

May 26, 2009

**HOME INSPECTION REPORT**

**Address Removed**

**South Orange, 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.

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; Client & family, buyers; current residents; real estate representative; and, for part of the time, a representative from Terminite, Inc. for the wood destroying insect inspection.



Colonial Home in South Orange, NJ

Description of Property Wood frame, one family, two and one half story home built in the early part of the 20<sup>th</sup> Century. The first floor has an entry hall, living room, dining room, den, kitchen and half bathroom. The second floor has three bedrooms and one full bathroom. The third floor has two bedrooms and one full bathroom. There is an unfinished basement. There is a deck at the rear. There is a detached 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:

- **Adverse, due to lack of maintenance to the roof drain system.**
- **Location of the home near the base of the First Orange Mountain makes drainage conditions such that water control may be difficult during or immediately after very heavy rains.**

*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.**
- **Further evaluation to determine what measures are needed to improve drainage conditions and reduce the possibility of water entry into the home.**

### 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.**



Overgrown vegetation in contact with home

**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.

Driveway Condition: Some deterioration and cracks, but currently functional.

Path Type: Concrete.

Path Condition: Some wear, but currently functional.

Sidewalk Type: Concrete.

Sidewalk Condition: Some wear, but currently functional.

Deck

Type: Wood

Location: Rear

Elevation above grade level (approximate): 4 ft.

Structure Condition: Functional

Surface Condition: **Significant wear is present on the deck surface.**

Railing Condition: The railing was tested, and was found to be sound on the date of inspection, **however significant surface wear is present.**

Stairs Condition: **Significant surface wear is present.**

**Significant carpenter bee activity is present around the deck. Carpenter bees cause damage to wood structures.**

**Recommendations:**

- **The deck surfaces will continue to wear, and will require repairs and increased maintenance over time. Eventually, complete deck replacement will be required.**
- **See the separate wood destroying insects report from Terminite, Inc. for more information.**

Patio

Type: Slate

Location: Rear, in the back yard.

Condition: **Significant wear and cracking.**



The worn patio

**Recommendations:**

- **Have the patio repaired or replaced as desired.**

## Description & Condition of Entrances

Front Door: Wood and glass, in functional condition.

Front Entry Area: Masonry steps to covered masonry entry area. **Some wear is present on the brick steps.**

Back Door: Wood and glass, in functional condition.

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

### **Recommendations:**

- **Have a mason maintain and repair the front steps as necessary.**
- **See Deck section.**

## Exterior Facades

Type: Vinyl siding (molded to look like wood shingles).

Condition:

- Functional.

Trim, Type: Vinyl, metal, and wood.

Condition:

- Generally functional in most areas.
- **Some water damage is present to the bottom of wood column trim on the front porch.**

### **Recommendations:**

- **Have damaged sections of wood column trim repaired.**

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

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

Condition:

- **At least three windows on the first floor do not stay up when raised. They slam down hard.**
- **Glass in a front bedroom window is cracked.**

*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:**

- **Replacement of windows with cracked glass.**
- **Have windows adjusted or replaced as necessary so that windows stay up when raised.**
- **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. Some downspouts discharge into what appears to be

newer underground pipe. Some downspouts discharge above ground.

Conditions:

- **No gutters are present on the lower front edge of the home. This could allow significant amounts of water to accumulate at the base of the home.**



No gutters on lower section of roof

*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.**
- **Monitor water flow patterns during heavy rains to determine if water coming off the lower roof edge is contributing significantly to water accumulation at the base of the home. Have additional gutters installed as necessary to reduce water accumulation.**

## 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:**

- **Chimney flashings appear to be older. Leakage is more likely to occur around older chimney flashings.**
- **Some cracks, loose and missing sections of mortar were seen on the upper sections of the chimney. Lack of maintenance to the exterior and exterior**

damage strongly suggests the presence of interior hidden defects.

- This chimney is 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.

## STRUCTURAL COMPONENTS

### Foundation Walls & Structural Supports

This home is built mostly over a full basement with a raised concrete block masonry foundation.

Foundation Wall Condition:

- Evidence of chronic water penetration, however currently functional from a structural standpoint.

*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.

Conditions:

- *Fixed ceiling materials in the basement obscure most sections of structural floor framing. This limits our inspection.*
- **This home appears to have had a recent treatment to eliminate termite infestation. Hidden termite damage may be present behind fixed finish ceiling and wall material.**
- **Some settled areas of flooring are present around interior finish walls on the first floor. This may be the result of long term settlement of the structure, which is a common defect for homes of this age and type.**

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

Condition:

- Walls throughout the home are functionally adequate where visible.

Roof framing: Dimensional lumber for a pitched roof.

Roof Sheathing: Plywood.

Condition:

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

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

### **Recommendations:**

- **See Roof & Exterior 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 and reduce water penetration of the foundation.**
- **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, or if there is evidence of a recent treatment to eliminate infestation, then be aware that further evaluation would be required to assure that hidden damage to structural members is not present. Obtain information from the home owner with regard to the need for any recent treatments done to eliminate a wood destroying insect infestation.**
- **Further evaluation of settled areas of the structure by a qualified contractor familiar with structural reinforcement, with repairs as necessary to ensure long term structural stability.**

*Further evaluations as recommended may require removal of some sections of basement finish materials.*

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.
- 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 asphalt shingles. The original roof and roof decking appears to have been removed and replaced, and there is a new plywood roof deck installed.

Condition:

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

Roof Ventilation:

- Ridge vents.
- Soffit vents. **Soffit vents appear to be obstructed by insulation or wood in the attic, and hence may not be fully functional. Roof ventilation may not be adequate.**

*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 further evaluate roof ventilation, and ensure that soffit vents are open wherever possible.**
- **See Insulation section – ensure that insulation does not obstruct ventilation.**
- **Periodic evaluation of the roof by a qualified roofer for wear and/or leakage, with repairs or replacements as necessary to ensure a long term leak free condition.**

*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/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):

- **The circuit breaker panel (main service panel) is overfull and crowded, and this is considered to be poor practice and may result in malfunction.**
- **Two double tapped circuit breakers are present in the breaker panel. This is incorrect wiring technique.**



Crowded Main Electrical Panel



Double tapped circuit breaker

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 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. Our inspection found direct evidence that such wiring was once present, but no active circuits of this type were visible to this inspector.*



*Evidence of Removed Knob-and-Tube Wiring in Attic*

Receptacles are partly grounded three pin units and partly older two pin units. A representative number of 120 volt three pin receptacles were tested, with no functional defects found.

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

#### **Recommendations:**

- **Have a licensed electrician eliminate the double tapped conditions in the circuit breaker panel and also determine if modification or replacement is needed to eliminate the overcrowded condition.**
- **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 found to be present, it is advisable to have such wiring disabled and/or removed, with the affected circuits replaced with approved wiring.**

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: 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 and/or brass pipe.**

Visible Water pipe Conditions:

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



Corroded shutoff valves

- **The iron and/or brass pipes are now past the end of their designed service life. Leakage or other failure is now more likely to occur and could occur without warning.**

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.

Drain pipe Conditions:

- Drainage appeared to be functional on the date of inspection, as determined by a limited operation of multiple plumbing fixtures.
- **Some sections of older iron drain piping have visible signs of corrosion.**
- **A section of plumbing vent above the roofline visible at the rear appeared to be tilted.**



Tilted plumbing vent 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 evaluate the old iron and/or brass water supply pipe for condition, and replace as needed to assure reliable service.**
- **Have a plumber replace any older water supply shutoff valves with corrosion or leakage.**
- **Have a plumber inspect the plumbing vent stack and connection that appears to be tilted (on the roof), and repair as may be found to be needed.**
- **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: 50

Heating Method/Fuel: Natural Gas.

Age: 8 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.

## Heating System

System Type: Steam boiler feeding radiators.

Number of Zones: 1

Fuel: Natural Gas.

Location: Basement

Estimated age: **30 years.** Typical service life: 25 years, although maintenance is often required before this time.

Physical Condition of Visible Components of the Heating System: Aging, with visible corrosion.

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, and some radiators throughout the home began to heat up.

### **Conditions:**

- **The heating system is past the end of its designed service life, and remaining service life is undeterminable by us. In addition for old equipment the possibility of hidden internal functional and safety related defects is significantly increased.**
- **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:**

- **Pro-active replacement of the old boiler and associated components. If you choose not to replace the boiler at this time, then we recommend further evaluation of the heating system components by a qualified specialist to assure that hidden defects or safety related issues are not present.**
- **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

Ventilation and Combustion Air: Adequate

Clearance to Combustibles: Adequate

## Central Air Conditioning None Present.

*Advisory Recommendations:*

- *Window or through the wall systems that are not permanently wired to the electrical system are not inspected as part of the home inspection. We recommend that you check these removable appliances for operation on the walk through you should do prior to closing on this property purchase.*

## INTERIOR ASPECTS OF THE HOME

### General Interior Condition

Wall and Ceiling Material: Plaster and drywall.

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

Floor Surfaces: Wood, Carpet, Tile

Floor Condition:

- **Wood flooring is blackened around a radiator in the living room, possibly from prior radiator leakage.**
- **Some sections of wood flooring in the front entry area are loose. Wood finish flooring is worn thin in some areas.**



Worn Finish Flooring

- **Floor tile in the second floor bathroom is cracked.**



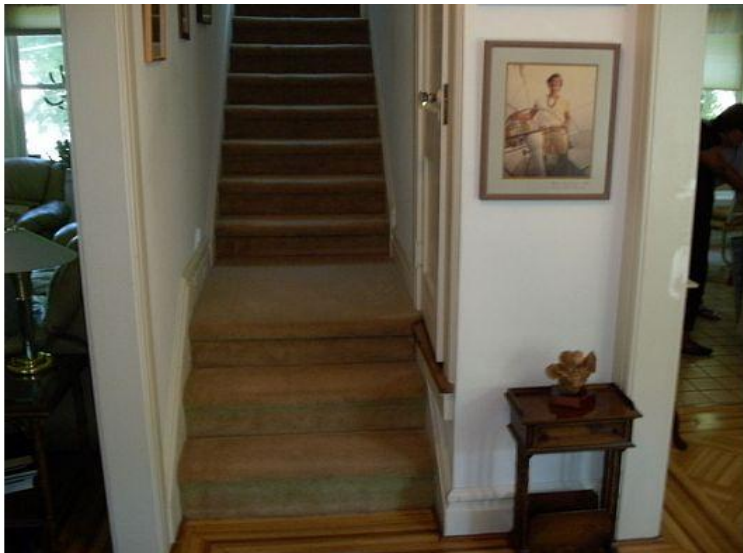
Cracked floor tile

**Recommendations:**

- **Have worn and loose sections of flooring repaired and refinished as necessary.**
- **Have cracked bathroom floor tile replaced.**

Interior Doors Wood, in generally functional condition.

Interior Stairs No hand rail is present along some sections of the main stairs. This is a falling hazard.



The main stairs, with no handrail present

**Recommendations:**

- **Have a qualified contractor install an appropriate hand rail along sections of stairs that lack a hand rail.**

Kitchen

Kitchen Sink: Functional

Stovetop and Oven: Gas stovetop, and Electric oven.

Condition:

- The gas stovetop appeared to be functional.
- **The oven appeared to be hot, even before it was turned on. Oven controls may not be fully switching off the oven, or other defect may exist.**

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.

**Recommendations:**

- **Have the oven serviced and repaired as necessary to ensure safe and reliable function.**

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

Basement: Toilet only. **This toilet is not functional.**

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

Second Floor, Main: Full, with sink, toilet and shower over tub. The toilet is functional. **The sink has corrosion.** The tub / shower was functional on the date of inspection, **but surfaces, faucets and plumbing are now aging. The tile floor in this bathroom is cracked.**

Second Floor, Master: Full, with sink, toilet and shower over tub. Fixtures, faucets, surfaces and plumbing are currently functional, **but are now aging.**

GFCI electrical receptacles: **NOT present in the second floor bathroom.**

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



Water pressure and local drainage were adequate in all bathrooms.

**Recommendations:**

- **Have the basement toilet repaired or replaced by a plumber.**
- **Have the corroded sink in the second floor bathroom repaired or replaced.**
- **Budget for repairs or renovations to aging fixtures, faucets, plumbing and surfaces in bathrooms.**
- **See General Interior Conditions section – have cracked bathroom floor tile replaced.**
- **See Electrical section.**

Fireplace

Location: Living Room.

Type: Wood Burning.

Hearth area Condition: Functional

Flue Damper Condition: Functional

**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).**

BASEMENT, CRAWLSPACE AND MOISTURE ENTRY EVALUATION

Basement and/or Crawlspace The basement is unfinished space, divided into several sections. The ceiling in the basement is fixed drywall and / plaster. *This limits our ability to inspect the structural framing.*

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:**

Condition:

- **Signs of prior water entry were found to be present on foundation walls and the floor in the basement. Significant water staining was present on foundation walls at the front of the home, which suggests a problem in need of correction.**
- **Lack of maintenance to the roof drain system could be contributing to water**

**entry into the basement.**



Evidence of Water Penetration of the Foundation Walls seen in Basement

**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 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 third floor is mostly finished living space. An unfinished side attic space is present, as well as some partially visible overhead areas. The attic spaces were entered and inspected where safe access was possible.

Condition:

- No structural defects were found.
- **Roof ventilation may not be adequate (see Roof section).**

**Recommendations:**

- **See Roof section.**

## Insulation

Visible areas of insulation:

- Older loose fill in the attic floor.

Insulation Condition:

- **Insulation may obstruct roof ventilation 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.**
- **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 detached.

Vehicle Doors: Two overhead doors.

Power Openers: None Present.

Vehicle door(s) were operated.

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

Garage Structure:

- **Carpenter ant activity and some damage is present in the garage at the right front.**

Other Conditions:

- **Significant quantities of firewood are being stored in the garage, along the garage walls. This is conducive to wood destroying insect entry.**



Firewood piled in the garage

*Limitation: Significant amounts of stored items in the garage restricted our inspection.*

**Recommendations:**

- **Have firewood removed from the garage.**
- **See separate wood destroying insects report from Terminite, Inc.**
- **Further evaluation of insect damage in the garage, with repairs of any damage found. This work should be done by a qualified contractor familiar with wood destroying insect damage repair.**

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 use oil. Evidence was found that an old buried oil tank is present 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 oil lines and an oil fill in the driveway indicate presence of an abandoned buried oil tank

- **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.**

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

**Insulation material suspect of containing asbestos is present on some sections of steam pipes in the basement.**

**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 recommended but *could not be done because test conditions were not appropriate. Closed house conditions could not be assured.*

No other tests requiring lab analysis are being done.

**Recommendation:**

- **Complete a radon screening test prior to closing on this property.**

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

# MHI Services, Inc. - Licensed Home Inspectors

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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