April 10, 2009

HOME INSPECTION REPORT
Street Address Removed
Livingston, NJ

The following are the findings of a **Home Inspection** of the subject property done on April 7, 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; Client & friend, buyers; a real estate representative; and, for part of the time, a representative from Terminite, Inc. for the wood destroying insect inspection.

Home in Livingston, NJ

Description of Property Wood frame, one family, two story home. The first floor has a living room, dining room, den and kitchen. The second floor has three bedrooms and one full bathroom. There is a mostly finished basement, with an additional full bathroom. There is a wood deck at the rear of the home. There is an interior 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 is close to or in contact with the sides of the house in some areas.**

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 deterioration and cracks.**
Path Type: Slate, cement.
Path Condition: Some wear, but currently functional.
Sidewalk Type: None present.
Recommendations:
- **Have the driveway re-paved as necessary.**

Deck
Type: Wood
Location: Rear
Elevation above grade level (approximate): 4 ft.
Structure Condition: Functional
Surface Condition: Some wear, but currently functional.
Railing Condition: The railing was tested, and was found to be sound on the date of inspection.
Stairs Condition: Some wear, but currently functional.

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

Exterior Facades

Front, Type: Stone face and vinyl siding. Condition: Functional.
Rear, Type: Vinyl siding. Condition: Functional, **however there is staining at the left rear due to algae or mildew growth, however this staining is a cosmetic issue at this time.**

Stained siding

Left, Type: Vinyl siding. Condition: Functional.
Right, Type: Vinyl siding. Condition: Functional.
Trim, Type: Vinyl, metal, wood. Condition: Functional.

Recommendations:

- **See Roof Drainage System section for more information regarding the cause of the stains of the siding. Modify or repair roof drainage system and have the stained area of siding cleaned.**

Windows Mostly replacement vinyl frame, double hung, double glazed units, with original wood frame units in the basement.

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.

Conditions:

- **Some downspouts discharge too close to the base of the home.**
- **The upper rear gutter has only one downspout, which discharges into a lower section of gutter at the left rear. This arrangement will likely overwhelm this lower gutter during heavy rains, and appears to be causing staining to the siding in this area from water exposure.**

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 the roof drainage system cleaned and maintained on a regular basis by a qualified gutter maintenance company.**
- **Have the gutter and downspout sections for the upper rear section of the roof modified so that water is adequately carried away from the side of the home. Suggest extending the downspout to ground level rather than having it discharge onto the lower section of the asphalt roof.**

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.**
- **This chimney is now aging, and the possibility of interior flue blockage or other interior damage exists.**

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 right rear section (the den) appears to be a former enclosed porch, and is built over masonry piers on the perimeter, with an open area beneath.

Foundation Wall Condition:

- Functional where 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:

- Functional condition where visible.

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

Condition:

- Flooring throughout the home was adequately level and stiff on the date of inspection.
- **Evidence of prior termite activity was found in sub-flooring visible in the unfinished area of the basement. Damage related to this prior infestation in the areas visible was minimal.**

  Please note that when evidence of wood destroying insect infestation and damage is found in one visible area, it is more probable that hidden additional areas of infestation and damage may be present that could not be discerned by a non-destructive inspection of the home.

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.
- **Significant staining is present on roof sheathing visible in the attic from moisture or leakage and this may have weakened this material (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:
- **See the separate wood destroying insect report from Terminite, Inc. for more information relating to the wood framing of this home. If evidence of wood destroying insect infestation is found, then be aware that further evaluation or documentation by others would be required to assure that hidden damage to structural members is not present.**
- **See the Roof section of this report for more information regarding the roof sheathing.**
- **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.**

Wood Destroying Insects We do not inspect for wood destroying insect infestation or certify that a wood destroying insect infestation is present or not, 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 be serviceable on the date of inspection.
- **Significant stained areas suggesting prior leaks or moisture condensation**

were seen on the underside of the roof in the attic crawlspaces.

Stained area of roof sheathing due to moisture condensation or leaks

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

Roof Ventilation:

- Ridge vents.
- Field vents.
- Small end vents.

Roof ventilation does not appear to be adequate. End vents and field vents are very small, and may not be adequate or in proper position to allow for ventilation of the underside of the roof.

A bathroom vent fan discharges directly into the attic, which is causing significant additional moisture buildup in the attic.

Bathroom vent fan discharges into attic

Insulation pushed to the edges of the attic will block any air ventilation at the roof edges.

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 add more ventilation to this roof, such as larger end vents and additional field vents.**
- **Have a qualified roofer further evaluate the roof for wear and/or leakage, with repairs and replacements as necessary to ensure a long term leak free condition.**
- **See Insulation section – have insulation pulled away from roof edges.**
- **See Attic section – have a qualified roofer direct bathroom vent fan discharge through an appropriate roof stack. Bathroom vent fans should not discharge moist air directly into the attic.**

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

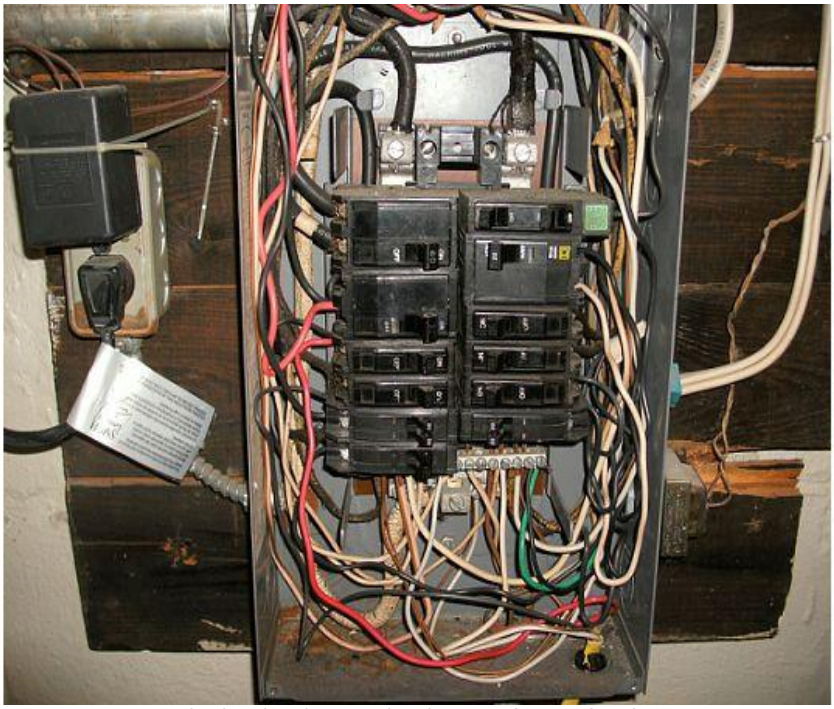
Voltage: 240/120 volts Ampere Capacity: 100 amperes.
Capacity may be **inadequate** for present usage of this home.
Service entrance location: Overhead
Electrical Grounding: Metallic water main.

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):
- **This breaker panel is a smaller older type panel and lacks a single main**

disconnect breaker. A single main disconnect is required for panels that have more than six separate branch circuits.



Obsolete breaker panel without single main breaker

- **A double tapped circuit breaker (more than one wire connected to a circuit breaker) is present in the breaker panel. This is incorrect wiring technique.**
- **Cable installation within the service panel is sloppy and is not done to accepted standards of the trade.**
- **The interior of the service panel exhibits corrosion, which is an indication of moisture entry and this can adversely affect the operation of the components and connections.**

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:

- **Some open electrical junction boxes / exposed electrical connections are present. This can be a hazard.**
- **Some improperly installed and poorly secured cables and recessed lights are present above drop ceiling panels in the basement, as well as in the garage.**

This is incorrect wiring technique, and is a hazard.

Open junction box and loose cable above drop ceiling are a hazard

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 existing service breaker panel with a new approved panel with a single main breaker, and upgrade total service capacity to 200 amperes along with the breaker panel replacement.**
- **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 electrical cables are properly installed and adequately secured and all electrical junction boxes and connections adequately covered / enclosed to eliminate safety hazards.**

<u>Plumbing System</u>

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.**


Corroded shutoff valve suggests 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, 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 or repair the 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: 1 year. Typical Service Life: 8-10 years.
Condition:

- **Although the hot water heater is only 1 year old, plastic trim rings around inlet and outlet pipes are badly melted. This could be due in part to an incorrectly installed flue pipe (see below) and/or to installation error. Back drafting of the hot flue gasses from the water heater may be a problem under certain conditions, and this is a potential hazard. It is also possible that this hot water heater will have a shortened service life as a result of this incorrect installation.**

Melted trim rings indicate problem or hazard

- **The hot water heater flue pipe is very old, and is <u>incorrectly installed</u>. The flue pipe slopes downward for part of its run towards the chimney connection. This could result in back drafting, which can allow toxic combustion gases into the home, and can damage the hot water heater.**

Old hot water flue pipe improperly installed

Recommendations:

- **Have a qualified contractor further evaluate the hot water heater, and repair or replace as necessary to ensure a long term safe and reliable safe condition. The flue pipe must slope continuously up towards the chimney connection.**

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

<u>Heating System</u>

System Type: Forced air furnace.
Number of Zones: 1
Fuel: Natural Gas.

Location: Basement utility.
Estimated age: 17 years. Typical service life: 20 years, although maintenance is often required before this time.

Physical Condition of Visible Components of the Heating System: **Visible corrosion.**

Heating System Venting: Metal flue pipe to masonry chimney. **The flue pipe slopes downward for part of its run towards the chimney connection. This could result in dangerous back drafting, which can allow toxic combustion gases into the home.**

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.**
- **Visible corrosion present, which suggests hidden defects.**

The furnace interior – Aging with corrosion

Recommendations:

- **Further evaluation of the heating system components by a qualified specialist to assure that hidden defects or safety related issues are not present.**
- **Have a qualified chimney contractor modify the flue pipe so that it slopes continuously upward towards its connection to the chimney flue. Confirmation of adequate venting of this furnace should be done after this work is performed.**
- **A service contract to cover future maintenance and repairs to the current heating system if it is found to be in safe and serviceable condition by the**

further evaluation we recommend.

- **Budget for the need for near term replacement of the aging heating system currently in service.**

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): 3 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 repair 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

- **Some doors stick in their frames.**
- **The master bedroom door knob is very loose, and my not open the door.**

Recommendations:

- **Have doors adjusted so they operate smoothly.**
- **Have the master bedroom door knob repaired so that it functions reliably.**

Interior Stairs **The lower section of the handrail on the main stairs is loose.**

Recommendations:

- **Have the stair rail firmly secured in place to maintain safety.**

Kitchen

Kitchen Sink: 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: 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:

- **See Electrical section.**

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

Conditions:

- **The washer drain hose is not adequately secured into the laundry sink. If the washer drain hose were to come loose during operation, significant amounts of water could spill onto the floor.**
- **One of the washer water supply shutoff valves is older, with some corrosion. This valve may be prone to leakage.**

Recommendations:

- **Have a qualified contractor adequately secure the washer drain hose so that it drains into the laundry sink and cannot come loose.**
- **Have a plumber replace or repair the aging washer water supply shutoff valve.**

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 basic stall shower with solid base, in functional condition.

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

GFCI electrical receptacles: **NOT present in the basement bathroom.**

GFCI electrical receptacles protect against shocks in wet areas.

Water pressure and local drainage were adequate in all bathrooms.

Recommendations:

- **See Electrical section.**

Fireplace

Location: Living Room.

Type: Wood Burning.

Hearth area Condition: Functional

Flue Damper Condition: 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 fireplace and chimney flue(s).**

BASEMENT, CRAWLSPACE AND MOISTURE ENTRY EVALUATION

Basement and/or Crawlspaces The basement is mostly finished space. There is also an unfinished utility room.

Sump Pump: Present

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.

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 on some visible areas of 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, partly floored attic crawlspace is accessible by pull down stairs on the second floor.

Condition:

- **The underside of the roof has significant staining from moisture or leaks.**
- **The bathroom vent fan is discharging directly into the attic space. This will cause moisture buildup and can result in mold growth and damage.**

Recommendations:

- **See Roof section.**
- **The bathroom vent fan discharge must be directed to the exterior of the home.**
- **See the Mold section of this report for more information.**

Insulation

Visible areas of insulation:

- Fiberglass in attic floor.

Insulation Condition:

- **Some insulation is pushed into the edge areas of the roof. This is not necessary, and will impede any roof edge ventilation.**

Recommendations:

- **Have insulation removed from roof edge areas to allow for more ventilation.**

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 One car interior.

Vehicle Doors: One overhead door.

Power Openers: Present

Vehicle door(s) were operated.

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

Power Opener safety cutoff sensors condition: **Not present – this type of opener is obsolete, can cause severe injury, and must be replaced.**

Other Conditions: *The garage was crowded with stored items on the date of inspection, which limited our ability to properly inspect all areas.*

Recommendations:

- **Have the garage door opener(s) lacking adequate electric eye safety cutoff sensors replaced with new approved equipment. This work should be done by a qualified garage door contractor.**
- **Have the garage re-inspected once stored items have been removed.**

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