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July 24, 2007

HOME INSPECTION REPORT 100 Executive Avenue Alps, NJ

The following are the findings of a **Home Inspection** of the subject property done on July 21, 2007. This report is for the use of Client Name Removed.

Conditions on date of inspection: Occupied home. Weather was clear, and approximately 75 Deg. F.

Present at the inspection: D. Meyers & R. Meyers, Licensed Home Inspectors; Mr. & Ms. Client Name, buyers; the current owner; and a real estate representative.



100 Executive Avenue, Alps, NJ



Description of Property One family, two story home, built approximately 1996. The first floor has an entry hall, living room, family room, dining room, den, kitchen, laundry room, one bedroom, two full bathrooms and a “half “ bathroom. The second floor has four bedrooms (one with an interior separate sitting area) and four full bathrooms. There

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is a finished basement, which includes a bar area, recreation area, interior hot tub and sauna area, two half bathrooms, and a shower. There are also several unfinished utility rooms or closets. There is an interior three-car garage.

The back yard area is terraced, with a large patio and pool deck area on the lower area. The upper area has a hard surface tennis court.

The pool, hot tubs / spas (both interior and exterior), sauna and tennis court are not included in this inspection.

Exterior Facades

Type: The exterior is brick masonry at all exposures.

Trim, Type: Stone or concrete masonry, wood and plastic composition molding, and a small amount of synthetic stucco (EIFS) present as trim dividing windows from one another in window groups.

Facade Condition: Brick masonry facades are in functional condition without significant defects (visual inspection of exterior).

Trim Conditions:

- **Some wood roof edge trim to the left of the front entrance requires re-painting.**



Worn roof edge trim paint

Note: The material used for a small amount of exterior trim is synthetic stucco, also known as *EIFS*. **Synthetic stucco facades (EIFS) are less durable than wood or stone, and EIFS has been described as a “challenged material” due to failures.** *We are not certified EIFS inspectors, and evaluation of this type of exterior façade is not part of this inspection.*

Recommendations:

- **Have the roof edge wood trim that has worn and peeling paint prepared, primed and repainted by a qualified painting contractor.**
- **Further evaluation of the EIFS material at the exterior is needed to confirm that it is in satisfactory condition.**

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Windows

Type: Modern casement type and fixed panel double glazed units throughout the home.

Condition: A representative number of windows were tested by partially opening and closing. All windows were visually examined.

Several windows in the den at the left rear, and in the master bedroom, were found to be stuck. They would not open with reasonable force on the cranks.

Recommendations:

- **Adjustment and or repair of stuck windows by a window contractor, so that they open and close smoothly and with reasonable force.**

Exterior Doors

Front: Wood double doors, in functional condition.

Rear: Multiple wood and glass French doors, as well as standard wood and glass door.

These doors appeared to be in functional condition.

Garage: Wood, in functional condition.

Basement: Wood and glass door, in functional condition.

Interior Doors Wood, in functional condition.

Foundation Walls & Structural Supports

This home is built mostly over a full basement, with the garage area built over a concrete slab.

Foundation Wall Material: Poured concrete.

Condition: Only a small section of the foundation walls was visible for inspection at the interior. The limited area of the poured concrete wall visible showed a tight crack (less than 1/32 inch). The crack appears to be a result of either the normal shrinkage of concrete when it cures, or a very minor degree of differential settlement of the foundation footings. The crack observed is not a significant structural defect that affects the ability of the foundation to perform. Based on our limited inspection of the foundation, we found it to be in functional condition.

Floor Slab: Concrete, covered with ceramic tiles in the basement.

Condition: Functional, without visible evidence of significant structural defects.

Intermediate structural supports: Steel columns.

Condition: Functional condition where visible.

Floor Support Framing: Engineered lumber floor joists, resting on the masonry foundation walls and on multiple steel beams.

Condition: Flooring throughout the home is adequately level and stiff. Inspection of the visible accessible steel and wood structural framing did not show evidence of significant structural defects.

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View of Floor Support Framing, showing Steel Beam & Engineered Truss Joists

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

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

Advisory 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.*

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. A copy of this separate report is included with the home inspection report for reference.

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: This home is set on a sloped lot, in a hilly area. The lot slopes

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downward from the back to the front, and is terraced into several levels in the back yard with retaining walls. Drainage grates are present in some areas of the back yard.

Water accumulation is present at the base of the rear retaining wall on the left side. It is possible that drainage grates and/or the buried drainage system in this area are clogged.



Wet and muddy area at the base of the back retaining wall

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 a landscaper or other qualified contractor evaluate the drainage at the base of the rear retaining wall, and clear drains or otherwise repair or modify to provide adequate drainage.**

Landscaping Dry stone (no mortar) retaining walls are present at the rear of the property. Several smaller stone walls are present between the pool and tennis area, and a natural stone retaining wall and rock ledge is present above the tennis area. Retaining walls appeared to be in functional condition on the date of inspection.

Trees, shrubs and plants are very close to or in contact with the home in some areas, particularly to the sides of the front entry area and at the left rear corner. This is conducive to wood destroying insect entry, and could result in damage to the siding and/or roof.

Recommendations:

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

Roof Drainage System Roof drainage is by metal gutters and leaders (downspouts) attached to the roof and siding. Some downspouts drain into underground pipe. Visible portions of the roof drainage system appeared to be functional on the date of inspection.

Inadequate or defective roof drainage systems, if present, can lead to water entry into

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the basement, foundation damage and/or roof leakage.

Recommendations:

- **Direct all 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.

Roof Type and Description: The roofs are pitched and covered with heavy weight asphalt composition shingles.

Condition:

- Roof shingles appeared to be functional on the date of inspection.
- No visual evidence of leakage into the interior of the home was seen to be present on the date of inspection. No excessively high moisture readings were present where roof sheathing was tested.

Roof Ventilation:

- Soffit vents.
- Field vents.
- Power vent fan(s)

Roof ventilation appears to be adequate.

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: Masonry pavers.

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Driveway Condition: The driveway itself is generally functional, **however gaps and settlement are present at driveway entrances.**



Gap at driveway entrance

Path Type: Pavers.

Path Condition: Functional.

Sidewalk Type: None present.

Recommendations:

- **Have gaps and settled areas at driveway entrances repaired.**

Deck None present.

Patios

Type: Slate.

Location: A large patio and pool deck at the immediate rear, and a small patio area by the tennis court, and a small patio at the top (rear) of the back yard.

Condition: The pool deck and tennis court patios are functional. **The top patio is in poor condition, with some settlement.**

Recommendations:

- **Have the top patio re-set / repaired.**

Description & Condition of Entrances

Front Entry Area: Masonry steps with stone or masonry handrails. The steps are in functional condition. **The stone handrails on both sides of the front entry steps (at the top) are not secured properly, loose, and in danger of toppling over.**

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The stone handrails are not secured properly and loose

Paint at the front entry door threshold is worn and peeling.

Back Entry Areas: From the patio / pool deck to the family room and side hall, in functional condition.

Garage Entry Area: Steps from the garage into the home, in functional condition.

Basement Entry Area: Masonry steps from the back patio to the basement entry area. There is a drain at the basement entry landing. Basement entry stairs are in functional condition.

Recommendations:

- **Have a mason properly anchor and secure safety handrails at the front steps.**
- **Have the front entry threshold repainted.**
- **Ensure the basement entry area drain is kept clear.**

Masonry Chimneys Multiple chimneys are present on this home. Chimneys exteriors are brick masonry, and the interior flues appear to be galvanized steel flue pipe. The central chimney which passes through the roof structure is supported in the attic space by steel beams.



Support Structure for Central Chimney – note steel supports and metal interior flue pipe

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The masonry chimneys were 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 chimneys appeared to be functional on the date of inspection.

Our inspection can not properly evaluate the condition of the interior components of the chimneys, and we do not include this in our service. Periodic cleaning and inspection of the interior of the flues is recommended for safety. Chimneys more than 20 years old should have a Level 2 inspection using a video camera.

Fireplaces

Location: Living Room.	Type: Wood burning with gas starter.
Location: Family Room.	Type: Wood burning with gas starter.
Location: Between Dining Room & Den.	Type: Gas.
Location: Master Bedroom.	Type: Wood burning.
Location: Master Suite Sitting Room.	Type: Gas.

Hearth area Conditions: Functional, **with the exception of a cracked section of mantel stone on the family room fireplace.**



Crack on mantel piece family room fireplace

Flue Damper Conditions: Functional

Other Conditions: Some deposits of creosote are present in the lower sections of the chimney flue and fireplace. This can result in chimney fires.

Recommendations:

- **Have the cracked mantel section in the family room repaired.**
- **Have a qualified chimney / fireplace contractor clean the fireplaces and chimney flues.**

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Electrical System

Voltage: 240/120 volts. Ampere Capacity: 400 amperes (2 x 200 amperes).

Service entrance location: Underground

Electrical Grounding: Metallic water main; Buried electrode.

Circuit Breaker and/or Fuse panels:

- Two Circuit breaker panels located in the basement utility room.

Circuit Breaker/Fuse inspection methods:

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

Conditions: Wiring within the circuit breaker panels was found to be functional.

Branch circuit wiring:

- Predominantly plastic sheathed cable (Type NM).

Branch circuit conductor material is copper for all 15 and 20 ampere solid conductor circuits.

Receptacles are grounded three pin units.

A representative number of conventional three pin outlets were tested, with no defects found.

GFCI electrical outlets are present in all wet areas of the kitchen and all bathrooms with electrical outlets. **The ground fault protection in a second floor bathroom within a front bedroom was not functional. The GFCI mechanism appeared to be jammed.** GFCI electrical outlets provide protection against electric shocks in wet areas.

Recommendations:

- **Have a licensed electrician install functional GFCI electrical outlets in all wet areas of the home including kitchens and bathrooms that lack them.**

Plumbing System

Water Main Material: Copper tubing, approximately 1.5 inch diameter.

Water Main and Main water shutoff valve Location: Basement

Water Main Condition: Functional

Main Shutoff Valve Condition: Functional

Visible Water pipe material: Copper tubing.

Visible Water pipe Conditions: Functional

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: Plastic pipe.

Drain pipe Conditions: Functional where visible.

Sewage Ejection Pump: A sewage ejection pump (sealed) is installed in the basement floor to serve the bathrooms and plumbing fixtures present in the basement. This sewage

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ejection pump was found to be functional on the date of inspection.



Sewage Ejection Pump in Basement Floor

Recommendations:

Sewage ejection pumps need periodic service and preventive maintenance if trouble free reliable operation is to be assured. We recommend that this maintenance be done on a yearly schedule.

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

Heating System(s) This home is heated by two gas fired boilers that produce hot water that is circulated through the following types of radiation systems:

- Conventional baseboard radiators for most rooms in the home.
- Circulation tubes embedded within the floors in several rooms which provides radiant heat. These areas which have in-floor radiant heat appear to be the kitchen, master bathroom, and possibly the entrance hall area and basement.
- A water-to-air heat exchanger installed in one of the air handlers located in the attic (this air handler is marked “kitchen/family/back zone”, and probably provides warm air heat as a supplement to the baseboard radiators or radiant in floor heat in these areas.

Based on our visual inspection of equipment present here appear to be 12 or 13 independent thermostatically controlled heating zones, with control thermostats located in the following areas or rooms:

Family room	Living room
Kitchen	Entrance hall Garage
Basement (2 zones)	Second floor hall
Left rear bedroom	Central front and rear bedrooms
Master bathroom	Master bedroom

The gas fired boilers are two identical Hydrotherm units manufactured approximately 12 years ago. The boilers are located in the utility room in the basement. The typical service

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life of equipment of this type is 25 years, however failure requiring repair or replacement can occur earlier under adverse conditions. These boilers are well within their service design lifetimes, and with proper maintenance should perform adequately for many more years.

The exterior of the boilers, limited areas of the burners and lower sections of the heat exchangers, piping connections, and control and safety equipment was inspected, and these areas did not exhibit signs of defect such as excess corrosion, leakage, or mechanical damage.

The pressure /temperature gauges installed on the boilers read approximately 15 psi and 160 deg. F. on the date of inspection, which is within the normal range for this equipment. The pressure reading further suggests that the system does not have any significant leaks at this time.

The boilers were given a limited operational test by normal control of thermostats, and functioned properly during this limited test. Due to moderate weather on the date of inspection, as well as the multiplicity of zones and types of heat radiation systems, a full evaluation of this heating system with all zones and types of radiation was not performed, and is beyond the scope of the home inspection. In-floor radiant heating systems in particular, can not be properly evaluated in the course of a home inspection since they are very slow acting and can take from four to eight hours to stabilize. In addition, most of the piping for radiant in-floor heat is hidden from view and cannot be directly inspected.

Boiler exhaust is vented by metal flue pipe to a metal chimney vent which passes through a chase and exits the roof surrounded by brick masonry. Venting components were installed in a workmanlike manner and appeared to be functional.

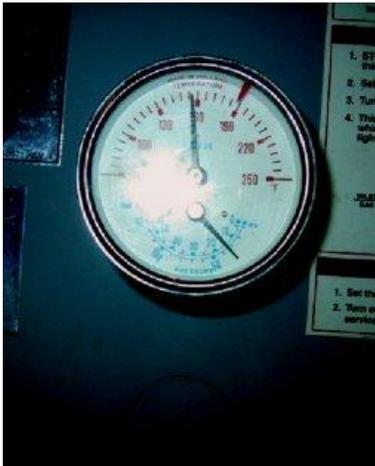


View of Hydronic Boilers and Multiple Zone Connections

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Press/Temp Gauge Reads Normal (both units)



One Hydronic zone circulates hot water to a water-to-air exchanger in the Attic



View of one Manifold and Connections to In-Slab Hydronic Radiant Heat

Recommendations:

- **The heating system in this home is complex. Complex systems need more maintenance than simple systems. We recommend that you obtain a service contract from a qualified heating contractor experienced with these complex systems.**
- **Monitor radiators and pipe connections for leakage, and have any leaks repaired promptly if they occur.**

Heating Equipment Clearance & Combustion Air

Heating System Location: Basement utility room, which is behind another utility room.

Ventilation and Combustion Air: **Inadequate – the doors to the utility rooms are both solid. Both heating systems and both hot water heaters are located in this area, and all these appliances burn natural gas, and require combustion air from within the utility closet. Presently, this combustion make-up air appears to come from the open space above the basement ceiling. If the ceiling of the utility room is ever finished or covered this air source will be blocked and a hazardous condition may exist.**

Clearance to Combustibles: Adequate.

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Recommendations:

- **To ensure adequate combustion air is available to the gas fired heating systems and hot water heaters in the basement utility room, have doors to this closet (and to the outer area) replaced with louvered (ventilated) doors, or install adequate ventilation grilles in the walls of the utility room.**

Air Conditioning Systems

This home is cooled by six separate conventional air conditioning systems controlled by separate thermostats. Exterior equipment consists of six compressor/condenser units located at the exterior left side of the home. Interior equipment consists of four air handler and chiller coil units located in the attic space, and two additional air handler and chiller coil units located in the basement.

All air conditioning equipment was visually inspected for defects at the exterior casings and connections. All air conditioning equipment was operationally tested by activation with the thermostats. No visual defects adversely affecting function were observed at the exterior of the equipment. All air conditioning systems were found to be functional on the date of inspection.

The age of the air conditioning equipment appears to be approximately 12 years. The typical service life for equipment of this type is 12 to 20 years, although failure and the need for service can occur before this time.



View of Exterior AC Equipment (6 units)

Recommendations:

- **Yearly tune-up and service of the air conditioning systems.**
- **Budget for the need for replacement of the compressor/condenser units, which is now more likely to be needed due to the age of the units.**

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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. The amount of asbestos used in construction materials in newer homes has been significantly reduced as compared to homes built 20 or more years ago.

Fuel Oil Storage The heating system for this home currently uses natural gas.

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.

Domestic Hot Water Heater

Water Heater Type: Standard Tanks (2).

Water Heater size, gallons: 100 each (200 total).

Heating Method/Fuel: Natural Gas.

Age: 3 years, and 6 years.

Typical Service Life: 8-10 years.

Condition: Functional.

General Interior Condition

Wall and Ceiling Material: Drywall and/or plaster.

Wall and Ceiling Condition: Functional – only minor cosmetic defects.

Floor Surfaces: Wood, Carpet, Tile.

Floor Condition: Functional – only minor cosmetic defects.

Kitchen

Kitchen Sink: Functional

Stovetop: Gas.

Condition: Functional.

Ovens: Two electric wall ovens.

Condition: **The oven temperature controls and digital displays were unreliable.**

It took several tries with the controls to get the ovens to activate, and the digital temperature displays were then unclear, with several dim display segments.

Garbage Disposal: Functional.

GFCI electrical outlets: Present and functional at wet areas.

GFCI electrical outlets protect against shocks in wet areas.

Dishwasher: Functional, **however the trim panel on the dishwasher door was loose.**

Water pressure at the sink was adequate. Drainage at the sink was adequate.

Kitchen cabinets and countertops are in functional condition.

Recommendations:

- **Have the ovens serviced by an appropriate appliance service technician to ensure the controls and displays are reliable, or have the ovens replaced.**

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Laundry Room A washer and dryer are located in the laundry room on the first floor. A floor drain appears to be present in the laundry room.

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.

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

Basement: Half, with sink and toilet.

Basement: Sink, toilet, and separate stall shower over tile base near hot tub.

First Floor: Half, with sink and toilet.

First Floor, side hall: Full, with sink, toilet and stall shower over tile base.

First Floor, within bedroom: Full, with sink, toilet and shower over tub.

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

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

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

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

All fixtures and faucets in all bathrooms were tested, including a full tub operational test of the spa tub in the master bedroom. Fixtures and faucets were functional, **with the exception of a broken sink stopper in the first floor half bathroom.**

GFCI electrical outlets: Present at wet areas in bathrooms. Functional, **with the exception of the second floor front bedroom outlet.**

GFCI electrical outlets protect against shocks in wet areas.

Water pressure and local drainage were adequate in all bathrooms.

The exhaust fan in the second floor front bedroom bathroom is very noisy.

Recommendations:

- **See Electrical section.**
- **Have the sink stopper in the first floor half bathroom repaired.**
- **Have the noisy exhaust fan repaired or replaced.**

Interior Stairs Front and side interior stairs are in functional condition, as are basement stairs.

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Insulation

Visible areas of insulation: Fiberglass in the attic floor.

Insulation Condition: Functional.

Basement The basement is mostly finished, with several living and recreation spaces, as well as a two bathroom areas, a hot tub, and a wet bar. There are also several unfinished utility areas.

Basement walls are finished in sheetrock and wood molding. There appear to be vents near the tops of the walls, to allow moisture to escape, a feature which is not usually present, but is a good idea.

Sump Pump & interior drainage system: None observed, a drain system may be present and hidden behind the finish walls.

Basement Condition: 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). No high moisture meter readings were found on the date of inspection. All areas of the basement appeared to be dry on the date of inspection.

There is a basement entry on the right side, via masonry steps from the back yard. Drainage grate is present in the exterior entry area. No water accumulation was seen in basement entry area on the date of inspection.

Note on Basement Area by Hot Tub: Hot tubs located inside homes produce a large amount of moisture which, if not adequately vented to the exterior, can cause damage to interior finish materials and even cause an unhealthy condition due to mold growth. The humidity level at the hot tub area in the basement was high even without operation of the hot tub. **The light duty ceiling vent fan in place may not be able to adequately ventilate this space.**

Note: Evaluation of the hot tub is not included in this home inspection.

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.**
- **Keep the drain in the basement entry area clear to reduce the possibility of water entry into the basement.**
- **Install a high capacity ventilation system in the basement near the hot tub to assure that moisture levels are kept acceptably low when the hot tub is in operation.**

Please be aware that the lower level interior space is near or partially below grade level, and foundation walls and the floor slab floor in this home are not 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.

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Attic Space The partly floored attic crawlspace is accessible by pull down stairs on the second floor. The attic spaces were entered and inspected where safe access was possible. No structural defects were found. Attic ventilation appears to be adequate. Insulation appears to be adequate.

Recommendation: Use caution when entering the attic space. Flooring is present only for part of the attic and there are obstructions that can be hazardous.

Garage Three car interior.

Vehicle Doors: Three overhead doors.

Power Openers: All Doors.

Vehicle Door Condition: Vehicle door(s) were operated. Doors and door hardware themselves were found to be in functional condition.

Power Opener safety cutoff sensors:

- **Present, but sensors mounted too high on all doors (incorrect installation).**
- **The right side garage door would not continue to descend unless the button was held down. This may indicate that the safety cutoff sensors are mis-aligned, or other defect with the power door opener.**

Note: The vehicle lift equipment in the garage is not included in this inspection.

Recommendations:

- **Have a qualified garage door contractor re-mount all power opener cutoff sensors within 6 inches of floor level, and service all openers so that they operate reliably.**

Smoke & Carbon Monoxide Detectors & Fire Safety Devices Installation of smoke and carbon monoxide detectors as per local code are recommended for this one family 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

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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. You may wish to have further evaluation and testing done for your protection.*

Mold & Fungal Conditions Mold and other fungal organisms are a natural part of our environment and can not 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. Wet insulation 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, and this inspection does not include testing for mold or other fungal organisms. *You should consider having further evaluation and testing done for your protection.*

Ordered Tests Radon, results pending laboratory analysis.

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. Costs of repairs or replacement can not be accurately determined by this inspector. While every attempt has been made from a professional standpoint 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.

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.

Please 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 guarantees implied. The inspection is done by, or under the direct supervision of, a professional 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
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