

April 8, 2009

HOME INSPECTION REPORT

Street Address Removed

Cranford, NJ

The following are the findings of a **Home Inspection** of the subject property done on April 4, 2009. This report is for the use of *client names removed*.

Conditions on date of inspection: Vacant home. Weather was clear, and approximately 45 Deg. F.

Present at the inspection: Daniel Meyers, NJ Licensed Home Inspector, 24GI00060400; client names, buyers; a real estate representative; and, for part of the time, a representative from Terminite, Inc. for the wood destroying insect inspection.



Home in Cranford, NJ

Description of Property Wood frame, one family, one story home. The first floor has an entry hall, living room, dining room, family room, three bedrooms and one full bathroom. There is an unfinished basement. There is a 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:

Soil is close to siding and structure in some areas. This is conducive to wood destroying insect entry.

Drainage Conditions:

- **Adverse, due to lack of maintenance to or missing components of the roof drain system.**
- **This home is located in a low area which may be prone to seasonal flooding.**
- **Evidence of water accumulation near the left front of the home was found.**

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.**
- **See Basement section – additional drainage measures may be advisable.**
- **Inquire with legal counsel regarding the need for flood insurance.**

Landscaping, Retaining Walls and/or Fences

- **Overgrown vegetation is close to or in contact with the sides of the house of some areas.**
- **Trees or tree branches adversely impacting the home, particularly a tree at the left rear which is in contact with the roof.**



Tree at the left rear

The above conditions are conducive to wood destroying insect entry, and can cause damage to the roof and siding.

Recommendation:

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

Driveway & Paths

Driveway Type: Asphalt.

Driveway Condition: Functional.

Path Type: Brick.

Path Condition: Some wear, but currently functional.

Sidewalk Type: None present.

Deck

Type: Wood structure with composition board surface.

Location: Rear

Elevation above grade level (approximate): 2 ft.

Structure Condition: Functional

Surface Condition: Functional

Railing Condition: The railing was tested and was found to be sound on the date of inspection.

Stairs Condition: Functional

Patio None present.

Description & Condition of Entrances

Front Door: Clad wood and glass, in functional condition, **with the exception of a missing plate for the deadbolt lock.**

Front Entry Area: Covered brick, with some wear, but in currently functional condition.

Back Door: Swinging glass, in functional condition.

Back Entry Area: The rear deck, in functional condition.

Recommendations:

- **Have a locksmith install an appropriate deadbolt lock plate for the front door.**

Exterior Facades

Front, Type: Brick and Vinyl siding.

Rear, Type: Vinyl siding.

Left, Type: Brick.

Right, Type: Brick and Vinyl siding.

Condition:

- Most sections of facades are functional.
- **The brick facade at the left front corner has cracked. This has been caused by settlement of the foundation in this area (see Structural Supports section).**



Patched cracks at the left front brick facade

Trim, Type: Vinyl, metal, wood.

Condition:

- **Wood columns on the front entry area are damage by exposure to water and rot.**



Water damage to the base of wood columns

- **Wood trim at the base of the garage door frame areas has sustained water and insect damage.**
- **Trim on the front bay window extension is soft, and will tend to collect water.**

Recommendations:

- **See Structural Supports section.**
- **Have water and insect damaged wood columns and trim repaired or replaced.**
- **Have metal trim on front bay windows modified or repaired to allow water to drain off.**
- **See Roof Drainage System section.**

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

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

Condition:

- Most windows were found to be in functional condition on the date of inspection.
- **Some casement windows have missing cranks.**
- **One window at the rear is fogged (water vapor staining between panes).**

Recommendations:

- **Have missing window cranks replaced.**
- **Have the fogged window glazing panel(s) replaced.**

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

Conditions:

- **Gutters / downspouts are not present on most sections of the roof. This is allowing water to accumulate at the base of the home, which can cause water entry into the basement / crawlspace and/or foundation settlement (both of which have occurred at the left front).**



No rain gutters present on most sections of the roof

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

Recommendations:

- **Have a qualified gutter company install gutters and downspouts on all major sections of the roof edges, including the front bay window extension.**
- **Direct all downspout discharge points as far away and downhill from the base of the home as is practical.**
- **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 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. 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 chimney. Lack of maintenance to the exterior and exterior damage strongly suggests the presence of interior hidden defects.**
- **The chimney is 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 as required to assure long term function and safety.**

STRUCTURAL COMPONENTS

Foundation Walls & Structural Supports

This home is built partly over a full basement with a raised masonry concrete block foundation, and partly over a concrete floored crawlspace on the left side, connected to the interior of the basement.

Foundation Wall Condition:

- **Vertical cracks with forward displacement of the foundation wall are present at the left front corner of the home. Cracks of this type that are more than 3/16 inch wide or have other complicating factors such as wall displacement, or evidence of prior patching that has opened up, are not minor, and are considered to be structural defects in need of repair. Our home inspection found foundation wall cracks of the type and degree described above.**
- **Water accumulation at the left front of the home has likely contributed to foundation settlement and cracks.**

Limitation of our Ability to Inspect: Some 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.



Patched cracks in foundation wall visible in crawlspace

Intermediate structural supports: Concrete filled steel tubular columns.

Condition:

- **Some rust is present at the bottoms of some of the columns.**

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

Condition:

- **Significant carpenter ant damage is present to a floor joist end at the left front.**
- **There is a gap between the wood sill plate and the left front corner of the foundation. This appears to be a result of the foundation settlement previously described.**



Gap between foundation and sill plate

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 in most areas.
- **Some termite damage is present to exterior garage wall framing.**

Roof framing: Dimensional lumber for a pitched roof.

Roof Sheathing: Plywood.

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:

- **Have a qualified contractor familiar with foundation wall repairs further evaluate and reinforce or adequately repair the settled section of the masonry foundation at the left front corner. This may require excavation to expose the foundation footing and underpinning of the footing as may be determined by the further specialist evaluation.**
- **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 additional 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 is found, then be aware that further evaluation may be required to assure that hidden damage to structural members is not present.**
- **Have a qualified contractor familiar with wood destroying insect damage repair further evaluate and repair wood destroying insect damage to the left front floor joist and to the exterior garage wall between the two doors.**

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 moderate wear.**
- **Some roof flashings may be older than the currently installed roof. Leakage is more likely to occur around old flashings.**

Roof Ventilation:

- Gable end vents.
- Ridge vents – **the ridge vent may not be open. Roof ventilation may not be adequate. Roof sheathing does not appear to have been cut out around the ridge vent as it should have been.**
- Soffit vents.

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 further 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 open the ridge vent as necessary and ensure that roof ventilation is adequate.**

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.

Service entrance location: Overhead. **The service entrance cable is older and insulation is frayed.**



Frayed insulation on electrical service entrance cable

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):

- **This breaker panel is an older type and does not have a single main breaker to disconnect service. This type of panel is no longer considered to be appropriate for a single family detached residence.**



Obsolete breaker panel with no single main breaker

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.

Conditions:

- **Many uncovered and open electrical junction boxes / exposed electrical connections are present in the basement and elsewhere in the home. This is a hazard.**



Open junction box with exposed wiring

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

Recommendations:

- **Have a licensed electrician replace the obsolete breaker panel with a new, modern breaker panel with a single main breaker. Replace the frayed overhead feed cable and upgrade total service capacity to 200 amperes in the process of these replacements.**
- **Have a licensed electrician install functional GFCI electrical receptacles in all wet areas of the home including kitchens and bathrooms that lack them.**
- **Have a licensed electrician ensure that all open junction boxes / exposed electrical connections are appropriately covered / enclosed so that all hazards are eliminated**

Plumbing System

Water Main Material: Copper tubing.

Water Main and Main water shutoff valve Location: Basement

Water Main Condition: Functional
Main Shutoff Valve Condition: Functional

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 also 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 replace the 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: 30

Heating Method/Fuel: Oil

Age: Estimated to be 16 years, *however the exact age could not be determined with certainty.*

Typical Service Life: 8-10 years

Condition:

- **Past the end of designed service life – leakage or other failure is now more likely to occur.**

Recommendations:

- **Replacement of the hot water heater with a new unit by a plumber.**
- **Consider replacement of this oil fired water heater with an electric hot water heater, or natural gas fired hot water heater (if natural gas service can be obtained).**

Natural Gas Piping No natural gas service appears to be present for this home.

Heating System

System Type: Forced air furnace.

Number of Zones: 1

Fuel: Oil.

Location: Basement

Estimated age: 16 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.

Conditions:

- **The oil burner took a long time to ignite, and was cycling on and off frequently. This is not normal operation for an oil fired furnace.**
- **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, with repair as necessary to restore normal operation, and to assure that hidden defects or safety related issues are not present.**
- **Oil heating equipment requires annual service. Have the oil heating equipment serviced annually by a qualified oil heating technician.**

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

Ventilation and Combustion Air: Adequate

Clearance to Combustibles: Adequate

Central Air Conditioning None Present.

Advisory Recommendation: Window or through the wall systems that are not permanently wired to the electrical system are not inspected as part of the home inspection. We recommend that you check these removable appliances for operation on the walk through you should do prior to closing on this property purchase.

INTERIOR ASPECTS OF THE HOME

General Interior Condition

Wall and Ceiling Material: Drywall and/or plaster.

Wall and Ceiling Condition: Generally functional, **however significant wear is present on some surfaces.**

Floor Surfaces: Wood, Carpet, Tile

Floor Condition: Generally functional, **however significant wear is present on some surfaces.**

Recommendations:

- **Repainting and/or refinishing of interior walls and ceilings as desired.**
- **Refinishing of floor surfaces as desired, with carpet cleaning or replacement as desired.**

Interior Doors Wood, in generally functional condition.

Interior Stairs **No railing is present on stairs to the basement. This is a falling hazard.**

Recommendations:

- **Have a qualified contractor install an appropriate railing along the basement stairs.**

Kitchen

Kitchen Sink: Older, but currently functional.

Stovetop and Oven: Electric. Condition: Functional.

Garbage Disposal: None present.

GFCI electrical receptacles: **NOT present.**

GFCI electrical receptacles protect against shocks in wet areas.

Dishwasher: Older, but currently 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 older condition, **with significant wear.**

Recommendations:

- **See Electrical section.**
- **General kitchen renovation as desired.**

Laundry Room A washer and dryer are located in the basement.

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: Full, with sink, toilet and stall shower over concrete base. This bathroom is worn, but is in basic functional condition.

First Floor: Full, with sink, toilet and shower over spa tub. The sink, toilet and normal tub operation were in functional condition.

Condition:

- **The spa jets on the tub did not function.**

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:

- **See Electrical section.**
- **Have the spa tub serviced and repaired or replaced as necessary to restore full function.**
- **Budget for basement bathroom renovation in the near future.**

Fireplaces

Location: Family Room, and also the Basement

Type: Wood Burning (both).

Hearth area Conditions: Functional

Flue Damper Conditions: Family Room Functional, **Basement flue damper lever is broken off, so flue damper is inoperable.**

Other Conditions: Significant deposits of ash, soot, or creosote from combustion are present in the lower sections of the chimney flues and fireplaces. This can result

in chimney fires.

Recommendations:

- **See Chimney section.**
- **Have a qualified chimney / fireplace contractor clean the fireplace and chimney flue(s).**
- **Have a qualified chimney / fireplace contractor repair the basement fireplace flue damper.**

BASEMENT, CRAWLSPACE AND MOISTURE ENTRY EVALUATION

Basement and/or Crawlspace The basement is currently unfinished space. The basement may have been partially finished in the past (wood stud walls remain, with removed finish materials. There is a concrete floored crawlspace connected to the interior of the basement, on the left. The crawlspace was entered and inspected where safe.

Sump Pump: Present, in the bathroom.

Condition:

- A small amount of water was present in the sump on the date of inspection.
- The pump appeared to be functional on the date of inspection.
- A battery backup system is 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. The basement appears to have been flooded in the past. Where basement flooding has occurred in the past, experience shows that the possibility of repeat flooding in the future is increased.**
- **Wood stud walls are now raised and supported on wood blocks, presumably to reduce damage from the possibility of future flooding.**



Wood stud wall is raised off basement floor by blocks

- **Lack of an adequate roof drain system could contribute to water entry into the basement and crawlspace.**
- **Adverse exterior drainage conditions 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.**
- **If the basement is to be refinished, ensure that water resistant materials are used, particularly where materials are close to or in contact with the basement floor or wall.**
- **Ensure that adequate space and ventilation is present between foundation walls and basement finish walls.**

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, partly floored attic crawlspace is accessible by pull down stairs in the hall. The attic spaces were entered and inspected where safe access was possible.

Condition:

- No structural defects were found.
- **Roof ventilation may not be adequate.**

Recommendations:

- **See Roof section.**

Insulation

Visible areas of insulation: Fiberglass in attic floor.

Insulation Condition: Functional for its type and age.

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.**

GARAGE SPACE

Garage Two car attached.

Vehicle Doors: Two wood frame and wood composition panel overhead doors.

Power Openers: Right side door only.

Vehicle door(s) were operated.

The doors have significant water / weather related deterioration on some of the panels.



Damage to garage door

Power Opener safety cutoff sensors condition:

- **Present, but sensors mounted too high (incorrect installation).**

Garage Structure: **Termite damage was found in the garage wall between the doors (see Structural Supports section).**

Recommendations:

- **Have a qualified garage door contractor repair or replace doors as necessary, and adjust height of garage door opener sensors to be 6 inches from the floor or lower.**
- **See Structural Supports section and the separate wood destroying insect report.**

FUEL OIL STORAGE, FIRE SAFETY
ASBESTOS & other ENVIRONMENTAL ISSUES

Fuel Oil Storage

The heating system for this home currently uses fuel oil.

The oil storage tank is located above ground, in the basement. The tank appeared to be in functional condition on the date of inspection based on an inspection of the exterior.

Please note that steel tanks corrode from the inside out, and eventually fail and leak. Only an inspection using specialized equipment can determine the remaining life of the tank.

An abandoned buried oil tank may still be present on the property.

Note: The newer oil tank in the basement uses a portion of the old oil lines, buried beneath the concrete basement floor. Buried copper oil lines can deteriorate over time, resulting in oil leakage.

- **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).**
- **Have a qualified oil tank technician run new oil lines completely above grade level, in such a way as to be protected from damage.**

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. **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

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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