May 25, 2009

HOME INSPECTION REPORT
Address REmoved
Ridgewood, NJ

The following are the findings of a **Home Inspection** of the subject property done on May 21, 2009. 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: Daniel Meyers, NJ Licensed Home Inspector, 24GI00060400; Mr. & Ms. Client, buyers; real estate representatives; and, for part of the time, a representative from Terminite, Inc. for the wood destroying insect inspection.

Home in Ridgewood, NJ

Description of Property Wood frame, one family, two and one-half story home. The first floor has a living room, dining room, den, kitchen and half bathroom. The second floor has four bedrooms and two full bathrooms. The third floor has one bedroom and two other living areas. There is a mostly finished basement. There is a detached one-car garage.

EXTERIOR ASPECTS OF THE PROPERTY

Exterior Soil Grading and Drainage

Soil Grade & Clearance to Wood Elements of the Home:

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

Drainage Conditions:

- No unusual drainage conditions seen 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.

Landscaping, Retaining Walls and/or Fences

- **Overgrown vegetation is close to or in contact with the sides of the house in some areas. This is conducive to wood destroying insect entry.**

Recommendations:

- **Keep trees, shrubs and plants trimmed back or removed so they do not contact the home.**

Driveway & Paths

Driveway Type: Asphalt.
Driveway Condition: Functional.
Path Type: Concrete and masonry.
Path Condition: Functional.
Sidewalk Type: Concrete.
Sidewalk Condition: **A section of sidewalk has been pushed up and cracked by a tree root. This is a tripping hazard.**


Cracked sidewalk

Recommendations:

- **Have the cracked section of sidewalk repaired or replaced.**

Deck

Type: Small composition board area and steps.
Location: Rear
Elevation above grade level (approximate): 4 ft.
Structure Condition: Functional.
Surface Condition: Functional.
Railing Condition: The railing was tested, and was found to be functional on the date of inspection.
Stairs Condition: Functional.

Patio

Type: Stone, masonry
Location: Right side.
Condition: Functional

Description & Condition of Entrances

Front Door: Wood and glass, in functional condition.
Front Entry Area: Large covered wrap around wood porch with wood steps.
Condition:

- **The support under the top front step has been damaged by carpenter ant activity. This area has been reinforced incorrectly, by bracing with 4x4 lumber stuck into soil.**
- **One of the support joists beneath the front entry porch is cracked.**

Back Door: Double wood and glass, in functional condition.
Back Entry Area: The rear deck, in functional condition.
Side Door: Wood and glass, in functional condition.
Side Entry Area: Masonry steps, functional, but **only fair condition due to moderate deterioration.**


Masonry Steps at Side are in Only Fair Condition

Recommendations:

- **Have a qualified contractor properly repair the damaged stair support and cracked floor joist.**
- **Continued maintenance of the masonry steps to extend functional life.**

Exterior Facades

Type: Wood shingle siding.

Condition:

- Functional.

Trim, Type: Wood.

Condition:

- Functional in most areas.
- **The threshold board beneath the back door is deteriorating from moisture and weather exposure.**

Deteriorating threshold board

Recommendations:

- **Remove the damaged back entrance door threshold board, evaluate area, and replace board and make any additional repairs as may be found to be needed in this area.**

Windows Partly replacement double hung and casement type, double glazed units, and partly older wood frame, double hung single glazed units.

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

Condition:

- The double glazed windows were found to be in functional condition on the date of inspection.
- **The older wood frame single glazed windows were found to be in typical condition for their type and age, with some windows requiring repair and maintenance. Some windows are stiff and/or difficult to operate. Some windows have loose and/or missing paint and glazing putty.**
- **Some windows have cracked glass.**

Note: It is our policy to recommend the use of window guards such as window guard tabs if present, or installation of window guards on all windows above the first floor level, regardless of whether regulations require them.

Recommendations:

- **Maintenance and repair as necessary to the older single glazed windows.**
- **Replace the cracked glass panes.**
- **Installation if necessary and use of window guards on all windows above the first floor level.**

Roof Drainage System Roof drainage is by metal gutters and leaders (downspouts) attached to the roof and siding. Most downspouts discharge into what appears to be newer underground pipe.

Conditions:

- Visible portions of the roof drainage system appeared to be in functional condition.

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

Recommendations:

- **Have the roof drainage system cleaned and maintained on a regular basis by a qualified gutter maintenance company.**

CHIMNEYS & VENTS- EXTERIOR VISIBLE CONDITION

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

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

- Visual observation from the ground with the aid of field glasses.
- Partially from within the basement, attic and/or other interior spaces.

Condition:

- **Some cracks, loose and missing sections of mortar were seen on the upper sections of the chimney. The exterior damage suggests the presence of interior defects.**

Cracks in the masonry chimney visible at top

- **This chimney is quite old, and the possibility of interior flue blockage or other interior damage is therefore increased.**

Recommendations:

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

STRUCTURAL COMPONENTS

Foundation Walls & Structural Supports

This home is built mostly over a full basement with a raised stone and masonry foundation. The rear section of the home may be an older addition, and is built over a stone and masonry walled crawlspace. The front porch is built over an open area, with masonry pier perimeter supports.

Foundation Wall Condition:

- Functional where visible.

Limitation of our Ability to Inspect: Significant parts of the masonry foundation walls and concrete slab were covered with finish materials or access to directly inspect was blocked by furnishings, and this limits our ability to fully evaluate these components. Hidden defects may be present behind finish materials or below ground.

Intermediate structural supports: Concrete filled steel tubular columns, and also one wood end post.

Condition:

- The concrete filled steel tubular columns are in functional condition where visible.
- **The wood support post at the end of a (newer) laminated wood beam is an unorthodox installation that may not be adequate to provide long term structural support.**

This Wood Post Support May Not be Adequate

Floor Framing: Dimensional lumber floor joists, supported by the foundation walls and on multiple wood and laminated wood beams.

Condition:

- Flooring throughout the home was adequately level and stiff for a home of this type and age on the date of inspection.
- The end of a newer laminated wood beam is supported by wood support post bolted to the masonry wall. **The bottom of this support post is not supported by a proper footing and has been partially cut away to allow for the passage of a steam return pipe. Consequently, this support may not be adequate to provide long term structural support of the beam.**

Support post notched over heating return pipe and not on footing

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 in most areas.
- **The plaster is cracked on a wall adjacent to the chimney on the second floor. This is a common condition for older homes of this type, and may have been caused by differential settlement between the chimney and the main structure of the house.**

Plaster Wall cracked near chimney

Roof framing: Dimensional lumber for a pitched roof.
Roof Sheathing: Wood board.

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:

- **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 additional foundation settlement in the future.**
- **Have a qualified contractor adequately support the end of the wood beam described previously. Suggest the installation of an additional lally column installed on a proper footing near the end of the beam, but clearing the existing steam return pipe. The existing end support post may be left in place.**
- **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.**

ROOFS

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

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

Inspection Limitations:

- *Significant sections of the upper level are finished, with no access to attic spaces*

above.

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

Condition:
- Roof shingles appeared to be serviceable on the date of inspection.

Roof Ventilation:
Roof ventilation may not be adequate. The presence of living space on most of the upper level makes ventilation of this roof more difficult.

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 evaluate the roof to determine where additional roof ventilation systems can be added, and install such ventilation systems.**

Note: Our roof evaluation consists of an inspection of the exterior surface covering, including an inspection of visible flashing details. A steeply pitched roof is usually inspected from the ground by use of binoculars. If safely accessible, a moderately pitched roof will be mounted and walked for close inspection. The underside of the roof decking is also closely inspected where accessible, and we use a professional moisture meter to evaluate stained areas that may be evidence of leakage. The interior finished surfaces of the home, especially ceilings and walls at the top or attic floor, are also inspected for evidence of leakage, and a moisture meter is used to evaluate suspect areas.

If we see evidence of roof leakage, we will say so in our report, and recommend that further evaluation and repair or roof replacement be done. Often we see stains on the underside of the roof deck or at ceilings that strongly suggest that the roof has leaked. Depending on the season of the year and recent weather, as well as recent painting or repair done by the owner, we may not be able to say if the roof is currently leaking. What we can say with certainty, is that all roofs eventually leak, and for older homes, parts of the roof system such as flashings in valleys or at the chimneys and plumbing vents may never have been replaced even if the roof surface has been re-covered. Consequently, our inspection report should not be taken as a guarantee that the roof will not leak, but simply as a report on the condition of the roof as we found it on the date of inspection.

ELECTRICAL, MECHANICAL, AND HEATING & COOLING SYSTEMS

Electrical System

Voltage: 240/120 volts Ampere Capacity: 150 amperes

Service entrance location: Overhead
Electrical Grounding: Metallic water main.

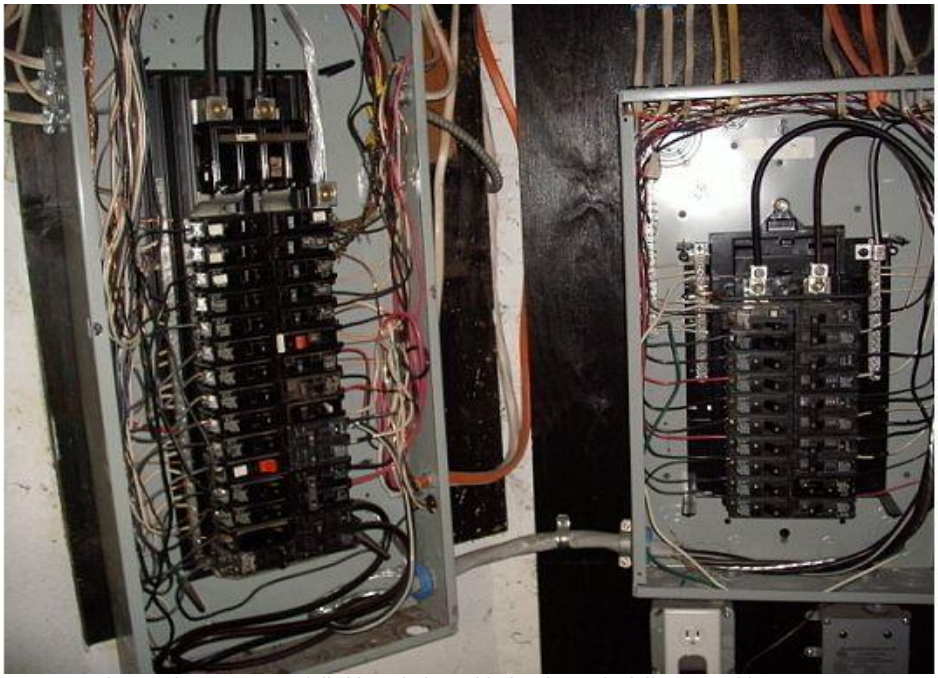
Circuit Breaker and/or Fuse panels:
- Circuit breaker main panel located in the basement.
- Circuit breaker subpanel located adjacent to the main panel.

Circuit Breaker/Fuse inspection methods:

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

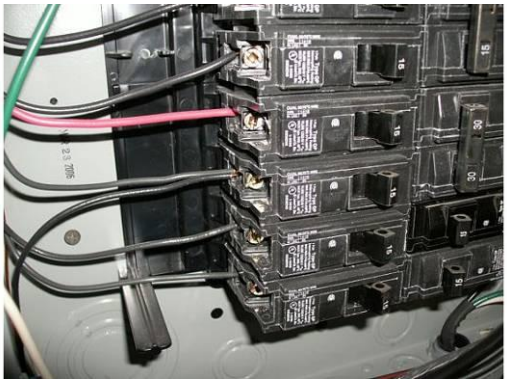
Conditions: Visual inspection of the components and wiring within circuit breaker panel(s) found the following condition(s):

- **The main service panel is full and the subpanel installed together with the circuits in the main panel may exceed the designed load capacity for the main service.**



Main Electrical Service Panel (left) and also added Subpanel –full or possibly over capacity

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



Double tapped breaker in sub panel

Branch circuit wiring is predominantly:

- Plastic sheathed cable (Type NM, known as Romex).
- Metallic sheathed cable (Type M, known as BX).

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

Note 1: We inspected for the presence of unacceptable solid conductor aluminum branch circuits, and none were found to be visible. Heavier current dedicated circuits may use conductor material that may be copper or aluminum, either being acceptable.

Note 2: Homes built between the years 1910 and 1935 were sometimes wired with what is known as knob & tube branch circuits, which are no longer considered to be acceptable by most underwriting agencies. This home appears to have been built in the period when this wiring was common, and it is possible that such wiring is present within walls and ceilings.

Receptacles are partly grounded three pin units and partly older two pin units.
A representative number of 120 volt three pin receptacles were tested, with no functional defects found.
GFCI electrical receptacles are present in all wet areas of the kitchen and all bathrooms with electrical receptacles. *GFCI electrical receptacles provide protection against electric shocks in wet areas.*

Recommendations:

- **Have a licensed electrician evaluate the electrical service panel and subpanel for adequacy of capacity and proper installation. Service upgrade to 200 amperes may be found to be advisable.**
- **Have a licensed electrician eliminate the double tapped condition in the circuit breaker panel.**
- **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.**

<u>Plumbing System</u>
Water Supply: Appears to be from a public system, however we cannot confirm this.
Water Main Material: **Old brass pipe.**
Water Main and Main water shutoff valve Location: Basement
Water Main Condition:

- **Brass water pipe has a typical service life of 50 to 75 years. The brass water pipe is now past the expected service life for this material, and cannot be relied upon to provide significant additional service. The possibility of failure of this buried water service pipe in the near future is therefore significantly increased. When a buried water service pipe fails, replacement is required to restore water service to the home, and this replacement work usually involves excavation work.**

Main Shutoff Valve Condition:

- **The main water shutoff valve is older. Leakage or malfunction is more likely**

with older shutoff valves.

Visible Interior Water pipe material: Copper tubing**.**
Visible Water pipe Conditions:
- Functional where visible.

Waste Disposal system type: Waste disposal appears to be a public system (sewer system), however this could not be confirmed.
Drain and vent pipe material: Old iron, and some newer Plastic.
Drain pipe Conditions: Functional on the date of inspection, as determined by a limited operation of multiple plumbing fixtures.

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

Recommendations:
- **Have a plumber evaluate the water service main pipe and main water shutoff valve and repair or replace as necessary to assure reliable function.**
- **To determine the true condition of the waste and drain pipes we recommend that a plumber inspect them internally using a specialized video camera.**
- *Consult the municipality and your legal counsel to determine with certainty if the waste disposal system and water supply source is public. This home inspection does not include evaluation or testing of private waste disposal systems or septic systems, nor does it include an evaluation of private water supply systems (wells), and we cannot assure you that these systems (if present) are adequate or in satisfactory condition. If a private waste disposal system or water supply system is present we strongly recommend that further evaluation and testing be done by qualified companies to assure full function, adequacy and health safety.*

Domestic Hot Water Heater
Water Heater Type: Standard Tank.
Water Heater size, gallons: 75
Heating Method/Fuel: Natural Gas.
Age: 3 years Typical Service Life: 8-10 years
Condition:
- Functional on the date of inspection.

Natural Gas Piping Visible rigid and flexible natural gas piping appeared to be in functional condition on the date of inspection, **with the exception of the following:**
- **A section of copper tube gas line has been installed to supply a fireplace insert, and has been tapped off the bottom of the gas fitting to the hot water heater. Copper tube gas pipe is no longer generally used for this purpose. In addition, this gas line now partially blocks access to the water heater, so the**

gas line would have to be moved in order to replace the hot water heater.

Recommendations:

- **Have a plumber replace the fireplace gas line with an approved flexible gas line, and re-route so it does not block the hot water heater.**

Heating System

System Type: Steam boiler feeding radiators steam, as well as added multiple circulated hot water heating zones feeding baseboard radiators. The steam boiler has been modified so that hot water for the baseboard radiators is taken from the heat exchanger.

Heating System is Combination of Steam and Circulated Hot Water from Same Boiler

Number of Zones: 3 heating zones: 1 steam zone, for some second and third floor bedrooms, and 2 hot water zones, for the first floor and the second floor master bedroom, and the basement).

Fuel: Natural Gas.

Location: Basement utility.

Estimated age: 5 years. Typical service life: 25 years, although maintenance is often required before this time.

Physical Condition of Visible Components of the Heating System: Satisfactory.

Heating System Venting: Metal flue pipe to masonry chimney.

Operational Test of Heating System: The heating system activated when heat was called for by the thermostats, and some radiators throughout the home began to heat up.

Conditions:

- **The use of the steam boiler to supply circulated hot water heating zones in additional to the steam is not an ideal arrangement. Steam boilers create considerable sediment during the normal course of operation. When circulated hot water zones are installed on steam boilers, the pumps, valves, pipes and baseboard radiators are more subject to clogging and failure than when installed on a standard hot water boiler. Consequently, this heating system may require increased maintenance and repairs during its service life, and the service life of components may be shorter than average.**
- **Some of the major steam pipes are copper rather than threaded iron pipe. Copper steam pipes are not as durable as threaded iron in steam service, and are more subject to leakage and failure at joints.**
- **Radiators and steam or circulated water pipes are older, and the need for increased maintenance and repair to these older components should be anticipated.**

Recommendations:

- **Further evaluation of the heating system by a qualified specialist to determine if modification is needed to assure reliable service. You may wish to have the heating system modified so that all rooms are heated by circulated hot water rather than a combination of steam and hot water).**
- **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.**

Note: The heating system inspection consists of visual evaluation of the exterior casing, connection pipes and fittings, normal and automatic controls, as well as venting components. A limited inspection of the internal components of the heating system are also part of this inspection, however full inspection of interior components and heat exchangers is not possible without extensive disassembly, which is not done in a home inspection. Operation of the system is done using normal controls unless hot weather or the health and safety of the occupants makes this impossible or inadvisable. In seasonably warm weather we may not be able to operate the heating system for a long enough period of time to discover defects that may only become apparent when the system has been operating near full capacity for an extended period of time. For heating systems that appear to be more than 50% through their design life, we recommend further evaluation by a qualified specialist to assure that hidden defects or safety related issues are not present. All heating systems need regular maintenance to remain in satisfactory operating condition, and we recommend that you adhere to a regular maintenance schedule. If a heating system shows evidence of deferred maintenance or service, then we recommend that you schedule such service before you close on the property as this may disclose conditions that may be hazardous or conducive to premature failure.

Heating Equipment Clearance & Combustion Air

Heating System Location: Basement utility.
Ventilation and Combustion Air: Adequate
Clearance to Combustibles: Adequate

Central Air Conditioning Two zones of central AC are present, each with a separate air handler and compressor.

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 left.

Condensing Unit/Compressor Conditions:

- Physically acceptable (both units).

Air Handler Types: Separate/Independent.

Air Handler Location: Basement crawlspace, and also the attic crawlspace.

Physical Condition (Exterior Only): Satisfactory.

AC Condensate Drain Overflow Pan: Present beneath attic mounted air handler.

Operational Test of Air Conditioning Systems: The AC systems activated when called for by the thermostats, and appeared to function.

Advisory Recommendations:

- *Have the AC systems serviced annually by an AC technician.*
- *A service contract to cover minor maintenance and repair the AC systems.*

INTERIOR ASPECTS OF THE HOME

General Interior Condition

Wall and Ceiling Material: Plaster and drywall.

Wall and Ceiling Condition:

- Functional, with typical cracking and defects for a home of this type and age, mostly of a minor nature.
- **Some wall cracking is present on the second floor in a bedroom, in a wall adjacent to the chimney (see Structural Supports section).**

Floor Surfaces: Wood, Carpet, Tile

Floor Condition: Functional – normal wear and/or minor defects.

Recommendations:

- **See Structural Supports section.**
- **Have a qualified painter professionally repair and repaint the crack. Be aware that future differential movement between the chimney and wood framing is possible and may cause the crack to re-open.**

Interior Doors Wood, in generally functional condition.

Interior Stairs Functional.

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 basement.
Note: We do not inspect or operationally test laundry appliances during a home inspection due to the multiplicity of different cycles built in to these units and the large amount of time it takes to complete these cycles. We recommend that any laundry equipment that is to remain in the home be demonstrated to be in satisfactory operational condition before you close on this property. Laundry equipment installed in close proximity to finish materials can cause extensive damage to finish materials in living areas of the home should water leakage occur due to hose or equipment failure, and you should therefore turn off the water to the laundry equipment when it is not in use. If an electric dryer is present, proper installation is very important to assure electrical safety, including installation of a grounding cable for the dryer case. The integrity of the exterior ground cable should be checked periodically. If a gas dryer is present, the flex gas connector should be replaced if more than 5 years old. Dryer exhaust vent ducts should be metal rather than plastic to reduce the possibility of fire.

Bathrooms
First Floor: Half, with sink and toilet, in functional condition.
Second Floor, Main: Full, with sink, toilet and shower over tub, in functional condition.
Second Floor, Master: Full, with two sinks, toilet, stall shower over tile base, and separate spa tub, in functional condition, including a brief test of the spa tub.

GFCI electrical receptacles: Present and functional at wet areas.
GFCI electrical receptacles protect against shocks in wet areas.
Water pressure and local drainage were adequate in all bathrooms.

Fireplace
Location: Living Room.
Type: Wood Burning, however a *gas line* for a gas insert has been installed. *The gas burner insert has not been installed*.
Hearth area Condition: Functional.
Flue Damper Condition: **The flue damper must now be manually operated from within the hearth.**
Other Conditions: Significant deposits of ash, soot, or creosote from combustion are present in the lower sections of the chimney flue and fireplace. This can result in chimney fires.
Recommendations:
- **See Chimney section.**

- **Have a qualified chimney / fireplace contractor clean the fireplace and chimney flue(s).**
- **Ensure that the flue damper is opened when the fireplace is in use, even if a gas insert is used instead of wood.**

BASEMENT, CRAWLSPACE AND MOISTURE ENTRY EVALUATION

Basement and/or Crawlspaces The basement is mostly finished space, with some unfinished utility space. There is a rear crawlspace, accessible through the rear basement entry area.

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).

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:

Conditions:

- **Signs of prior water entry were found to be present on some visible areas of foundation walls.**
- **In the rear crawlspace, the dirt floor areas are covered with thin plywood. This wood is now deteriorating from moisture exposure. Wood in contact with soil is conducive to wood destroying insect entry and mold growth.**

Wood in contact with soil on the crawlspace floor

Recommendations:

- **See Roof Drainage section – proper maintenance of gutters and downspouts can reduce the possibility of water entry into the basement.**
- **Further evaluation by waterproofing specialists to determine what additional measures are needed to assure that this basement or crawl space remains**

dry, followed by installation of these waterproofing systems.

- **Have wood on the crawlspace floor removed. Install a plastic vapor barrier on the crawlspace floor.**

Please be aware that the lower level interior space is near or partially below grade level, and foundation walls and the floor slab floor cannot be perfectly water proofed, and therefore the possibility of water entry with consequent damage to stored materials or current and future finish materials exists, especially during extreme weather conditions. If recent basement dewatering (waterproofing) work has been done, this may hide evidence of prior water entry conditions, which may recur in the future. This home inspection cannot assure you that waterproofing work done by others will be completely effective. We cannot predict future conditions related to water entry, and make no representation that water entry will not occur in the future.

THE ATTIC

Attic Space The top floor is now mostly finished living space. Several unfinished side attic spaces are present. The attic spaces were entered and inspected where safe access was possible.

Condition:

- No structural defects were found.
- **Roof ventilation may not be adequate.**

Recommendations:

- **See Roof section.**

Insulation

Visible areas of insulation:

- Solid foam board on finished attic walls.
- Older insulation on the underside of the roof.

Insulation Condition:

- The newer foam board insulation is functional.
- **Older insulation on the underside of the roof is torn and in poor condition in some areas.**

Note: Most homes of this age and type were not insulated well enough to meet current standards for energy efficiency. Consequently, you may find that exterior walls feel cold, and the cost for heating this home may be higher than for a similar size home built to modern construction standards.

Recommendations:

- **See Roof section – ventilation requires improvement.**
- **For older homes, even if the insulation is properly installed, it may not meet current energy standards, and you should consider further specialist evaluation to determine if additional insulation should installed to reduce your heating and cooling costs.**

GARAGE SPACE

Garage One car detached.

Vehicle Doors: One overhead door.

Power Openers: Present

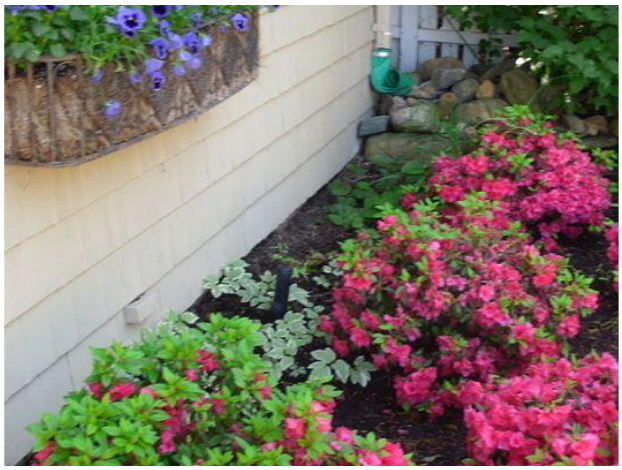
Vehicle door(s) were operated.

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

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

Other Conditions:

- **No button appears to be present for the garage door opener within the garage. The opener can only be operated with the exterior keypad or the garage remote. This is a potential hazard.**
- **Soil and mulch has accumulated around the garage and is now touching the garage siding. This is conducive to wood destroying insect entry.**



Mulch touching garage siding

Recommendations:

- **Have a qualified garage door contractor install a button to allow opening the garage door from within the interior.**
- **Have excess soil and mulch removed from around the garage.**

FUEL OIL STORAGE, FIRE SAFETY
ASBESTOS & other ENVIRONMENTAL ISSUES

Fuel Oil Storage

The heating system for this home uses natural gas. **Prior heating systems did appear to use oil. Evidence that an oil storage tank is presen, or was present buried underground in the front.** Buried oil storage tanks corrode and become defective over

time, and may leak oil into the ground creating an environmental hazard.

Old fuel oil lines passing through wall suggest that a buried tank may be present

- **This home inspection does not include evaluation of buried oil tanks or soil testing to determine if leakage has occurred. The history of this property is not known by us, and therefore we cannot assure you that a hidden buried oil tank does not exist on this property. If a higher level of confidence regarding the presence or absence of buried tanks is desired, then a tank search utilizing specialized equipment would be required.**

Recommendations:

- **Specialist search for abandoned buried tanks and specialist evaluation of buried and/or above ground oil storage tanks, either in use or abandoned. As leaking oil tanks can result in significant expenses, we advise careful review with legal counsel of any documents or statements relating to oil tank(s).**

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

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

meter indicates a high level of this gas, we alert occupants and state the condition in the report.

Lead Paint Homes built prior to 1978 may have surfaces covered with paint containing lead oxide pigment, and under certain circumstances this lead-based paint can become a health hazard. The older a home is, the more likely that high levels of lead are present in exterior paint and interior trim paint. **We are not certified lead inspectors, we are not insured for adverse conditions related to lead contamination of water, paint, or other materials in the home, and this inspection absolutely does not include testing for lead or evaluation of related hazards.**

Recommendation: Further evaluation and testing done by specialists for your protection.

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

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

Recommendations: Further evaluation and testing done by specialists for your protection.

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

Recommendation: You should have further evaluation and testing done by specialists for your protection.

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

Ordered Tests A radon screening test is being done. The results of this radon test are pending laboratory analysis and will be sent directly to you by the testing lab. If this

home has a radon mitigation system installed, the radon test is done with the system in operation. The radon test is done by a licensed radon technician, but not a radon mitigation specialist, and the radon mitigation system, if present, is not evaluated or tested as part of our home inspection or the radon test.

No other tests requiring lab analysis are being done.

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

This home may have had reconstruction and renovation work done after it was originally constructed. The renovations may, or may not have, been performed in accordance with local municipal requirements. We do not review relevant building plans or permits or approvals as part of a home inspection, and therefore this home inspection should not be taken as an endorsement or certification of renovation or re-construction work that may have been done on this home.

Recommendations we make for repairs, maintenance, service, or further specialist evaluation, must be completed prior to your closing on the property. Only qualified and/or licensed contractors should be hired to do repair work. If you fail to follow our recommendations, or fail to have them completed prior to closing on the property, we cannot be held responsible for the consequences of your lack of action.

All separate reports from other inspections for wood destroying insects, testing laboratories, septic system and/or well experts, mold experts, etc. should be carefully read and considered as well.

May I also remind you that this report presents the condition of the home as we found it on the date of the inspection. From the date of our inspection, to the date you close on this property, systems may fail, and other damage to the home can occur, all of which is out of our control, and for which we cannot take any responsibility. For this reason it is important that you take the opportunity to re-inspect this home the day before you close, and assure yourself that the home is in a condition acceptable to you.

General Disclaimer The observations and findings presented in this report are based upon what was visible on the date of inspection. Many unseen problems can exist in a home without visible evidence present. It is recommended that a qualified technician in the various fields be used to do invasive testing whenever a problem is suspected. While every reasonable attempt has been made to disclose deficiencies in the home that is being considered for purchase, due diligence must be assumed by the buyer, as they alone will bear the financial burden to correct unforeseen or hidden problems that may occur after purchase. Costs of repairs or replacement cannot be accurately determined by this inspection and are not included in our report. To determine the true costs of repairs, you should obtain actual price quotations from qualified contractors prepared to do the work.

Please also Note: This is a Home Inspection with defined terms, conditions and limitations as set forth in the "Inspection Agreement", previously sent to you. The inspection is limited to accessible visible components of the home as found on the date of inspection, with no warranties or guarantees implied. The home inspection is done by a fully qualified home inspector licensed to practice in the State of NJ. As consultants for the buyer(s), we affirm that we have no proprietary interest in this property, nor do we have any other agreement with or business relationship with the principals involved in the sale of this property.

This home inspection report has been provided to you by the Meyers Inspection Team
MHI Services, Inc.
South Orange & Summit New Jersey