

March 9, 2009

**HOME INSPECTION REPORT**

**Street Address Removed**

**Montclair, NJ**

The following are the findings of a **Home Inspection** of the subject property done on March 6, 2009. This report is for the use of Client name removed.

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

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



Home in Montclair, NJ

Description of Property Wood frame, one family, two story home. The first floor has an entry hall, living room, dining room, den, kitchen, half bathroom and attached covered patio. The second floor has three bedrooms, two full bathrooms, and a sunroom accessible through the master bedroom. There is a partly finished basement. There is a wood deck at the rear. There is an attached one-car garage.

## EXTERIOR ASPECTS OF THE PROPERTY

### Exterior Soil Grading and Drainage

Soil Grade & Clearance to Wood Elements of the Home:

Front, Left: Adequate.

Back, Right: **Inadequate – Soil is in contact with siding and structure in some areas. This is conducive to wood destroying insect entry, which has occurred.**



Soil in contact with siding and structure

### **Drainage Conditions:**

- **Adverse, due to poor surface grade or topography on the right side.**
- **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:**

- **Modification of grading and possible addition of retaining walls and drainage on the right side and right rear, to keep soil away from structure and divert water away from the house.**

### Landscaping, Retaining Walls and/or Fences

- **Significantly overgrown vine growth and other vegetation are close to or in contact with the sides of the house in many areas.**
- **Trees or tree branches are very close to and/or overhanging the home, particularly at the right front. One of these is a large tree that may be dead.**

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Vine growth on the home



Large trees at the right front

**The above conditions are conducive to wood destroying insect entry. Trees overhanging the home could result in damage to the home.**

## **Recommendation:**

- **Have all vine growth removed from the home.**
- **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: **Significant wear, cracking and deteriorated surface.**





Driveway is badly deteriorated

Path Type: Slate, Concrete.

Path Condition: **Significant wear.**

Sidewalk Type: Concrete.

Sidewalk Condition: Some wear and cracking, but currently functional.

**Recommendations:**

- **Have the driveway re-paved.**
- **Have the paths repaired / replaced as necessary.**
- **Budget for future repair to the sidewalk.**

Deck

Type: Wood

Location: Rear

Elevation above grade level (approximate): 3 ft.

Structure Condition: Sound on the date of inspection.

Surface Condition: **Significant wear to most wood on the surface, stairs and railing.**



Deck surfaces are very worn

Railing Condition: **Significant wear.**

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Stairs Condition: **Significant wear.**

**Recommendations:**

- **Have a qualified contractor familiar with modern deck construction repair, renovate or replace the deck as necessary.**

Patio

Types: Exterior stone and brick, and covered attached slate / stone patio / porch.

Location: Rear, right side.

Condition: **Significant wear on many areas of the exterior patios. The covered attached patio has significant vine growth, as well as water and insect damage to wood posts and trim surrounding the patio.**



Worn exterior patio

**Recommendations:**

- **Have exterior patios repaired or replaced as necessary.**
- **Have vine growth removed.**
- **Have water and insect damaged wood replaced by a qualified contractor.**
- **See separate wood destroying insects report from Terminite, Inc.**

Description & Condition of Entrances

Front Door: Wood and glass, in functional condition.

Front Entry Area: Masonry steps. **Significant wear is present.**

Back Door: Multiple wood and glass. **Cracked glass is present at the back doors.**

Back Entry Area: The rear deck. **See Deck section.**

**Recommendations:**

- **Have a qualified mason repair / maintain masonry entry steps as necessary.**
- **See Deck section.**
- **Have cracked glass replaced.**

## Exterior Facades

Front, Type: Stone facing.

Rear, Left, Right Type: Wood shingle siding.

Condition:

- **Sections of wood shingles at the rear have been replaced, however significant wear is present and nail heads are exposed. This can lead to water entry under wood shingles.**



Worn wood shingles

- **Paint surface is generally worn.**
- **Significant vine growth has likely caused some wear and damage to facades.**

Trim, Type: Wood, stone.

Condition:

- **Many areas of trim have sustained significant water and insect damage, including the garage door legs and window sills, as well as right side patio trim.**



Damaged trim at garage

- **Extensive vine growth has likely caused damage and wear to trim.**
- **Some stone trim on front windowsills is worn and damaged.**





Worn stone trim

## Recommendations:

- Have vine growth removed, and have maintenance and repairs performed to facades as necessary.
- Have water and insect damaged sections of wood trim replaced.
- Have stone trim repaired or replaced as necessary by a qualified mason.

## Windows

Type: Mostly original wood frame, double hung, single glazed units. Older glass curtain “jalousie” windows are present in the covered patio.

### Condition:

- Windows are in typical condition for their type and age, requiring repair and adjustment. Some windows are stiff and/or difficult to operate,
- Some windows have loose and/or missing paint and glazing putty.
- Some windows have cracked glass and missing or inoperable latches.
- The glass curtain windows in the covered patio extend from floor to ceiling, and could be a hazard if impacted.

*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:

- To the extent possible, have windows adjusted and repaired/maintained for better operation.
- As an alternative to repair, consider replacing some or all windows with new, double glazed units.
- Installation if necessary and use of window guards on all windows above the first floor level.
- Replacement or installation of protection around glass curtain windows in patio.

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

**Conditions:**

- Gutters appear to be clogged.
- Some downspouts discharge too close to the base of the home.
- Some downspouts discharge into older underground pipe. This older pipe appears to be clogged, and is likely broken and clogged underground.



Older underground drain pipe

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

**Recommendations:**

- Have all sections of aging underground downspout drain pipe replaced, or abandon the pipe and discharge above ground, and away from the base of the home.
- Direct all above ground downspout discharge points as far away and downhill from the base of the home as is practical.
- Roof drainage on the right side of the house may require more extensive diversion away from the base of the home, due to slope and grading on the right side.
- 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:

- Some cracks, loose and missing sections of mortar were seen on the upper sections of the chimney. Lack of maintenance to the exterior, and visible exterior damage strongly suggests the presence of interior hidden defects.
- Chimney flashings appear to be older. Leakage is more likely to occur around older chimney flashings.
- Significant vine growth has likely caused damage to brick masonry.



Damage and vine growth on the masonry chimney

## 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 vine growth removed from the chimney.
- 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 mostly over a full basement with a raised concrete block masonry foundation. There is crawlspace at the right rear. The crawlspace is partly accessible from the interior through a basement window, *however stored items in the basement limited accessibility on the date of inspection.* The garage and attached covered patio areas are built over concrete slabs.

#### Foundation Wall Condition:

- Functional where visible.

*Limitation of our Ability to Inspect: Significant parts of the masonry foundation*

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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:

- **Wood sill plates at the right front corner of the home have been damaged by Termite infestation.**



Termite damaged sill plates visible in basement



Fixed covering on basement ceiling prevents full evaluation

- **Water and carpenter ant damage are present on the right side of the home.**
- ***Although the basement is partly unfinished, fixed basement ceilings prevent access to most portions of structural floor framing in the basement. It is likely that termite damage extends beyond the small visible area at the right front. Additional insect and/or other structural damage could be present in other areas, hidden by fixed basement ceilings.***

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

Condition:

- ***It is possible that termite or other damage extends into wall structure in some areas.***

Roof framing: Dimensional lumber for a pitched roof.

Roof Sheathing: Wood board.

Condition:

- Visible portions of roof framing 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.**
- **See the separate wood destroying insect report from Terminite, Inc. for more information relating to the wood framing of this home. Since evidence of wood destroying insect infestation was found, then be aware that further evaluation would be required to assure that additional hidden damage to structural members is not present.**
- **Further evaluation of floor framing for insect and other damage by a qualified contractor familiar with wood destroying insect damage repair. A full evaluation will likely require removal of some ceiling and possibly wall finish materials. Repairs should be made to any damaged areas of structure as necessary.**

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.

## **Inspection Limitations:**

- Some sections of the upper level are finished, with no access to attic spaces above.

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

## **Condition:**



- **Roof shingles are completely worn out in some areas, and have very significant wear in other areas.**



Worn out roof shingles

- **Some roof flashings are older than the currently installed roof. Leakage is more likely to occur around old flashings.**
- **Multiple layers of shingles are present on this roof. Shingles installed in multiple layers can have reduced service life.**

#### Roof Ventilation:

**Roof ventilation is very limited and appears to be inadequate.**

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

#### Recommendations:

- **Replacement of this worn out roof at this time, *before* significant leakage occurs.**
- **All existing shingles and flashings should be removed, and new, high quality shingles and flashings should be installed. Any damaged wood should be replaced.**
- **The above work should be done by an experienced roofer.**

*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*

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*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:

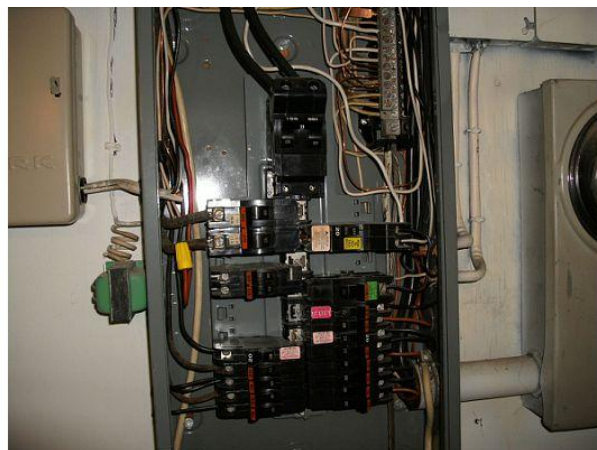
- Circuit breaker main panel located in the basement.

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 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.**



Federal Pacific breaker panel – known to be unsafe

- **One double tapped circuit breaker is present in the panel. This is incorrect wiring technique.**

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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 exposed electrical connections / uncovered electrical junction boxes are present. This is a hazard.**

*Note: Homes built between the years 1910 and 1935 were sometimes wired with what is known as knob & tube branch circuits, which are no longer considered to be acceptable by most underwriting agencies. This home appears to have been built in the period when this wiring was common, and it is possible that such wiring is present within walls and ceilings.*

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 Federal Pacific breaker panel and StaBlok breakers with a new, approved breaker panel and new breakers, eliminating the double tapped condition in the process. At the time of replacement, service capacity should be increased to 200 amperes.**
- **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 evaluate the home with regard to knob & tube wiring. If found to be present, it is advisable to have such wiring disabled and/or removed, with the affected circuits replaced with approved wiring.**
- **Have a licensed electrician ensure all junction boxes and other electrical connections are appropriately covered or enclosed.**

## Plumbing System

Water Main Material: Copper tubing.

Water Main and Main water shutoff valve Location: Basement

Water Main Condition: Functional

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



Visible Interior Water pipe material: Copper tubing.

Visible Water pipe Conditions:

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

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

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

Drain pipe Conditions: **Significant corrosion is present on some drain pipes.**

**Drain connections on older fixtures are aging, and leakage is likely to occur.**

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

## Recommendations:

- **Have a plumber evaluate the main water shutoff valve and repair or replace it as necessary to assure reliable function.**
- **Have a plumber replace any older water supply shutoff valves with corrosion or leakage.**
- **Have a plumber evaluate aging drain pipes and drain pipe connections, and make repairs or replacements as necessary to ensure a long term leak free condition.**
- **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: Tankless Coil within the heating system boiler.

Water Heater size, gallons: Not applicable

Heating Method/Fuel: Oil (through the heating system).

Age: 20 years or more.

Typical Service Life: 8-10 years

Condition:

- **Significant corrosion is present at the hot water coil connection plate.**



Corrosion at hot water coil connection

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## Recommendations:

- See Heating System section of this report for additional information..
- Hot water coil maintenance could be required, however maintenance or replacement should be done in conjunction with heating system repairs, maintenance or replacement.
- If the heating system is replaced, installation of a separate gas fired hot water heater may be required or may be advisable.

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

## Heating System

System Type: Steam boiler feeding radiators.

Number of Zones: 1

Fuel: Oil.

Location: Basement utility.

Estimated age: 20 years or more. Typical service life: 25 years, although maintenance is often required before this time.

## Physical Condition of Visible Components of the Heating System:

- **Significant Corrosion.**
- **Evidence of Leakage.**

Heating System Venting: Metal flue pipe to masonry chimney.

- **Parts of the flue pipe are loose, and have recently been spray painted, possibly to cover corrosion.**

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:

- **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.**
- **Significant visible corrosion present, which suggests hidden defects.**
- **Active leakage occurring from steam return pipes near the heating system.**
- **Significant corrosion on many sections of steam pipes / steam return lines.**
- **Radiators and steam or circulated water pipes are older, and the need for increased maintenance and repair to these older components should be anticipated.**



Amateur patch on steam return pipe

## Recommendations:

- **Further evaluation of the heating system by a qualified specialist to assure that hidden defects or safety related issues are not present. Because of significant corrosion, replacement may be required, regardless of whether the system has reached its designed service life.**
- **Evaluation and repair of all leaking and corroded sections of steam pipes.**
- **Monitor radiators and radiator connections for leakage, and have any leaks repaired promptly.**
- **Oil heating equipment requires annual service. Have the oil heating equipment serviced annually by a qualified oil heating technician.**
- **See Fuel Oil Storage section – because of problems with the oil storage tank, you may wish to replace this aging heating system and convert to natural gas heat at this time.**

*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.*



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## Heating Equipment Clearance & Combustion Air

Heating System Location: Basement utility.

Ventilation and Combustion Air: Adequate

Clearance to Combustibles: Adequate

## Central Air Conditioning None Present.

### *Advisory Recommendations:*

- *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: *Although only minor damage is present in most areas, **significant wear is present in some areas.***

Floor Surfaces: Wood, Carpet, Tile

Floor Condition: *Although only minor damage is present in most areas, **significant wear is present in many areas.***

### **Recommendations:**

- **General interior repair, refinishing and repainting as necessary.**

Interior Doors Wood, with some wear, but in generally functional condition where present.

Interior Stairs Functional.

### Kitchen

Kitchen Sink: Older, but currently functional.

Stovetop and Oven: Electric Condition: Older, with wear, but currently functional.

Garbage Disposal: None present.

GFCI electrical receptacles: Present and functional at wet areas.

*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 older, with significant wear.**

### **Recommendations:**

- **Kitchen renovation as desired.**
- **Budget for repairs / replacements to stove / oven and sink as necessary.**

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

Conditions:

- **The dryer vent hose is plastic. Plastic dryer vent hoses can catch fire if clogged with lint.**

Recommendations:

- **Have the plastic dryer vent hose replaced with metallic dryer vent hose.**

*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

First Floor: Half, with sink and toilet.

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

Second Floor, Master: Full, with sink, toilet and stall shower over tile base.

Fixtures, faucets and surfaces were tested and evaluated. **The following conditions were found:**

- **Most fixtures, faucets and tile surfaces are in older condition. Leakage, breakage, and the need for repairs and replacements should be anticipated.**
- **The toilet in the master bathroom is loose.**
- **Tile shower bases must have waterproof liners, which can leak if worn out or incorrectly installed. The tile shower base in the master bathroom has been replaced, but is now aging, and could leak in the near future.**

GFCI electrical receptacles: **NOT present in some areas.**

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

Water pressure and local drainage were adequate in all bathrooms.

Recommendations:

- **See Electrical section.**
- **Plan for repairs and/or renovations to all bathrooms.**
- **Have the loose toilet repaired.**
- **See Plumbing section.**
- **Have a plumber and/or tile contractor further evaluate the tile shower base for leakage, and make repairs or replacements as necessary.**

## Fireplace

Location: Living Room.

Type: Wood Burning.

Hearth area Condition: **Loose and broken tile.**



Loose, broken hearth tile

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.**
- **The glass fireplace doors are loose.**

### **Recommendations:**

- **See Chimney section.**
- **Have a qualified chimney / fireplace contractor clean the fireplace and chimney flue(s).**
- **Have loose hearth tile repaired or replaced.**
- **Have loose doors repaired / replaced.**

## BASEMENT, CRAWLSPACE AND MOISTURE ENTRY EVALUATION

Basement and/or Crawlspace The basement is partly finished space. All finish materials in the basement are older, with significant wear. There is a crawlspace at the right rear, *however stored items prevented significant access to the crawlspace.*

Sump Pump: None seen. *Significant amounts of stored items in the basement restricted access to some areas.*

Moisture Evaluation: All visible surfaces were closely inspected for stains or other evidence of prior moisture entry. Finish materials in the basement were tested with a moisture meter on the date of inspection (this includes accessible areas of both clean and any water stained areas found).



Although no high moisture meter readings were found on the date of inspection, the following adverse conditions that may allow water entry or flooding were found:

Condition:

- **Signs of prior water entry were found to be present on some visible areas of foundation walls, and at the edges of the ceiling in some areas.**
- **Lack of maintenance to the roof drain system and adverse exterior drainage conditions could contribute to water entry into the basement.**

Other Basement/Crawlspace Conditions:

- *Significant amounts of stored items restricted access to some areas of the basement.*
- **Basement floor tile is very worn and / or missing in some areas. Some types of older basement floor tile contained asbestos (see Asbestos section).**

**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.**
- **Removal of excess stored items and re-inspection of the basement.**

*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 entered and inspected where safe access was possible.

Condition:

- **Roof ventilation is not adequate (see Roof section).**

**Recommendations:**

- **See Roof section.**

## Insulation

Visible areas of insulation: Fiberglass in attic floor.

Insulation Condition: Functional where visible.

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*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 One car attached.

Vehicle Doors: One overhead door.

Power Openers: None Present.

Vehicle door(s) were operated.

**The door has significant wear and water damage.**



Damaged garage door

Other Conditions: *Significant amounts of stored items prevented a full inspection of the garage.*

## Recommendations:

- **Have the garage door replaced by a qualified garage door contractor.**
- **Removal of stored items and re-inspection of the garage.**

## 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 older condition, is corroded, and may be leaking.  
Congealed, dripped oil is present at the bottom of the tank.**



Hardened oil drip at the bottom of the oil tank

**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.**

**Fuel oil leakage into the basement can be dangerous and can result in major environmental cleanup expenses.**

- **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:**

- **Further evaluation of the oil storage tank by an oil tank specialist, with replacement if the tank is found to be leaking or found to be aged to a point where leakage is likely.**
- **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. **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.**

**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.**
- **Basement floor tile may contain asbestos, and is in poor condition.**

**Recommendations:**

- **Further evaluation and testing for asbestos hazards done by specialists for your protection. Remediation may be found to be needed.**



# MHI Services, Inc. - Licensed Home Inspectors

35 Glenside Road, South Orange, NJ 07079

Tel: 973-763-7090

**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.

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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