

April 30, 2008

**HOME INSPECTION REPORT**

**## XXXXX Lane**

**Piscataway, NJ**

The following are the findings of a **Home Inspection** of the subject property done on April 28, 2008. This report is for the use of XXXX.

Conditions on date of inspection: Vacant home. Weather was raining, and approximately 50 Deg. F.

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



## XXXX Lane Piscataway, NJ

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Description of Property Brick on wood frame, one family, two story home. The first floor has an entry hall, living room, dining room, den, kitchen and half bathroom. The second floor has four bedrooms and three full bathrooms. There is a partly finished basement, with an office area, basic full bathroom, kitchenette, as well as unfinished utility and storage areas. There is an elevated deck off the first floor, with an enclosed patio beneath part of the deck. There is a detached three-car garage.

*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

Type: Brick masonry at all exposures.

Condition:

- Most sections of brick façade appeared to be functional.
- **Brick on the front of the front porch area is cracked from settlement (see Description and Condition of Entrances and Basement sections).**

Trim, Type: Wood.

Condition:

- **Termite damage is present to lower sections of wood window frames on the left side.**



Termite damaged trim

## **Recommendations:**

- **See Description and Condition of Entrances section.**
- **See separate wood destroying insects report from Terminate, Inc.**
- **Have damaged sections of wood trim replaced.**

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## Windows

Type: Older wood frame, casement type and fixed panel units throughout the home. Most windows are not double glazed, but have thin storm windows clipped to the interior. Most windows have older style metal rollup screens.

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

### Condition:

- **Most windows have significant wear.**
- **Many windows appear to have been painted shut. Paint on the exterior is clogged and dried between windows and window frames.**
- **Windows that are not painted shut are stiff and/or difficult to operate.**
- **A number of window panes are cracked, particularly at the back of the home.**



Window with cracked glass, also painted shut

- **Some rollup screens are rusty and dirty.**

### Recommendations:

- **Have all cracked windows replaced.**
- **Have paint carefully removed from between windows and window frames to free them.**
- **To the extent possible, have windows repaired, maintained and/or cleaned for better condition and operation.**
- **As an alternative, consider having windows replaced with new, double glazed units.**

## Exterior Doors

Front: Wood, in functional condition.

Rear: Wood and glass (to the deck) in functional condition.

Basement: Two sliding glass doors. **These doors are older, and very stiff.**

### Recommendations:

- **Have sliding glass doors adjusted and maintained for better operation, or replaced.**

Interior Doors Wood, in functional condition.

## Foundation Walls & Structural Supports

This home is built mostly over a full basement with a raised concrete block masonry foundation. There is a separate basement area beneath the front entry landing. The lot is sloped, and the basement has a walkout area at the rear, and the foundation is mostly below soil grade level at the front.

Foundation Wall Condition:

- Foundation walls in the main part of the basement are functional where visible.
- **Water penetration into the foundation and the area under the front entry landing is taking place and is a condition that can eventually cause structural damage to the masonry foundation. Much of the water penetration appears to be a result of leakage through the concrete masonry front entry landing, which is exposed to the weather. Water entry through masonry entry landings above interior basement areas is difficult to eliminate, and is a common problem for this type of construction. Leaks through the concrete landing area are a result of cracks in the concrete, and small gaps and cracks at joints where the landing slab meets the perimeter walls.**



Water Entry & Damage to the Masonry Foundation at Front and also Crack and Water Entry thru Ceiling

*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 multiple built up wood main beams.

Condition:

- Flooring throughout the home was adequately level and stiff on the date of

inspection.

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 and sheathing were functionally adequate on the date of inspection.

*Note: Finish materials in the home prevented access to directly inspect the foundation walls and structural supports, and our findings are limited by this.*

### **Recommendations:**

- **Further evaluation of the front entry landing slab to determine what measures are needed to effectively seal this area to prevent water penetration.**
- **See Roof Drainage section and Soil Grading & 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. 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.**

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.**

### Landscaping

Conditions:

- **Several large trees overhang or are very close to or in contact with the home. This is conducive to wood destroying insect entry, and could cause damage to the home.**
- **Some shrubs and plants are also very close to or in contact with the home.**

- A brick retaining wall along the left side path has a significant degree of tilt, and has essentially failed. The lack of drainage through this solid brick wall likely contributed to failure.
- There is a wasps nest under the right rear corner of the deck.

### Recommendations:

- Have trees shrubs and plants trimmed back or removed as necessary so they are no longer in contact with or overhanging the home.
- Have a qualified mason or landscaper rebuild the retaining wall on the left, this time ensuring adequate drainage is present through the wall.
- Have the wasps nest removed by a pest control specialist.

### Exterior Soil Grading and Drainage

#### Soil Clearance to Wood Elements of the Home:

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

#### Drainage Conditions:

- The lot is sloped from the front to the rear. Water entry is more likely at the front of the home, and water entry appears to be occurring in front of the front entry area, into the basement area below the front entry. This is due in part to water draining off the front entry, and not being diverted away from the base of the home in the front.



Front entry area is sloped to drain water to front, where it accumulates  
The area beneath this entry is a full height crawlspace

*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:

- Have water diversion methods such as drainage pipe installed along the front entry area to divert water away from the front of the home.

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

discharge into older underground rolled tarpaper pipe.

Conditions:

- **Most underground drain pipe is older tarpaper pipe, which can crush or clog underground. Several of these underground pipes appeared to be clogged with leaves and debris.**



Older tarpaper underground pipe

- **A section of downspout running through the enclosed patio has come off, and water is discharging inside the patio area.**



Disconnected downspout discharging into patio area

- **A number of sections of roof gutters appear to be clogged.**

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

**Recommendations:**

- **Observe all underground pipe connections during heavy rains to determine whether they are clogged or free flowing.**
- **If possible, have any clogged pipe cleared, however this type of pipe tends to clog and crush underground, and has a limited lifetime. Pipe replacement or diversion of water above ground may be necessary.**
- **Direct all above ground downspout discharge points as far away and downhill from the base of the home as is practical.**

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- **Have missing downspout section(s) replaced.**
- **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 main roofs are pitched and covered with asphalt shingles.

Condition:

- **Roof shingles appeared to have moderate wear.**
- **Stained areas suggesting prior leaks or moisture condensation were seen on the underside of the roof in the attic crawlspaces.**
- **Some roof flashings may be older than the currently installed roof. Leakage can occur around old flashings.**

Roof Ventilation:

- Large gable end vents.
- Ridge vents.

Roof ventilation appears to be adequate.

There appears to be some type of flat roof surface beneath the rear deck surface (and above the enclosed covered patio). *This flat roof was not visible for inspection, as the deck surface obstructed view of any roofing material.*

Condition:

- Although no leakage was observed coming through the rear deck roof into the covered patio area on the date of inspection (a rainy day), **it is likely that this roof will leak in the future. Flat roofing material has a shorter lifespan than pitched roofing, and generally requires a higher degree of maintenance to remain leak free. In addition, installation of wood decking on top of flat roofs often creates localized wear areas that leak prematurely.**

**Recommendations:**

- **Have a qualified roofer periodically evaluate the main roof and flashings for wear and/or leakage, and have repairs made as necessary.**
- **Have a qualified roofer further evaluate flat roof material and installation below the rear wood deck, and maintain it as necessary to assure continued leak free service. This work should be done in conjunction with deck maintenance.**

*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: Some deterioration and cracks, but currently functional.

Path Type: Stone and masonry.

Path Condition: Some wear, but currently functional.

Sidewalk Type: None present.

## Deck

Type: Wood

Location: Rear, along the back of the house.

Elevation above grade level (approximate): 10 ft.

Structure Condition: **This older deck may not be built to modern structural standards. Attachment methods to the home may not be as strong as is called for by modern construction codes.**

Surface Condition: **Significant wear of deck boards. Flashing around portions of the deck edge is also worn or loose.**

Railing Condition: **The railing is very worn, and has horizontal rails and wide spaces, making it a falling hazard.**



This style railing is no longer considered to be acceptable

Stairs Condition: Functional.

**Recommendations:**

- **Have a qualified contractor familiar with modern deck construction evaluate this deck, and make repairs and reinforcements to structure as necessary to ensure long term structural stability.**
- **Have a qualified contractor familiar with modern deck construction replace the railing with a modern type deck railing, with no horizontal elements and narrow baluster spacing.**
- **Have a qualified contractor familiar with modern deck construction repair or replace deck boards where excessively worn.**

Patio

Type: Enclosed covered stone patio at the rear, beneath the deck.

Location: Rear

Condition: Some wear, but currently functional.

Description & Condition of Entrances

Front Entry Area: Tiled masonry porch open to the weather. A basement area is below this area.

Condition:

- **Water draining off the front entry area is accumulating at the front, causing settlement of the brick, and entering the foundation walls and the basement. In addition, although the front entry area is tiled, and appears to be built over a concrete slab. Tile installed over concrete is not perfectly waterproof, and would require installation of a waterproof membrane to prevent leakage.**
- **In addition, no handrail is present on the front entry steps. This is a falling hazard.**

Back Entry Area: Over the rear deck. **See Deck section.**

Basement Entry Area: To the back yard, in functional condition.

**Recommendations:**

- **See Soil Grading & Drainage section – water must be drained away from the front of the front entry area.**
- **Consider installation of roof covering over front entry area, and/or have the front entry area further evaluated to determine whether a waterproof membrane exists. Removal of tile and installation of waterproofing beneath tile may be necessary.**
- **Have a qualified contractor install an appropriate handrail along the front steps.**
- **See Deck section.**

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

The exterior of the masonry chimney was inspected by the following methods:

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- 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 can occur around older chimney flashings.**
- **Some cracks, loose and missing sections of mortar were seen on the upper sections of the chimney.**

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 as required to assure long term function and safety.**

## Fireplace

Location: Basement

Type: Wood Burning.

Hearth area Condition: Functional

Flue Damper Condition: Functional

**Other Conditions: Significant deposits of creosote 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).**

## Electrical System

Voltage: 240/120 volts      Ampere Capacity: 200 amperes.

Service entrance location: Underground

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 no evidence of defects.

Branch circuit wiring:

- Plastic sheathed cable
- Metallic sheathed cable

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

Receptacles are partly grounded three pin units and partly older two pin units.

A representative number of 120 volt three pin receptacles were tested, with no functional defects found.

**GFCI electrical receptacles are 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 install functional GFCI electrical receptacles in all wet areas of the home including kitchens and bathrooms that lack them.**

## 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 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: Iron, copper, and 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 old enough to 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.

- **To determine the true condition of the waste and drain pipes we recommend that a plumber inspect them internally using a specialized video camera.**

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

## Heating Systems

System Type: Forced air furnaces (3).

Number of Zones: 3 (one for each furnace – basement, first floor and second floor).

Fuel: Natural Gas.

Location: Basement utility area (all).

Estimated ages: The furnaces for the first and second floors are each 13 years old.

**The furnace for the basement is much older, 40 or more years old, and likely an original unit.**

Typical service life: 20 years, although maintenance is often required before this time.

Heating System Venting: Metal flue pipes 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 systems activated when heat was called for by the thermostats, and warm air was supplied to supply registers.

### **Conditions:**

- **The heating system serving the basement space is well past the end of its designed service life, and remaining service life is undeterminable by us. In addition, for old equipment the possibility of hidden internal functional and safety related defects is significantly increased. Significant visible corrosion present on the basement heating system, which also suggests internal defects.**



Very old heating system – note corrosion at front

- **The first and second floor heating systems are more than 50% through designed service life, the possibility of hidden internal defects that can affect function and safety is increased.**
- **Evidence of past leakage from a humidifier is present on ductwork around the newer heating systems**

#### **Recommendations:**

- **Replacement of the heating system serving the basement with a new unit.**
- **Further evaluation of the heating systems serving the first and second floor by a qualified specialist to assure that hidden defects or safety related issues are not present.**
- **Repair of humidifier(s) as necessary.**
- **A service contract to cover future maintenance and repairs to the heating systems.**

#### Heating Equipment Clearance & Combustion Air

Heating System Location: Basement utility.

Ventilation and Combustion Air: Adequate

Clearance to Combustibles: Adequate

Central Air Conditioning Two zones of central AC are present, one working with the first and second floor heating systems (no AC is present for the basement).

AC Equipment Age (Estimated): *Although age could not be determined with certainty, the AC compressor/condensing units appear to be older than the heating systems, and visually appear to be approximately 20 years old.*

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 compressor/condensing units appear to be past the end of their designed service life. Continued reliable operation cannot be assured.**
- **One of the AC compressor/condensing units is out of level.**



Older central AC compressor/condensing units have limited if any remaining life

Air Handler Type: Integrated with the forced air furnaces.

*Note: The outside temperature was too low on the date of inspection for a safe and adequate test of the AC systems.*

**Recommendations:**

- **Have the AC systems tested when weather is warm enough (consistently above 65F), repaired or replaced as necessary, and serviced annually by an AC technician.**
- **Have the out of level AC compressor leveled.**
- **Budget for replacement of the AC compressor/condensing units in the near future.**
- **A service contract to cover future maintenance and repairs to the AC systems.**

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.*

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: 75

Heating Method/Fuel: Natural Gas

Age: 9 years                      Typical Service Life: 8-10 years

Condition:

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

### **Recommendations:**

- **Budget for replacement of the hot water heater in the near future.**

## General Interior Condition

Wall and Ceiling Material: Drywall and/or plaster.

Wall and Ceiling Condition:

- **Significant worn and dirty wall and ceiling areas.**
- **Ceiling staining is present in the den on the first floor. This may be from leakage from a second floor bathroom.**

Floor Surfaces: Wood, Carpet, Tile

Floor Condition:

- **Some areas of finish floor are worn.**
- **Wood flooring in the living room and dining room has score marks from a knife, possibly from ripping up old carpeting. Although refinished at some point, these score marks remain clearly visible.**



Defects in Finish Wood Flooring

- **Wood flooring in the kitchen is discolored and stained, near the back of the home.**

### **Recommendations:**

- **See Bathrooms section – make sure any bathroom leakage is repaired.**
- **Repair / replacement of stained / damaged ceiling area in the den.**
- **Professional interior repainting of this home.**

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- Refinishing of scored and stained wood floors
- Replacement of any worn flooring as desired.

## Kitchen

Kitchen Sink: Functional

Stovetop and Oven: Gas, 6 burners, with two ovens. Condition: Functional.

Garbage Disposal: **Not Functional.**

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: **One of the drawer fronts is broken.**

### **Recommendations:**

- Have the garbage disposal repaired or replaced.
- Have the broken drawer front repaired or replaced.

Basement Kitchenette The basement kitchenette area has sink, and gas stovetop and oven. **All appliances and surfaces in the kitchenette are in older worn condition, and the need to repair or replace kitchenette appliances or renovate the kitchenette should be anticipated.**

*In addition, we cannot determine whether second kitchens are permitted by local regulations in single family residences.*

Laundry Room A washer is present in the basement. No dryer is present. An electric dryer outlet is present.

**The dryer vent opening has been covered over with fabric and tape and painted.**



Closed over dryer vent outlet

### **Recommendations:**

- **Installation of a clothes dryer.**

*Note: We do not inspect or operationally test laundry appliances during a home inspection due to the multiplicity of different cycles built in to these units and the large amount of time it takes to complete these cycles. We recommend that any laundry equipment that is to remain in*

*the home be demonstrated to be in satisfactory operational condition before you close on this property. Laundry equipment installed in close proximity to finish materials can cause extensive damage to finish materials in living areas of the home should water leakage occur due to hose or equipment failure, and you should therefore turn off the water to the laundry equipment when it is not in use. If an electric dryer is present, proper installation is very important to assure electrical safety, including installation of a grounding cable for the dryer case. The integrity of the exterior ground cable should be checked periodically. If a gas dryer is present, the flex gas connector should be replaced if more than 5 years old. Dryer exhaust vent ducts should be metal rather than plastic to reduce the possibility of fire.*

## Bathrooms

Basement: Full, with sink, toilet and stall shower with concrete base.

First Floor: Half, with sink and toilet.

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

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

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

Fixtures and faucets in all bathrooms were tested. **The following conditions were found:**

- **All bathroom fixtures, faucets, plumbing and surfaces are older. Leakage, breakage, and the need for repairs should be anticipated.**
- **The stall shower in the left side bathroom over the den has cracked tile, and appears never to have been replaced. Leakage can occur through worn tile shower floors such as this, and leakage from this shower may have caused ceiling staining and damage in the den below.**



This older tile floor is likely leaking

- **The concrete shower floor in the basement bathroom is cracked. Leakage may be occurring at this shower.**
- **The toilet in the front bathroom on the second floor is loose.**

GFCI electrical receptacles: **NOT present in all bathrooms.**

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

Water pressure and local drainage were adequate in all bathrooms.

## **Recommendations:**

- **Have the tile shower floor in the left side bathroom replaced by a qualified tile contractor and plumber.**
- **Have the loose toilet repaired.**
- **Have a solid surface fiberglass tile base installed in place of the concrete shower floor in the basement bathroom.**
- **See Electrical section.**
- **Budget for renovations and repairs to the bathrooms in the near future.**

## Interior Stairs Functional.

*Note: A functional “dumb waiter” is present in this home, running from the basement to the second floor. This item is excluded from this inspection, and we cannot make any determination regarding safety of this feature of the home.*

## Insulation

Visible areas of insulation: Fiberglass in attic floor.

Insulation Condition: Functional.

*Note: Many 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 front part of the basement space is unfinished, and the rear is finished space, last used as office space, laundry area and kitchenette. There is an additional space below the front entry area (not below the house structure), which is full height unfinished space at the front of the basement, accessible by a door.

Sump Pump: Not found to be present.

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

Conditions:

- **Signs of prior water entry were found to be present along some unfinished foundation walls in the basement.**
- **Water entry was occurring through the front wall and the ceiling below the**

**front entry landing.**



Signs of leakage through foundation wall and ceiling – front entry area is above

**Recommendations:**

- **See Roof Drainage section – proper maintenance of gutters and downspouts can reduce the possibility of water entry into the basement.**
- **Installation of additional waterproofing measures, including a sump pump and perimeter drain system if not already present.**
- **Further evaluation of the front entry landing to determine what measures should be taken to eliminate water penetration.**
- **See Soil Grading & Drainage section and Description and Condition of Entrances section. Water around the front entry area must be controlled.**

*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 ceiling hatch on the second floor. The attic spaces were partially entered and inspected where safe access was possible.

**Condition:**

- No structural defects were seen.
- Attic ventilation appears to be adequate.

Garage Three car detached.

Vehicle Doors: Three overhead doors.

Power Openers: Two Doors.

Vehicle door(s) were operated.

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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.**

Garage Floor Slab: Functional, but with minor cracks and settlement.

## **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.**

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

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

Lead Paint Homes built prior to 1978 may have surfaces covered with paint containing lead oxide pigment, and under certain circumstances this lead-based paint can become a health hazard. *This home inspection does not include testing for lead. We are not certified lead inspectors, we are not insured for adverse conditions related to lead contamination of water, paint, or other materials in the home, and this inspection absolutely does not include testing for lead or evaluation of related hazards. If you have concerns about lead hazards, you should have further evaluation and testing done by specialists for your protection.*

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**

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**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 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

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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