

April 28, 2008

HOME INSPECTION REPORT

XXXX Street

Nutley, NJ

The following are the findings of a **Home Inspection** of the subject property done on April 25, 2008. This report is for the use of XXXX.

Conditions on date of inspection: Occupied home. Weather was clear, and approximately 65 Deg. F.

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



XXXX Street, Nutley, NJ

Description of Property Wood frame, one family, two story home. The first floor has an entry hall, living room, dining room, kitchen, laundry area and half bathroom. The second floor has three bedrooms and one full bathroom. There is a finished basement. There is a detached two-car garage.

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Advisory Note Regarding Construction and Renovation Permits This home appears to 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.

Exterior Facades

Front, Type: Textured aluminum siding at all exposures. Condition: Functional.

Trim, Type: Metal, wood

Condition: **Some roof edge trim at the left rear is loose.**

Recommendations:

- **Have loose roof edge trim repaired.**

Windows

Type: Mostly replacement vinyl frame, double hung, double glazed replacement units, with some casement type 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.
- **Windows in the right rear bedroom have condensation staining between the double glazing, which is usually a result of defective thermopane seal. This is generally not possible to clean.**



Condensation stained window

Recommendations:

- **Have stained window glazing in the right rear bedroom replaced.**

Exterior Doors

Front: Wood and glass, in functional condition.

Rear: Wood and glass, in functional condition.

Interior Doors Wood and glass, in functional condition.

Foundation Walls & Structural Supports

This home is built mostly over a full basement with a raised masonry foundation. The front and rear sections are built over inaccessible crawlspaces.

Foundation Wall Condition:

- Functional where visible.

Limitation of our Ability to Inspect: Most 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 and/or masonry columns.

Condition:

- Functional condition where visible.

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

Condition:

- **Some sections of the flooring are not level, particularly in the kitchen.**
- **Termite damage is present at the rear wood sill plate, between the basement and rear crawlspace.**



Termite damaged 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.

Roof framing: Dimensional lumber for a pitched roof.

Roof Sheathing: Wood board.

Condition:

- **One roof rafter is cracked.**



Cracked roof rafter

- **One roof rafter near the attic entry has been notched to allow the attic hatch to close, weakening the rafter.**



Notched rafter is weakened

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 wood destroying insect damage repair further evaluate and repair termite damaged sections of structural framing.**
- **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 would be required to assure that hidden damage to structural members is not present.**
- **Have a qualified contractor repair or adequately reinforce the cracked and notched rafters in the attic.**
- **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.**

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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.**

Exterior Soil Grading and Drainage

Soil Grade & Clearance to Wood Elements of the Home:

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

Drainage Conditions:

- No unusual water conditions were found on the date of inspection.

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.

Roof Drainage System Roof drainage is by metal gutters and leaders (downspouts) attached to the roof and siding. Most downspouts discharge into newer 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:

- **Direct any above ground 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.**

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

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

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.
- **Stained areas suggesting prior leaks or moisture condensation were seen on**

the underside of the roof in the attic crawlspaces.

Roof Ventilation:

- Ridge vents only.

Roof ventilation appears to be inadequate. Ridge vents require other ventilation such as roof edge (soffit vents) to be effective.

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 roof edge (soffit) vents.**

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.

Driveway & Paths

Driveway Type: Asphalt.

Driveway Condition: Functional.

Path Type: Masonry.

Path Condition: Functional.

Sidewalk Type: Concrete.

Sidewalk Condition: Functional.

Deck None present.

Patio

Type: Pavers

Location: Rear

Condition: Functional

Description & Condition of Entrances

Front Entry Area: Masonry steps, in functional condition.

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Back Entry Area: Masonry steps, in functional 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:

- The exterior of the chimney appeared to be functional on the date of inspection.
- **Sections of this chimney may be very old, and interior flue defects and/or blockages are possible.**

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

Recommendations:

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

Fireplace None present.

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:

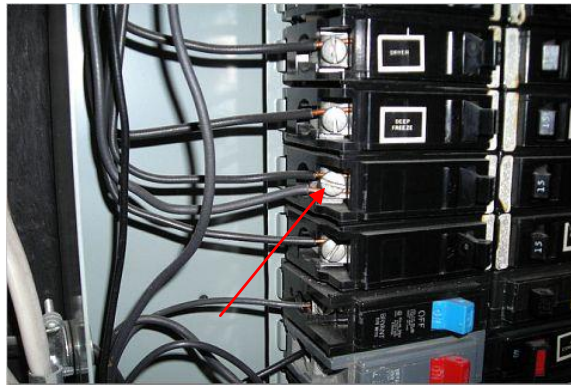
- Circuit breaker main panel located in the basement.

Circuit Breaker/Fuse inspection methods:

- Removal of panel cover with inspection of wiring on the interior.

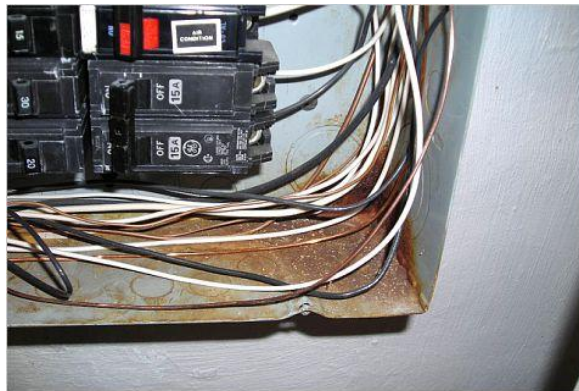
Conditions: Visual inspection of the components and wiring within circuit breaker panel(s) found the following condition(s):

- **Two double tapped circuit breakers (more than one wire connected to a circuit breaker) are present in the panel. This is incorrect wiring technique.**



Double tapped breaker

- **The panel is small and is full.**
- **Some corrosion is present in the circuit breaker panel, which suggests prior water entry.**



Panel corrosion

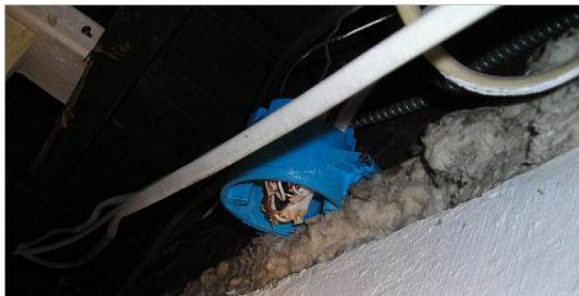
Branch circuit wiring:

- Plastic sheathed cable
- Metallic sheathed cable

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

Conditions:

- **Some uncovered electrical junction boxes were found behind finish walls in the basement.**



Uncovered electrical junction box

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.

Functional GFCI electrical receptacles are NOT present in all wet areas of all bathrooms with electrical receptacles. *GFCI electrical receptacles provide protection against electric shocks in wet areas.*

Recommendations:

- **Have a licensed electrician eliminate the double tapped condition in the circuit breaker panel and evaluate the components within the panel for hidden damage from water entry and repair as may be needed.**
- **We recommend an upgrade in electrical service capacity 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 cover any open junction boxes or exposed electrical connections.**

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:

- **Some sections of water pipe in the heating closet are inadequately supported.**
- **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.

Drain pipe Conditions: Unknown for most of the drain pipe. **Nearly all major sections of drain piping were obscured by finish materials. Iron drain pipe can develop corrosion and leakage as it ages.**

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 adequately secure loose water piping in the heating closet.**
- **To determine the true condition of the waste and drain pipes we recommend that a plumber inspect them internally using a specialized video camera.**
- **Budget for repairs to drain piping in the future.**

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: Natural Gas.

Location: Basement utility closet.

Estimated age: 2 years. Typical service life: 25 years, although maintenance is often required before this time.

Heating System Venting: Metal flue pipe to masonry chimney.

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.

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:

- *Space in the heating utility closet is very restricted. Although the heating system is newer and appeared to function normally, we could not fully evaluate the heating system due to this restricted access.*



The back of the heating system – Front was not accessible or visible

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

Recommendations:

- **See Basement section – finish materials must be modified to allow better access to the heating system components. The front of the boiler must be accessible for routine service.**
- **Further evaluation by a qualified specialist evaluation to assure that hidden defects or safety related issues are not present.**
- **Monitor radiators and radiator connections for leakage, and have any leaks repaired promptly.**
- **A service contract to cover future maintenance and repairs to the heating system.**

Heating Equipment Clearance & Combustion Air

Heating System Location: Basement utility.

Ventilation and Combustion Air: Adequate

Clearance to Combustibles: **Inadequate – wood stud and drywall are installed too close to the heating system.**

Recommendations:

- **See Basement section – finish materials must be modified to allow for more clearance.**

Central Air Conditioning

AC Equipment Age (Estimated): 5 years

Typical Service Lifetime: 12 to 15 years, however failure before this time is not uncommon.

Condensing Unit/Compressor Location: Exterior, right side.

Condensing Unit/Compressor Condition:

- The AC system was tested on the date of inspection, and appeared to function

normally based upon this limited time test.

Air Handler Type: Separate/Independent.
Air Handler Location: Attic crawlspace.
AC Condensate Drain Overflow Pan: Present

Advisory Recommendations:

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

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

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

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

Recommendations:

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

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).**

Domestic Hot Water Heater

Water Heater Type: Standard Tank.
Water Heater size, gallons: 40
Heating Method/Fuel: Natural Gas.
Age: 2 years. Typical Service Life: 8-10 years.

Condition:

- **This water heater is not professionally installation. Flexible water piping is used rather than rigid pipe.**

Recommendations:

- **Have a plumber evaluate the hot water heater installation, and modify installation as necessary to assure function and safety, or replace with a new unit.**

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.

Kitchen

Kitchen Sink: Functional

Stovetop and Oven: Gas Condition: 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 in functional condition.

Laundry Room A washer and dryer are located in the laundry area by the back door.

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. 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.

Note: 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.

Bathrooms

First Floor: Half, with sink and toilet, in functional condition.

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

GFCI electrical receptacles: **The second floor GFCI outlet is not functional.**

GFCI electrical receptacles protect against shocks in wet areas.

Water pressure and local drainage were adequate in all bathrooms

Recommendations:

- See Electrical section.

Interior Stairs Functional.

Insulation

Visible areas of insulation: A combination of loose fill and fiberglass in the attic floor.

Insulation Condition: *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.**

Basement and/or Crawlspace The basement is entirely finished space. Finish materials appear to have been recently installed. Wall and ceiling finishes are all fixed drywall, with no removable panels. There appear to be two crawlspaces, one at the front and one at the rear, however both of these crawlspaces are entirely inaccessible. **The finish work in the basement does not conform to accepted standards and may promote unsafe or unhealthy conditions.**

Sump Pump: Present, beneath basement stairs.

Condition:

- The sump was dry on the date of inspection.
- **The sump pump discharge appears to drain into the plumbing drain system. This may not be permitted by local regulation.**

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.**
- **Finish materials are very new, and water entry may have occurred in the past before finish materials were installed. Water entry could occur in the future, which may damage finish materials.**

Other Basement/Crawlspace Conditions:

- **Finish materials in the basement are incorrectly installed, partly or fully obstructing access to virtually all sections of structure as well as the heating system and utilities. The circuit breaker panel, water main, gas meter and main and heating system would all require removal of finish materials for service or replacement, which is not an acceptable condition.**



Heating system is behind fixed grills – even with grills removed, system could not be adequately serviced

- **Basement finish walls are recently built with wood studs. The studs used for the sill plate (bottom plate, in contact with basement floor) are not pressure treated, and are hence more vulnerable to decay and wood destroying insect damage.**
- **The basement ceiling height is very low. Recessed lighting in the ceiling contacts the heads of many normal height adults. Minimum acceptable clearance for finished living space appears to be inadequate.**
- **The front and rear crawlspaces are totally enclosed, with no access either from the interior or exterior. This could create conditions conducive to mold growth, and obstructs access to some piping. These spaces could not be inspected.**



Basement is newly finished with fixed walls everywhere, and no access to utilities'

Recommendations:

- See the **Roof Drainage** section of this report – proper maintenance of gutters and downspouts can reduce the possibility of water entry into the basement.
- Consult with a qualified waterproofing company and/or plumber about requirements and possibilities for diverting sump pump discharge to the exterior.
- Periodic testing of the sump pump.
- Modification of basement finish materials to allow easy access to the heating system and all major utilities.
- Modification of basement ceiling height (if possible) to allow more headroom, and clearance for light fixtures.
- See separate the wood destroying insects report from Terminite, Inc.
- Modification of crawlspaces to allow either interior or exterior access and adequate ventilation.
- See the **Mold** section of this report for more information.

*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.***

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

Condition:

- **Some structural roof framing defects were found.**
- **Roof ventilation may not be adequate.**

Recommendations:

- See **Structural Supports** section.
- See **Roof** section.

Garage One car detached.

Vehicle Doors: One overhead door.

Power Openers: Present

Vehicle door(s) were operated.

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

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

Garage Structure:

- **Termite damage is present along part of the garage sill plate.**
- **Nearly all the garage walls are covered with finish materials on the interior, so it is not possible to determine the extent of termite damage. In addition, the**

garage was overcrowded with stored items, limiting our inspection.



Garage is totally finished and crowded with stored items

- Soil grade level around the garage is in contact with siding. This is conducive to wood destroying insect entry.

Recommendations:

- See the separate wood destroying insects report from Terminite, Inc.
- Further evaluation and repair of the garage structure by a qualified contractor familiar with wood destroying insect damage repair. This will likely require removal of finish materials in the garage.
- To the extent possible, lower soil levels around the garage.

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

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

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

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contamination of water, paint, or other materials in the home, and this inspection absolutely does not include testing for lead or evaluation of related hazards. *If you have concerns about lead hazards, you should have further evaluation and testing done by specialists for your protection.*

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

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

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

No other tests requiring lab analysis are being done.

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

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

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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
Main Office Phone: 973-763-7090