

MHI Services, Inc. - Licensed Home Inspectors

35 Glenside Road, South Orange, NJ 07079 Tel: 973-763-7090 meyershomeinspections.com

April 23, 2008

HOME INSPECTION REPORT

XXXX Avenue
South Orange, NJ

The following are the findings of a **Home Inspection** of the subject property done on April 19, 2008. This report is for the use of XXXX.

Conditions on date of inspection: Occupied home. Weather was clear, and approximately 60 Deg. F.

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



XXXX Avenue, South Orange, NJ

Description of Property Wood frame, one family, two story home. The first floor has a living room, dining area, kitchen, den, and rear porch. The second floor has three bedrooms and one full bathroom. There is an unfinished basement, with a basic full bathroom. There is no garage.

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Advisory Note Regarding Construction and Renovation Permits This home appears to have had significant recent reconstruction and renovation work done. The renovations may, or may not have, been performed in accordance with local municipal requirements. We do not review relevant building plans or permits or approvals as part of a home inspection, and therefore this home inspection should not be taken as an endorsement or certification of renovation or re-construction work that may have been done on this home.

Exterior Facades

Type: Vinyl siding at all exposures. Condition: Functional.

Trim, Type: Vinyl, metal, wood. Condition: Functional.

Windows Mostly replacement type, vinyl frame, double hung, double glazed units.

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

Condition:

- Windows were found to be in functional condition on the date of inspection.

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.***

Exterior Doors

Front: Wood and glass, in functional condition.

Rear: Wood and glass, in functional condition.

Interior Doors Wood, in functional condition.

Foundation Walls & Structural Supports

This home is built mostly over a full basement, with a raised masonry foundation. The rear third of the home appears to be an addition. The original front section of the home has a stone and brick foundation. The rear third of the home has a concrete block foundation.

Foundation Wall Condition:

- **Cement mortar at some areas of the foundation are deteriorated, or missing. This is a result of advanced age and lack of maintenance to the masonry foundation. Some sections of stone on the intermediate stone wall (at the rear of the original foundation section) are loose. Deteriorated mortar and loose stone in walls, if not repaired, will eventually result in foundation wall failure or structural settlement.**



Deteriorated mortar and loose stone in foundation

Limitation of our Ability to Inspect: Significant parts of the masonry foundation walls and concrete slab were covered with finish materials, recent paint 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 obscured by paint or below ground.

Intermediate structural supports: Brick masonry columns.

Condition:

- **Some sections of brick masonry columns have loose or missing mortar.**

Floor Framing: Dimensional and large section lumber floor joists, resting on the foundation walls and on multiple wood main beams.

Condition:

- **Older floor framing around the stairwell is attached using mortise and tenon joints. Several of these joints are now beginning to pull away, leaving gaps between the joists.**
- **One joist is developing a crack at the mortise joint.**



Mortise and tenon joint with gap



Joist cracked at tenon joint

- **Most sections of main beams are smaller section than called for by modern construction standards, and may not have adequate stiffness to prevent deflection and settlement of the flooring over time.**
- **The flooring at the rear section of the home has been raised and/or leveled,**

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using newer lumber in parallel with older lumber, and elevated off the foundation walls and main beams with blocks of wood and shims. The shims are extremely haphazard, some shims are loose, and many areas of these shims are made of scrap wood, which may compress over time. The flooring is not professionally built, and will likely settle and sag over time unless this issue is addressed.



Random scraps and shims support joists in rear section of the home

- Some termite damage is present to framing at the right front corner.
- A significant amount of carpenter ant activity was found at the left rear of the basement, and an old sill plate has been damaged by what appears to be wood destroying insect activity.



Significant carpenter ant frass, and damage to old sill plate at left rear

Wall Framing: Dimensional lumber. Exterior sheathing may not exist, as is common on homes of this type and age. Original wood clapboard appears to be attached directly to wall studs (visible in the attic). Plaster or drywall is present on the interior.

Condition:

- Walls throughout the home are functionally adequate where visible.

Roof framing: Wide set dimensional lumber for a pitched roof.

Roof Sheathing: Plywood panels installed on original wood battens.

Condition:

- Visible portions of roof framing and sheathing were functionally adequate on the

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date of inspection. Although roof rafters are more widely spaced than called for by modern standards, this roof structure is built consistent with building practices of the era this home was constructed, and appeared to be performing adequately.

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

Recommendations:

- **Have a qualified mason re-point loose sections of mortar in walls and brick columns, and repair any loose stone.**
- **Have a qualified contractor reinforce any older mortise and tenon joints with framing brackets or other acceptable methods.**
- **Have a qualified contractor properly rebuild or modify the rear section of raised floor framing so that it remains structurally sound over the long term.**
- **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.**
- **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.

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:

- **Adverse, due to lack of maintenance to the roof drain system.**

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:

- **See Roof Drainage System section.**

Roof Drainage System Roof drainage is by metal gutters and leaders (downspouts) attached to the roof and siding.

Conditions:

- **Some downspouts discharge too close to the base of the home.**
- **Some downspouts discharge along the side of the home towards the rear, rather than towards the street.**

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

Recommendations:

- **Direct all 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.

Inspection Limitations:

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

Roof Type and Description: The main roofs are pitched and covered with asphalt shingles. Part of the lower rear section is low sloped, and appears to be covered in rubber or asphalt membrane roofing material.

Condition:

- Roof shingles appeared to be serviceable on the date of inspection.
- **Some roof flashings may be older than the currently installed roof. Leakage can occur around old flashings.**
- **No protective roofing paint is present on the rear low sloped roof. This will result in accelerated roof surface wear.**



Rear low sloped roof has no protective paint

Roof Ventilation:

- **Ridge vents only. No other corresponding lower ventilation is present. Roof ventilation is inadequate.**

Inadequate roof ventilation can lead to reduced shingle life.

Note: Low slope roofs generally have service lives that are not as long as roofs that are adequately pitched. For this reason, yearly inspection and maintenance is needed to assure that leaks do not occur.

Recommendations:

- **Have a qualified roofer add more ventilation to this roof, either at the gable ends and/or near lower edges.**
- **Have a qualified roofer experienced with flat/low sloped roofs apply appropriate protective roofing paint to the rear rubber low sloped roof area.**

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

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

Driveway & Paths

Driveway Type: Asphalt.

Driveway Condition: Functional.

Path Type: Concrete.

Path Condition: Functional.

Sidewalk Type: Concrete.

Sidewalk Condition: **Some wear and heaved sections are present. This is a tripping hazard.**

Recommendations:

- **Have heaved sections of the sidewalk repaired to reduce tripping hazard.**

Deck None present.

Patio None present.

Description & Condition of Entrances

Front Entry Area: Masonry steps to a covered wood porch, in functional condition.

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Back Entry Area: Masonry steps through enclosed back porch, in functional condition.

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

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

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

Condition:

- **Chimney flashings appear to be older. Leakage can occur around older chimney flashings.**
- **Minor deterioration of the upper section of the chimney was visible.**
- **This chimney is now very old, and unless the chimney has recently been rebuilt or re-lined, interior defects to the flue are likely to be present.**

Our inspection cannot properly evaluate the condition of the interior components of the chimneys, and we do not include this in our service.

Recommendations:

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

Fireplace None present.

Electrical System

Voltage: 240/120 volts Ampere Capacity: 100 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/Fuse inspection methods:

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

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

- No evidence of functional defects was found within in the panel.

Branch circuit wiring:

- Plastic sheathed cable
- Metallic sheathed cable

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

conductor circuits.

Conditions:

- **A section of exterior metal electrical conduit has been damaged by exposure to water from mis-directed downspouts.**



Corroded electrical conduit

Note: Homes built or wired 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 or wired 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 NOT present in all wet areas of the kitchen.

GFCI electrical receptacles provide protection against electric shocks in wet areas.

Recommendations:

- **Have a licensed electrician install functional GFCI electrical receptacles in all wet areas of the home including kitchens and bathrooms that lack them.**
- **Have a licensed electrician evaluate the home with regard to knob & tube wiring. If present, you may wish to have such wiring disabled and/or removed.**
- **Have the corroded electrical conduit replaced.**

Plumbing System

Water Main Material: Copper tubing.

Water Main and Main water shutoff valve Location: Basement

Water Main Condition: Functional

Main Shutoff Valve Condition: **The main water shutoff valve is older. Leakage can occur from older shutoff valves.**

Visible Interior Water pipe material: Copper tubing, and also **old iron pipe.**

Visible Water pipe Conditions:

- Water pipe itself is was functional on the date of inspection.
- **Some older shutoff valves have significant corrosion and signs of leakage.**
- **Remaining sections of the iron water supply pipe are now past the end of**

their designed service life. Internal corrosion may be extensive, and eakage or loss of water pressure could occur at any time.

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 newer plastic pipe.

Drain and vent pipe Conditions:

- **Visible sections of iron drain pipe are aging, and many sections in the basement have been painted. This could obscure areas of corrosion or past leakage.**
- **One section of iron vent pipe in the attic has detached from a main vent stack. This may allow sewer gases to accumulate in the attic.**



Drain Vent pipe in attic disconnected from stack

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

Recommendations:

- **Have a plumber evaluate the main water shutoff valve and repair or replace it as necessary to assure reliable function.**
- **Have a plumber replace any remaining sections of iron water supply pipe.**
- **Have a plumber replace any older water supply shutoff valves with corrosion or leakage.**
- **Have a plumber repair the detached drain vent pipe section in the attic.**
- **To determine the true condition of the waste and drain pipes we recommend that a plumber inspect them internally using a specialized video camera.**

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

Heating System

System Type: Steam boiler feeding radiators.

Number of Zones: 1

Fuel: Natural Gas.

Location: Basement

Estimated age: **28 years.** Typical service life: 25 years, although maintenance is often required before this time.

Heating System Venting: Metal flue pipe to masonry chimney.

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

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

Conditions:

- **The heating system is past the end of its designed service life. Continued safe and reliable operation cannot be assured.**
- **Significant scorching and rust are present on the heating system case, which suggests hidden defects.**



Aging heating system with corrosion and scorching

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- See Chimney section – the chimney flue should be checked for blockages and other internal defects.
- Radiators and steam or circulated water pipes are older, and maintenance and repair to these older components should be anticipated.

Recommendations:

- Due to the age and condition of the boiler we recommend replacement at this time. If you choose not to have this boiler replaced at this time, then we strongly recommend that a heating specialist or plumber disassemble the case and inspect the internal components to assure that hidden defects that may affect safety and function are not present. Regardless of your choice, remaining service life on this boiler will be limited, and replacement will be needed in the near future.
- Monitor radiators and radiator connections for leakage, and have any leaks repaired promptly.
- See Chimney section.

Heating Equipment Clearance & Combustion Air

Heating System Location: Basement

Ventilation and Combustion Air: Adequate

Clearance to Combustibles: Adequate

Central Air Conditioning None Present.

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

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

Recommendations:

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

Fuel Oil Storage

The heating system for this home uses natural gas.

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

search utilizing specialized equipment would be required.

Recommendations:

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

Domestic Hot Water Heater

Water Heater Type: Standard Tank.

Water Heater size, gallons: 40

Heating Method/Fuel: Natural Gas

Age: 12 years Typical Service Life: 8-10 years

Condition:

- **Past the end of designed service life – leakage or other failure is now more likely to occur.**
- **The hot water heater was making percolating noises during operation, which suggests excess internal mineral deposits or defects.**
- **The hot water heater flue pipe slopes downward for part of its run to the chimney. This could result in hazardous back drafting of combustion gases into the basement.**

Recommendations:

- **Have the hot water heater replaced with a new unit by a plumber.**
- **Be sure that the flue pipe for the new hot water heater slopes continuously up towards its flue pipe connection.**

General Interior Condition

Wall and Ceiling Material: Drywall and/or plaster.

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

Floor Surfaces: Wood, Carpet, Tile.

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

Kitchen

Kitchen Sink: Functional

Stovetop and Oven: Gas. Condition: Functional.

Garbage Disposal: None present.

GFCI electrical receptacles: **NOT present at 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.

Recommendations:

- **See Electrical section.**

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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. 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: Basic full bathroom, with sink, toilet and separate stall shower over solid base.

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

Fixtures and faucets were tested in all bathrooms, and found to be generally functional, **with the exception of the following conditions:**

- **The basement bathroom fixtures are older, and water supply plumbing is older iron pipe, which may fail at any time now due to advanced age.**
- **Two of the spa tub jets did not appear to be functional.**

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:

- **See Plumbing section.**
- **Have the spa tub serviced / repaired so that all jets function normally.**
- **Plan for repair / renovation of the basement bathroom as desired.**

Interior Stairs Stairs from the first floor to the second floor are functional. **Basement stairs have sustained damage from a wood destroying insect infestation (termites).**



Termite mud tubes are present beneath basement stairs

Recommendations:

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- **Have a qualified contractor repair / replace termite damaged sections of basement stairs.**
- **See separate wood destroying insects report from Terminite, Inc.**

Insulation

Visible areas of insulation:

- **Little or no installed insulation appears to be present. Insulation in the attic has not been installed.**



Insulation is not installed

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:

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

Basement and/or Crawlspace The basement is unfinished space, with several main areas. There are two rear areas, one of which has a hatch to the exterior.

Sump Pump: Present

Condition:

- The sump was dry on the date of inspection.
- The pump was briefly tested by lifting the float, and did activate.
- **The sump pump discharges directly into the house plumbing drain system. This may not be permitted by local regulation.**



Sump pump discharging directly into plumbing drainage system

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:

- *Most areas of the basement walls and floors appear to have been very recently painted. This will obscure signs of any prior water entry, and limits our ability to inspect and evaluate the basement for water entry conditions.*
- **Most homes with old foundations of this type (stone and brick) experience some degree of water entry, which may vary from occasional and minimal to frequent and severe.**

Recommendations:

- **See Roof Drainage section – proper maintenance of gutters and downspouts can reduce the possibility of water entry into the basement.**
- **Have a plumber modify the sump pump discharge so it discharges to the exterior, directed away from the foundation of the home.**

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.

Attic Space The unfinished, unfloored attic crawlspace is partially accessible by ceiling hatch in the bathroom. The attic spaces were observed from the ceiling hatch, *but were not entered due to restricted access and lack of flooring.*

Condition:

- Roof framing is widely spaced, but is consistent with building practices at the time this home was constructed, and appears to be performing adequately.
- **Attic ventilation is not adequate (see Roof section).**

Recommendations:

- **See Roof section.**

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Garage None Present.

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

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

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

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

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

Ordered Tests A radon screening test is being done. The results of this radon test are pending laboratory analysis and will be sent directly to you by the testing lab. If this home has a radon mitigation system installed, the radon test is done with the system in

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

No other tests requiring lab analysis are being done.

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

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

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

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

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

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