliance with modern standards.**

## Exterior Facades

Type: Fiber reinforced composition cement shingle siding on the upper section, and textured aluminum siding on the lower section.

Condition: Functional.

Trim, Type: Aluminum, wood.

Condition: Functional.

## Windows

Type: Mostly older wood frame, double hung, single glazed units on the first floor, and replacement vinyl frame, double hung, double glazed windows on the second floor.

A representative number of windows were tested, all windows were visually examined.

Condition:

- Vinyl frame second floor windows were found to be in functional condition on the date of inspection.
- **Older wood windows on the first floor are in typical condition for their type and age, needing service or repair. Some windows are stiff and/or difficult to operate. Some windows have loose and/or missing glazing putty and paint. Thermal efficiency of these older windows will be lower than for new units.**

*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.**
- **Have the older wood windows maintained and repaired to the extent possible, or have the older windows replaced with new thermally efficient units.**

Roof Drainage System Roof drainage is by metal gutters and leaders (downspouts) attached to the roof and siding. Downspouts discharge above ground.

Conditions:

- **Some downspouts discharge too close to the base of the home.**
- **Some gutter attachment spikes have worked loose.**

*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 downspout discharge points as far away and downhill from the base of the home as is practical.**

- **Have a qualified gutter maintenance company firmly reattach all sections of gutters to the roof edge.**
- **Have the roof drainage system cleaned and maintained on a regular basis by a qualified gutter maintenance company.**

## CHIMNEYS & VENTS- EXTERIOR VISIBLE CONDITION

*A home inspection cannot properly evaluate the condition of the interior components of the chimneys, and we do not include this in our service. An interior inspection of chimneys is a specialist service provided by chimney inspectors and contractors.*

Masonry Chimney(s) This home has one masonry chimney.

The exterior of the masonry chimney 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.

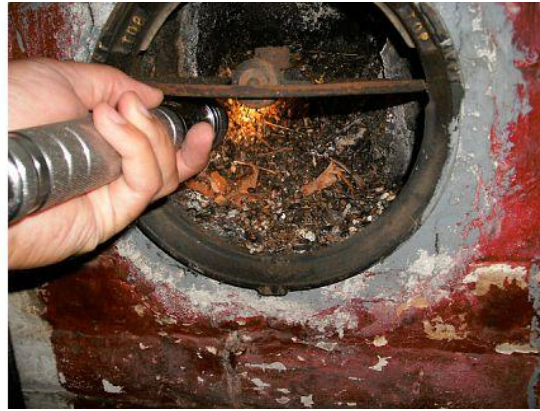
### Condition:

- **Chimney flashings appear to be older, and are heavily tarred and roughly patched. Leakage can occur around older chimney flashings.**
- **Significant cracks, loose and missing sections of mortar were seen on the upper sections of the chimney.**



Chimney has heavily tarred and patched flashings and needs repair

- **An old, out of use atmospheric damper plate is present on the chimney. This plate is no longer necessary, and should be sealed closed, however a significant amount of debris was seen in the chimney flue through this plate. This could be a hazard, as chimney fires or flue blockage could result.**



Significant debris in the chimney flue

**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.**
- **Have a qualified chimney contractor clean, service and repair the chimney as required to assure long term function and safety.**
- **Have a qualified chimney contractor seal the out of use atmospheric damper plate for closed.**

**STRUCTURAL COMPONENTS**

Foundation Walls & Structural Supports

This home is built mostly over a full basement with a raised masonry foundation. The front area (partly the entry area and partly the front of the living room) and the rear entry steps are built over crawlspaces. These crawlspaces are currently inaccessible, as the perimeters have been filled in with concrete, and a front wood hatch is sealed closed.

**Foundation Wall Condition:**

- **The interior masonry coating on the foundation walls is loose and crumbling in many areas. This is likely due to water penetration over time.**



Crumbling interior foundation wall coating

- No major cracks or displaced portions of foundation walls were seen on the date of inspection.

*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:

- Functional condition where visible.

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

Condition:

- Flooring throughout the home was adequately level and stiff on the date of inspection.
- Several moderate shrinkage cracks are present in the main beam. This type of cracking is typical of aging solid wood beams, and is generally not structurally significant, unless cracks become severe.

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: Wood board.

Condition:

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

*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:**

- **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.**
- **Have a qualified mason repair the deteriorated sections of the foundation wall coating.**

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. This report indicates that there has been termite infestation and damage to the garage framing. If evidence of wood destroying insect infestation is found, then be aware that further evaluation would be required to assure that hidden damage to structural members is not present.**

## ROOFS

*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.*

Roof 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.

### *Inspection Limitations:*

- *Significant sections of the upper level are finished, with no access to attic spaces above.*
- *Some areas of the roof surface were not visible, due to restricted viewing angle from close structures, landscape and/or trees.*

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

### Condition:

- **Roof shingles appeared to have moderate wear.**
- **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 can occur around old flashings.**
- **Multiple layers of shingles are present on the roof. Shingles installed in multiple layers can have reduced service life.**

Roof Ventilation:

**Roof ventilation is very limited and may be inadequate.**

*Inadequate roof ventilation can lead to damage to the roof structure, reduced shingle life or mold conditions in the attic.*

**Recommendations:**

- **Have a qualified roofer periodically evaluate the roof for wear and/or leakage, and make repairs as necessary to ensure a long term leak free condition.**
- **Have a qualified roofer add ventilation to this roof, such as ridge and soffit vents, field vents and/or power vent fans.**

## ELECTRICAL, MECHANICAL, AND HEATING & COOLING SYSTEMS

### Electrical System

Voltage: 240/120 volts      Ampere Capacity: 100 amperes.

Service entrance location: Overhead

Electrical Grounding: Metallic water main. **The ground clamp is loose. Inadequate grounding of the electrical system is a safety and fire hazard.**

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):

- **This circuit breaker panel is a Federal Pacific brand panel, with StaBlok circuit breakers. These brands of equipment are known to be defective. The circuit breakers may not trip reliably when overloaded. This can result in wiring damage and fires.**
- **The breaker panel has no single main breaker. This is no longer considered to be acceptable.**





Federal Pacific breaker panel – known to be unsafe

Branch circuit wiring:

- Plastic sheathed cable.
- Metallic sheathed cable.

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

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 present in all wet areas of the kitchen and all bathrooms with electrical receptacles. *GFCI electrical receptacles provide protection against electric shocks in wet areas.*

**Recommendations:**

- **Have a licensed electrician ensure that adequate grounding is provided to the electrical system.**
- **Have a licensed electrician replace the Federal Pacific breaker panel and StaBlok breakers with a new, approved breaker panel and new breakers.**
- **Have a licensed electrician install functional GFCI electrical outlets in all wet areas that lack them, including kitchens, bathrooms and exterior outlets.**

Plumbing System

Water Main Material: **Old iron pipe.**

Water Main and Main water shutoff valve Location: Basement

Water Main Condition: **Iron water pipe has a typical service life of 30 to 50 years.**

**The water main pipe in service appears to be much older than this, and may have extensive internal corrosion. This pipe cannot be relied upon to provide significant additional service, and will probably have to be replaced in the near future.**

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 water main and main water shutoff valve and repair or replace them 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: 40

Heating Method/Fuel: Natural Gas

Age: 2 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

*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*

# MHI Services, Inc. - Licensed Home Inspectors

35 Glenside Road, South Orange, NJ 07079

Tel: 973-763-7090

*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.*

System Type: Steam boiler feeding radiators.

Number of Zones: 1

Fuel: Natural Gas.

Location: Basement

Estimated age: 3 years. Typical service life: 25 years, although maintenance is often required before this time.

Heating System Venting: Metal flue pipe to masonry chimney. **The chimney is aging, has significant debris in the flue, and could have flue damage or blockage, which can result in a hazardous condition.**

Operational Test of Heating System: The heating system activated when heat was called for by the thermostat, and some radiators throughout the home began to heat up.

#### **Conditions:**

- **Radiators and steam or circulated water pipes are older, and maintenance and repair to these older components should be anticipated.**

#### **Recommendations:**

- **Monitor radiators and radiator connections for leakage, and have any leaks repaired promptly.**
- **See Chimney section. Adequate venting of the boiler should be assured by this separate inspection.**
- **A service contract to cover future maintenance and repairs to the heating system.**

#### Heating Equipment Clearance & Combustion Air

Heating System Location: Basement

Ventilation and Combustion Air: Adequate

Clearance to Combustibles: Adequate

Central Air Conditioning A separate central AC system is present, serving only the first floor. The system is a “mini split” system, with a small exterior AC compressor and wall mounted air handler in the living room.

AC Equipment Age (Estimated): 15 years or more.

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:

- **The compressor is older and has significant wear.**
- **The AC compressor is now past the end of its designed service life. Continued reliable operation cannot be assured.**
- **Electrical connections to the compressor are exposed on the exterior, and in the basement stair area. This is a hazard.**



Exterior AC connections are exposed



Interior connections are also exposed

Air Handler Type: Separate/Independent.

Air Handler Location: Wall mounted in the living room.

Operational Test of Air Conditioning System: The AC system activated when called for by the thermostat, and appeared to function.

**Recommendation:**

- **Have a licensed electrician evaluate wiring to the AC system, and make repairs as necessary.**
- **Have the AC system serviced annually by an AC technician.**
- **Budget for replacement of AC components in the near future.**

## INTERIOR ASPECTS OF THE HOME

### General Interior Condition

Wall and Ceiling Material: Drywall and plaster.

Wall and Ceiling Condition: No major gaps, **however most areas of paint and wall covering are old and worn. In addition, evidence of leakage is present in the kitchen ceiling. This is below the bathroom on the second floor.** This area was tested with a

moisture meter, and appeared to be dry on the inspection date, **however this does not ensure that the cause of the leakage has been eliminated.**

Floor Surfaces: Wood, Carpet, Tile

Floor Condition: No major gaps or areas of damage, **however most areas of flooring have some degree of wear.**

**Recommendations:**

- **Professional repainting and refinishing of walls and ceilings as desired (after any required repairs and renovations to the bathroom).**
- **Refinishing of wood floor and replacement of carpet as desired.**

Interior Doors Wood, in functional condition.

Interior Stairs Functional.

Kitchen

Kitchen Sink: Older, but currently functional.

Stovetop and Oven: Gas. Condition: Functional

Garbage Disposal: None present.

GFCI electrical receptacles: **NOT present.**

*GFCI electrical receptacles protect against shocks in wet areas.*

Dishwasher: Not present.

Water pressure at the sink was adequate. Drainage at the sink was adequate.

**Kitchen cabinets and countertops are in older condition, with significant wear.**

**Recommendations:**

- **Kitchen renovation as desired.**
- **See Electrical section.**

Laundry Room A washer is located in the basement. **Washer water hookups and hoses are aging, and subject to leakage. No dryer or dryer hookups are present.**

**Recommendations:**

- **Have a plumber check washer water hookups and hoses and make repairs or replacements as necessary.**
- **Have a plumber install gas or electric hookup for a dryer as desired, along with venting for the dryer.**

*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*

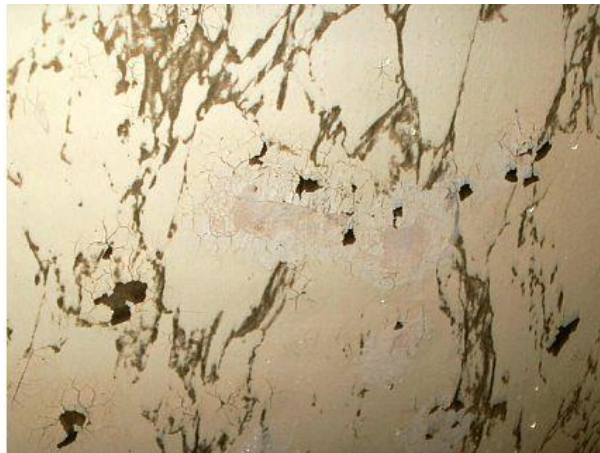
*should be replaced if more than 5 years old. Dryer exhaust vent ducts should be metal rather than plastic to reduce the possibility of fire.*

### Bathrooms

Second Floor: Full, with sink, toilet and shower over tub.

Conditions:

- **All fixtures, faucets and surfaces in the bathroom are very old, and subject to leakage and breakage.**
- **The tub/shower surround material is worn out, with cracking and worn areas. This material is no longer waterproof.**



Worn out tub surround material

- **The sink faucet appears to be leaking during operation.**
- **Ceiling damage in the kitchen below suggests that leakage is occurring, either from drain connections or water supply piping.**

GFCI electrical receptacles: **NOT present.**

*GFCI electrical receptacles protect against shocks in wet areas.*

Water pressure and local drainage were adequate in all bathrooms.

### **Recommendations:**

- **The bathroom requires complete renovation at this time. All fixtures, faucets and surfaces should be replaced as desired.**
- **Ensure that all plumbing drain pipe connections and any older water supply valves and connections are replaced at the time of renovation.**
- **See Electrical section.**

Fireplace None present.

## BASEMENT, CRAWLSPACE AND MOISTURE ENTRY EVALUATION

Basement and/or Crawlspace The basement is unfinished space. There is a crawlspace beneath the front portion of the house, as well as a smaller crawlspace beneath the rear

entry. *Both crawlspaces are inaccessible and could not be inspected. There is no access to the rear, and the front exterior hatch was sealed closed.*

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).

Condition:

- **Signs of prior water entry were found to be present along most areas of foundation walls. The interior coating on the foundation is crumbling, most likely as a result of water penetration through the foundation wall.**
- **Lack of maintenance to the roof drain system is likely contributing 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.**
- **Have a qualified mason repair interior foundation wall coating.**
- **Have the hatch to the front crawlspace un-sealed so that the crawlspace can be inspected.**

*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 ceiling hatch on the second floor. The attic spaces were viewed from a ladder at the hatch.

Condition:

- **Roof ventilation does not appear to be adequate.**

**Recommendations:**

- **See Roof section.**

Insulation

Visible areas of insulation: Older loose fill in the attic floor.

Insulation Condition: **This older type of loose insulation is not as effective as modern fiberglass insulation.**

*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 be installed to reduce your heating and cooling costs.**
- **Have a qualified insulation contractor remove old attic insulation and replace with modern fiberglass insulation.**

GARAGE SPACE

Garage One car detached.

Vehicle Doors: One overhead door.

Power Openers: None Present.

Vehicle door(s) were operated.

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

Garage Structure: **Water and termite infestation has damaged parts of the garage walls.**

Garage Roof: **The garage roof is low quality asphalt sheet roofing, and is now worn out.**

**Recommendations:**

- **Have a qualified contractor familiar with wood destroying insect damage further evaluate and repair the garage framing.**
- **Have the garage roof replaced with new, high quality asphalt shingles by a qualified roofer. All existing roofing material must first be removed.**

FUEL OIL STORAGE, FIRE SAFETY  
ASBESTOS & other ENVIRONMENTAL ISSUES

Fuel Oil Storage

The heating system for this home uses natural gas. **Prior heating systems in this home**



did appear to use oil.

- **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 be 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. *This home inspection does not include testing for lead. **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.** If you have concerns about lead hazards, you should have 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.*

**This home has a steam heating system, and asbestos was commonly used as steam pipe insulation in homes of this age.**

**Insulation material suspect of containing asbestos is present on some sections of steam pipes in the basement.**

**Recommendations:**

- **Further evaluation for asbestos hazards by a qualified asbestos abatement contractor, followed by appropriate remediation as found to be needed.**

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 attics and finish and stored materials in basements or below grade areas 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.** *If you have concerns about mold, 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.

# MHI Services, Inc. - Licensed Home Inspectors

35 Glenside Road, South Orange, NJ 07079

Tel: 973-763-7090

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