

May 19, 2009

HOME INSPECTION REPORT
Street Address Removed
Short Hills, NJ

The following are the findings of a **Home Inspection** of the subject property done on May 14, 2009. This report is for the use of Client Name removed .

Conditions on date of inspection: Occupied home. Weather was partly cloudy, and approximately 70 Deg. F.

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



Home in Short Hills, NJ

Description of Property Wood frame, one family, two story home original year of construction approximately 1953 (estimated). This home has had a significant addition in the recent past (2004 est.). The first floor has an entry hall, living room, dining room, family room, den, kitchen and half bathroom. The second floor has five bedrooms and three full bathrooms. There is a mostly finished basement. There is a deck at the rear. There is an interior two-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 surface drainage conditions were found on the date of inspection.
- ***This area is known to have underground water flow patterns, which are unpredictable, and which can increase during severe weather conditions.***

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:

- **Inquire with legal counsel regarding the need for flood insurance.**

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.**

Recommendation:

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

Driveway & Paths

Driveway Type: Asphalt. Two driveways are present, one circular front drive, and one side driveway to the garage entry. The side driveway has significant wood landscaping tie retaining walls surrounding it.

Driveway Conditions:

- The driveway surfaces, while currently functional, **have significant wear. The circular front driveway surface has a higher degree of wear than the side driveway.**
- **The retaining wall is currently functional, however several sections of the wood tie wall near stairs have begun to pull out of position.**

Path Type: Stone.

Path Condition: **Some stones are settled, chipping or cracking.**



Some displacement of wood tie retaining wall



Path wear

Sidewalk Type: None present.

Recommendations:

- **Have the driveway surface re-paved as desired.**
- **Have a qualified landscaper or other contractor familiar with wood tie retaining walls modify the driveway retaining wall as necessary to reduce the rate of displacement of the ties. Be aware that all wood tie retaining walls wear over time and require eventual replacement.**
- **Have worn or chipped / cracked sections of paths repaired / maintained as necessary.**

Deck

Type: Composition board.

Location: Rear

Elevation above grade level (approximate): 4 ft.

Structure Condition: Functional

Surface Condition: **Significant surface wear, with some significantly warped deck boards. The deck boards appear to have been incorrectly installed. No space has been left between deck boards, which does not allow water from draining through deck boards and off the deck surface. This has contributed to deck surface wear and deck board warping.**



Tightly set and warped composition deck boards

Railing Condition: The railing was tested, and was found to be sound on the date of inspection, **however some wear is present, including detaching perimeter trim boards.**



Detaching perimeter board

Stairs Condition: Functional.

Recommendations:

- **Have a qualified contractor familiar with modern deck construction techniques further evaluate and repair / modify the deck as necessary. This may include providing drainage through deck boards, however wear and warping are significant in many areas, and deck board replacement may be required.**

Patio None present.

Description & Condition of Entrances

Front Door: Wood and glass, in functional condition.

Front Entry Area: Masonry steps. **Some wear is present on masonry.**

Back Door: Sliding glass and wood and glass, in functional condition.

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

Side Door: Wood and glass in functional condition.

Side Entry Area: Masonry steps, in functional condition.

Recommendations:

- **Have a qualified mason repair worn sections of masonry / stone of the front steps as necessary.**
- **See Deck section.**

Exterior Facades

Type: Wood clapboard.

Condition:

- Generally functional in most areas.

Trim, Type: Wood.

Condition:

- Generally functional in most areas.
- **Some trim on bay window extensions at the front has deteriorated from water / weather exposure.**



Water damaged bay window trim

Recommendations:

- **Have a qualified contractor repair / replace damaged wood trim as necessary. Where possible, have water / weather resistant material such as cedar or synthetic trim board used as appropriate.**

Windows Mostly replacement / newer wood frame, double hung, fixed panel or casement double glazed units. Some older wood double hung, single glazed units are also present.

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

Condition:

- Newer replacement windows were found to be in functional condition on the date of inspection.
- **Many windows do not have window screens installed.**
- **The older windows are in typical condition for their type and age, needing repair or maintenance. Some windows are stiff and / or difficult to operate. Some windows have loose and / or missing paint and glazing putty.**

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:

- **Installation if necessary and use of window guards on all windows above the first floor level.**
- **Have older windows repaired / maintained as necessary for better operation.**
- **As an alternative, have older windows replaced with modern double glazed units similar to those already installed in most of the home.**
- **Have screens installed on windows that lack them.**

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 modern underground plastic drain pipe.

Conditions:

- Visible sections of the roof drainage system appeared to be functional.

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

Recommendations:

- **Direct any above ground downspout discharge points as far away and downhill from the base of the home as is practical.**
- **Have the roof drainage system cleaned and maintained on a regular basis by a qualified gutter maintenance company.**

CHIMNEYS & VENTS- EXTERIOR VISIBLE CONDITION

Masonry Chimney(s) This home has one masonry chimney. The chimney appears to have been extended during the recent addition to the home.

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

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

Condition:

- The exterior of the chimney appeared to be functional on the date of inspection.
- **Some sections of the chimney are now aging, 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(s) as required to assure long term function and safety.**

Vent Pipes instead of Chimneys Present This home uses metal vent pipes as well as masonry chimneys. We can only inspect the visible exterior sections of this type of vent system.

Condition:

- Visible exterior portions of vent pipes were in functional condition on the date of inspection.

Recommendation:

- **Have a qualified chimney contractor conduct a Level 2 inspection of the vent pipes to assure function and safety.**

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

STRUCTURAL COMPONENTS

Foundation Walls & Structural Supports

This home is built mostly over a full basement with a raised masonry foundation. There appears to be a significant recent addition section of the home, on the right side.

Foundation Wall Condition:

- Functional where visible.
- *Most sections of foundation walls were not visible due to the presence of fixed finish materials in the basement.*

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 wood main beams and a steel beam in the garage.

Condition:

- Flooring throughout the home was adequately level and stiff in most areas on the date of inspection.
- **There is a perceptible flooring transition in the doorway between the original portion of the home and the newer addition. This may be due to differential settlement of the two portions of the structure. We cannot predict if additional settlement will occur or the rate of future differential settlement.**
- *Most sections of foundation walls were not visible due to the presence of fixed finish materials in the basement.*

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 and 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.**
- **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.
- Partially from within attic crawlspaces.
- Close inspection from second floor windows of some sections of the roof.
- Finish materials on ceilings and walls on the upper living level were tested where possible with a moisture meter.
- The underside of the roof was tested where possible with a moisture meter.

Roof Type and Description: The roofs are pitched and covered with roofing slates in some areas, and synthetic slate look tiles in other areas (apparently over the addition areas).

Conditions:

- Significant portions of the roofs are covered with slate shingles, which are installed over a wood roof deck. Slate is a natural material that is quarried sedimentary rock, and the quality can vary greatly. A service life of 60 to 100 years is not uncommon for good quality slate roofs. **The slate sections of roof are now approximately 55 years old, and are now nearing the end of service life. Some slates have cracked, missing, and have spalled or delaminated surfaces.** The roof has had some maintenance to replace damaged slates, however additional repairs and replacement of slates is now needed to assure a leak-free condition. Slate roofs in this condition can usually be maintained in serviceable condition by yearly maintenance, but this cannot be done indefinitely. The decision as to whether a slate roof should be replaced depends on the cost of yearly maintenance versus the cost of roof replacement amortized over the life of a new roof.



Example of Missing roofing slate

- Several of the synthetic plastic shingles appear to have cracked.



Cracked roofing

- Some roof flashings are now aging. Leakage is more likely to occur around old flashings.
- Stained areas suggesting prior leaks or moisture condensation were seen on the underside of the roof in the attic crawlspaces.



Staining on the underside of the roof / in attic suggests leakage

Please note that the inspection of the slate roof is non-destructive in nature, and we therefore do not know the condition of the underlayment or fasteners used. For certainty as to the condition of the slate roof system, you should hire a roofer specializing in slate roofs, who may then remove several slates to inspect the hidden components of the roof system. Since replacement of a slate roof, if needed, is usually quite expensive, this further specialist evaluation is recommended for your protection.

Roof Ventilation:

Roof ventilation is very limited and appears to be inadequate.

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MHI Services, Inc. d/b/a Meyers Home Inspections, Home Inspector of Record: Ronald R. Meyers, NJ HI Lic. 24GI00010700.

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

Recommendations:

- **Further evaluation by a slate roof specialist to determine the true condition of the slate roof. Immediate maintenance and repairs to the slate roof to replace any cracked, slipped, and badly spalled slates is needed, and other repairs may be found to be needed following the specialist evaluation. Consult with the slate specialist with regard to the cost of yearly maintenance versus the cost of replacement of this roof. Slate roofing work is expensive, and slate roof replacement, if found to be advisable, is very expensive, and therefore you should not fail to have this roofing evaluation done before closing on this property.**
- **Further evaluation and repairs as necessary to any damaged sections of synthetic slates by a qualified specialty roofer familiar with this type of roof.**
- **Have a qualified roofer add ventilation to the attic / roof, such as end vents, field vents and / or power vent fans.**

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: 300 amperes (2 x 150 amp feeds).

Service entrance location: Overhead

Electrical Grounding: Metallic water main.

Circuit Breaker and/or Fuse panels:

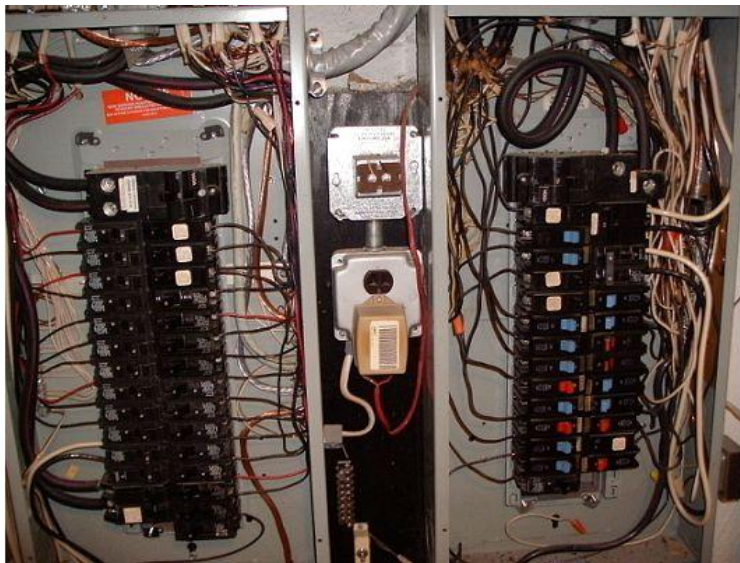
- Circuit breaker main panels located in the basement.
- Circuit breaker sub panel likely located elsewhere in the home.

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):

- **One double tapped circuit breaker is present in the right side main breaker panel. This is incorrect wiring technique.**
- **Both main breaker panels are almost full, with little or no additional space for expansion.**



The main breaker panels

- **A 125 amp feed for a subpanel or other device is present in the left side panel. The addition of this heavy load in this otherwise full panel may now render this service equipment overloaded.**

Branch circuit wiring:

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

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

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

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

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

GFCI electrical receptacles are NOT present in all wet areas of the kitchen with electrical receptacles. *GFCI electrical receptacles provide protection against electric*

shocks in wet areas.

Recommendations:

- **Have a licensed electrician eliminate the double tapped condition in the circuit breaker panel.**
- **Have a licensed electrician install functional GFCI electrical receptacles in all wet areas of the home including kitchens and bathrooms that lack them.**
- **Have a licensed electrician further evaluate the breaker panels and make repairs or modifications as necessary to ensure a safe and compliant condition, and that adequate capacity is present and adequately distributed.**

Plumbing System

Water Supply: Appears to be from a public system, however we cannot confirm this.

Water Main Material: Copper tubing.

Water Main and Main water shutoff valve Location: Garage

Water Main Condition: Functional

Main Shutoff Valve Condition: Functional

Visible Interior Water pipe material: Copper tubing.

Visible Water pipe Conditions:

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

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

Drain and vent pipe material: Old iron, and also 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 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.**
- *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 Tanks (2 tanks present)

Water Heater size, gallons: 75 each (150 total).

Heating Method/Fuel: Natural Gas

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

Condition:

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

Recommendations:

- **Replacement of the hot water heaters with new units by a plumber.**

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

Heating Systems

System 1

System Type: Forced air furnace.

Number of Zones: 1 (lower floor).

Fuel: Natural Gas.

Location: Basement utility closet.

Estimated age: 10 years. Typical service life: 20 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 thermostat(s), and appeared to function.

Conditions:

- **The heating components are now approximately 50% through designed service life, the possibility of hidden internal defects that can affect function and safety is increased.**

System 2

System Type: Forced air furnace.

Number of Zones: 1 (upper floor).

Fuel: Natural Gas.

Location: Attic crawlspace.

Estimated age: 10 years. Typical service life: 20 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 metal chimney.

Operational Test of Heating System: The heating system activated when heat was called for by the thermostat, and appeared to function.

Conditions:

- **The heating components are now approximately 50% through designed service life, the possibility of hidden internal defects that can affect function and safety is increased.**

Heating System Recommendations:

- **Further evaluation of the heating systems by a qualified specialist to assure that hidden defects or safety related issues are not present.**
- **Service contracts to cover future maintenance and repairs to the heating systems.**

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, attic crawlspace.

Ventilation and Combustion Air: Adequate

Clearance to Combustibles: Adequate

Central Air Conditioning Two zones of central AC are present, one working with each furnace.

AC Equipment Age (Estimated): 10 years (both units).

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:

- **Some settlement has occurred at the AC compressor pads. Continued settlement could result in damage to AC coolant lines or AC compressors.**

Air Handler Types: Integrated with the forced air furnaces.

AC Condensate Drain Overflow Pan: Present beneath attic mounted AC components.

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

Recommendations:

- **Have the AC systems serviced annually by an AC technician.**
- **Service contracts to cover minor maintenance and repair to the AC systems.**

INTERIOR ASPECTS OF THE HOME

General Interior Condition

Wall and Ceiling Material: Drywall and/or plaster.

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

Floor Surfaces: Wood, Carpet, Tile

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

Interior Doors Wood, in generally functional condition.

Interior Stairs Functional

Kitchen

Kitchen Sink: Functional, **with the exception of the sprayer, which will not stay on, and also the filtered water dispenser, which is loose.**

Stovetop and Oven: Gas stovetop, two electric ovens. Condition: Functional

Garbage Disposal: Functional

GFCI electrical receptacles: **NOT present in all 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, **with the exception of the following:**

- **The microwave is too low, leaving inadequate room between the stovetop and the bottom of the microwave.**
- **There is no electric receptacle on the kitchen island. Electrical receptacles are required on kitchen islands.**

Recommendations:

- **Have a plumber repair the sink sprayer and filtered water dispenser.**
- **See Electrical section.**
- **Have cabinetry above the microwave modified to allow more clearance between the microwave and the stove.**

- **Have a licensed electrician add electrical receptacle(s) to the kitchen island as necessary.**

Laundry Room A washer and dryer are located in the laundry area 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

Basement: Full, with sink, toilet and stall shower over solid base, in functional condition, **with the exception of the toilet, which is loose.**

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

Second Floor, Rear: Full, with two sinks, toilet and shower over tub, in functional condition.

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

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

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.

Recommendations:

- **Have a plumber re-secure the basement toilet.**

Fireplaces

Location: Living Room, Family Room.

Type: Wood Burning (Living Room) Sealed Gas (Family Room).

Hearth area Conditions: Functional

Flue Damper Condition: Functional

Other Conditions:

- **Significant deposits of ash, soot, or creosote from combustion are present in the lower sections of the wood burning chimney flue and fireplace. This can result in chimney fires.**
- ***The gas fireplace could not be operated. The remote control appeared to have dead batteries or was otherwise non-functional.***

Recommendations:

- **See Chimney section.**
- **Have a qualified chimney / fireplace contractor clean the fireplace and chimney flue(s).**
- **Have the gas fireplace demonstrated operational prior to closing.**

BASEMENT, CRAWLSPACE AND MOISTURE ENTRY EVALUATION

Basement and/or Crawlspace The basement is almost entirely finished space. Finish materials are mostly fixed drywall ceiling and wall materials. There is a full bathroom in the basement. There are several living / recreation areas in the basement.

Sump Pump: None seen.

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

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

Condition:

- **Lack of maintenance to the roof drain system or adverse exterior drainage conditions could contribute to water entry into the basement.**
- Although the basement appeared to be dry on the date of inspection, **periodic water entry into basements during severe weather is very common in this area.**

Limitation on our Ability to Inspect: Because virtually no interior sections of foundation walls were visible, an evaluation for prior water entry could be made.

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.**

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

representation that water entry will not occur in the future.

THE ATTIC

Attic Space The unfinished, 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.

Condition:

- **Roof / attic ventilation does not appear to be adequate (see Roof section).**
- **Some bathroom vent fans appear to discharge directly into attic space, contributing to high moisture conditions in the attic.**



Bathroom vent fan discharge hose

Recommendations:

- **See Roof section.**
- **Have a qualified roofer and / or other contractor ensure that all bathroom fan discharge is directed to the exterior.**

Insulation

Visible areas of insulation:

- Fiberglass in attic floor.

Insulation Condition: Functional where visible.

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

Recommendations:

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

GARAGE SPACE

Garage Two car interior.

Vehicle Doors: Two overhead doors.

Power Openers: Both Doors.

Vehicle door(s) were operated.

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

Power Opener safety cutoff sensors:

- **Not present – this type of opener is obsolete, can cause severe injury, and must be replaced.**

Garage Floor Slab:

- **Some cracks and settlement, particularly at garage door entry areas.**



Cracked garage floor slab

Other Conditions:

- A floor drain is present in the garage floor.

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.**
- **Have the cracked areas of the garage floor slab repaired.**
- **Ensure that the floor drain remains clear and free flowing.**

FUEL OIL STORAGE, FIRE SAFETY
ASBESTOS & other ENVIRONMENTAL ISSUES

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).**

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

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

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

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

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

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

MHI Services, Inc. - Licensed Home Inspectors

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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