

July 29, 2008

HOME INSPECTION REPORT

Address Removed

Summit, NJ

The following are the findings of a **Home Inspection** of the subject property done on July 26, 2008. This report is for the use of Mr. Client.

Conditions on date of inspection: Vacant home. Weather was clear, and approximately 80 Deg. F.

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



Home in Summit, NJ

Description of Property Wood frame, one family, two story, split level style home. The grade level is the entry level, with an entry hall, family room, rear enclosed porch (which is unheated) and half bathroom. The first floor has a living room, dining area and kitchen. The second floor has three bedrooms and one full bathroom. There is a partly finished basement. There is an interior one-car garage.

EXTERIOR ASPECTS OF THE PROPERTY

Exterior Soil Grading and Drainage

Soil Grade & Clearance to Wood Elements of the Home:

Inadequate in some areas – soil and mulch is very close to or in contact with siding and structure in some areas.

Drainage Conditions:

- **Adverse, due to poor surface grade or topography (slope of property towards home on the left).**
- **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:

- **To the extent possible, create some / more clearance between soil and siding around the home.**
- **See Roof Drainage System section.**
- **Monitor drainage around the home during heavy rains, particularly on the left side. Additional drainage measures may be necessary (see Basement section).**

Landscaping, Retaining Walls and/or Fences

- **Overgrown vegetation in close to or in contact with the sides of the house in some areas.**
- **Trees or tree branches adversely impacting the home.**



Tree in contact with the home

Recommendation:

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

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Driveway & Paths

Driveway Type: Asphalt.

Driveway Condition: Some wear, but currently functional.

Path Type: Brick, concrete.

Path Condition: **Some wear, settlement and grass growth.**

Sidewalk Type: Concrete.

Sidewalk Condition: **Some wear and uneven sections.**

Recommendations:

- **Have the paths and sidewalk maintained and re-set as necessary to keep adequately level walking surface.**

Deck None present.

Patio

Type: Slate

Location: Right rear.

Condition: Functional

Description & Condition of Entrances

Front Door: Wood and glass, in functional condition.

Front Entry Area: Near grade level, in functional condition.

Back Door: Wood and glass, in functional condition.

Back Entry Area: Through the enclosed porch area. **The enclosed back porch is in poor condition, with water damage to lower interior walls, and windows in poor condition.**

Recommendations:

- **See General Interior Condition section – have repairs and renovation performed to the rear enclosed porch area.**

Exterior Facades

Front, Type: Brick face and vinyl siding.

Condition:

- Generally functional.

Rear, Type: Vinyl siding and aluminum siding.

Condition:

- Vinyl siding is generally functional.
- **Aluminum siding is worn, with very chalky paint. This siding may not be weather tight.**

Left, Type: Vinyl siding.

Condition:

- Generally functional.

Right, Type: Vinyl siding.

Condition:

- Generally functional.

Trim, Type: Vinyl, metal, wood.

Condition:

- Generally functional in most areas.
- **A section of roof edge rake board trim on the right side is missing.**



Missing roof edge trim

- **Some metal trim is bent.**

Recommendations:

- **Have aluminum siding at the rear replaced along with back porch renovations.**
- **Have missing section of trim replaced.**
- **Have any bent sections of trim replaced.**

Windows Mostly replacement vinyl frame, double hung, double glazed units. Sliding replacement units are present in the basement. Windows in the rear enclosed porch are single glazed tilt units.

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

Condition:

- Most windows were found to be in functional condition on the date of inspection.
- **One basement window has broken glass.**



Broken glass at basement window

- **Tilt windows in the rear enclosed porch are worn, and appear to be contributing to water entry into the exterior walls.**

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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:

- **Have broken basement window replaced.**
- **Installation if necessary and use of window guards on all windows above the first floor level.**
- **Have windows in the rear enclosed porch replaced as part of a general renovation of this room.**

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

Conditions:

- **A number of downspouts discharge too close to the base of the home.**



Downspout at base of home

- **In particular, a downspout at the left front discharges directly at the base of the home. This appears to be causing or contributing to water entry into the basement.**
- **Some gutters appear to be clogged.**

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.**

CHIMNEYS & VENTS- EXTERIOR VISIBLE CONDITION

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

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.



Chimney needs maintenance

Condition:

- **Chimney flashings appear to be older, and improperly patched. Leakage can occur around older or improperly patched chimney flashings.**
- **Some cracks, loose and missing sections of mortar were seen on the upper sections of the chimney.**

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(s) as required to assure long term function and safety.**

STRUCTURAL COMPONENTS

Foundation Walls & Structural Supports

This split level style home is built partly over a full basement with a raised masonry foundation (the left side), and partly over concrete slabs (the right side).

Foundation Wall Condition:

- Functional where visible.

Concrete Slab Condition:

- Minor cracks, but no direct evidence of structurally significant defects such as major cracks, settlement or irregularity.

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:

- Generally functional condition where visible.
- **One support column is not properly located under a joint in the main beam. This could result in structural settlement.**



Column not completely centered beneath beam joint

Floor Framing: Dimensional lumber floor joists, resting on the foundation walls and on a built up wood main beam.

Condition:

- Flooring throughout the home was adequately level and stiff on the date of inspection.

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

Condition:

- Walls in the main part of the home are functionally adequate where visible.

- Walls for the rear enclosed room are in poor condition and there may be structural damage resulting from water entry in this area.



The walls for the rear attached room are damaged from water intrusion

Roof framing: Dimensional lumber for a pitched roof.

Roof Sheathing: Wood board.

Condition:

- Visible portions of roof framing were functionally adequate on the date of inspection.
- **Some sections of wood board roof sheathing have significant staining, and may be deteriorated near roof edges (see Roof section).**

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 foundation settlement and water entry in the future.**
- **Evidence of wood destroying insect activity was found as documented by the separate wood destroying insect inspection. See the separate wood destroying insect report from Terminite, Inc. for more information relating to the wood framing of this home. Since evidence of wood destroying insect infestation was found, further evaluation is required to assure that hidden damage to structural members is not present.**
- **Monitor the main beam joint that is not fully over the column over time for any signs of movement. If any such movement occurs, installation of an additional column below this main beam joint may be advisable.**
- **See Roof section.**

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

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.

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.
- 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.

Condition:

- **Roof shingles appeared to have moderate wear.**
- **Stained areas suggesting prior leaks or moisture condensation were seen on the underside of the roof in the attic crawlspaces. Some sections of wood board roof sheathing have significant stains and the wood roof sheathing may be damaged.**
- **Some roof flashings may be older than the currently installed roof. Leakage can occur around old flashings.**

Roof Ventilation:

- Ridge vents.
- Soffit vents.

Roof ventilation is inadequate. Soffit vents are blocked by insulation pushed to

the roof edge in the attic, and the ridge vent is not fully open.



Insulation extends to the roof edge blocking ventilation, and roof sheathing boards are stained from water

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 ensure that the ridge vent is opened – wood sheathing should not obstruct the vent near the ridge of the roof.**
- **Have insulation pulled away from the roof edge to allow more ventilation.**
- **Have a qualified roofer evaluate the roof for wear and/or leakage and make repairs or replacements as necessary. This may include replacement of some roof sheathing if deterioration is found to be excessive.**

ELECTRICAL, MECHANICAL, AND HEATING & COOLING SYSTEMS

Electrical System

Voltage: 240/120 volts Ampere Capacity: 200 amperes.

Service entrance location: Overhead

Electrical Grounding: Metallic water main.

Circuit Breaker and/or Fuse panels:

- Circuit breaker main panel located in the garage.
- Circuit breaker sub 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 visual evidence of defects was seen.

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.

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

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

GFCI electrical receptacles are present in all wet areas of the kitchen and all bathrooms with electrical receptacles. *GFCI electrical receptacles provide protection against electric shocks in wet areas.*

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.

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 pipe.

Drain pipe Conditions: Functional on the date of inspection, as determined by a limited operation of multiple plumbing fixtures.

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

Recommendations:

- **Have a plumber evaluate the main water shutoff valve and repair or replace it as necessary to assure reliable function.**
- **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.**

Domestic Hot Water Heater

Water Heater Type: Standard Tank.

Water Heater size, gallons: 50

Heating Method/Fuel: Natural Gas

Age: 5 years Typical Service Life: 8-10 years

Condition:

- Functional on the date of inspection.

Natural Gas Piping Visible rigid and flexible natural gas piping appeared to be in functional condition on the date of inspection, **with the exception of the following:**

- **There is a gas line hookup, possibly for an exterior gas connection, which utilizes a pipe piercing clamp-on connector. This connection is present near the meter. This type of gas connector are prone to develop leaks.**



Clamp type gas pipe connector may develop leaks

Recommendations:

- **Have a plumber replace the gas clamp connector with standard gas piping and threaded connections.**

Heating System

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

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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.

System Type: Circulated hot water feeding radiators.

Number of Zones: 2

Fuel: Natural Gas.

Location: Basement utility.

Estimated age: 4 years. Typical service life: 20 years, although maintenance is often required before this time.

Heating System Venting: Metal flue pipe to masonry chimney.

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

Exterior Physical Condition: Satisfactory.

Conditions:

- **Radiators and circulated water pipes are older, and maintenance and repair to these older components should be anticipated.**

Recommendations:

- **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.**

Heating Equipment Clearance & Combustion Air

Heating System Location: Basement utility.

Ventilation and Combustion Air: Adequate

Clearance to Combustibles: Adequate

Central Air Conditioning

AC Equipment Age (Estimated): 10 years.

Typical Service Lifetime: 12 to 15 years, however failure before this time is not uncommon.

Condensing Unit/Compressor Location: Exterior, right rear.

Condensing Unit/Compressor Condition:

- **The compressor is out of level, and moves easily. This could result in damage during operation as a result of vibration or movement.**

Air Handler Type: Separate/Independent.

Air Handler Location: Attic crawlspace.

AC Condensate Drain Overflow Pan: Present.

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

Recommendation:

- **Have an AC technician level and firmly mount the AC condensing unit.**
- **Have the AC system serviced annually by an AC technician.**
- **A service contract to cover future maintenance and repairs to the AC system.**

INTERIOR ASPECTS OF THE HOME

General Interior Condition

Wall and Ceiling Material: Drywall and/or plaster.

Wall and Ceiling Condition:

- Generally functional for the main part of the home – only minor repairable defects in most areas.
- **Lower outer walls of the rear enclosed porch are in poor condition, with evidence of water entry and water damage. Water entry may be occurring through non-weather tight windows in this area, or through poor aluminum siding at the rear, or as a result of inadequate surface drainage.**



Damage to wall in enclosed rear porch caused by water intrusion

Floor Surfaces: Wood, Carpet, Tile.

Floor Condition:

- Wood floors are functional – normal wear and/or minor defects in most areas.
- **Floor tile in the second floor bathroom is cracked.**

Recommendations:

- **Replacement of siding and / or windows along the rear enclosed porch.**
- **Be sure no water accumulation is occurring at the rear.**
- **Have the rear enclosed porch re-built or renovated as desired.**
- **See Bathrooms section.**

Interior Doors Wood, in functional condition.

Interior Stairs Functional.

Kitchen

Kitchen Sink: Functional

Stovetop and Oven: Gas. Condition: Functional, **however the display is cracked.**

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 cracked stove display replaced by an appliance service technician.**

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

Grade Level: Half, with sink and toilet.

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



Tub drain corrosion and wall damage in bathroom

Conditions:

- **Fixtures and faucets in bathrooms are older.**
- **The grade level bathroom toilet does not flush properly.**
- **Floor tile in the second floor bathroom is cracked.**
- **Lower wall tile in the second floor bathroom is loose or missing in several areas.**
- **Corrosion is present around the tub drain.**
- **There is a wall is damaged just above the shower area.**

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 the first floor toilet adjusted so that it flushes reliably.**
- **Plan for general renovation of the bathrooms, included replacement of floor and wall tile. Be sure the sub-floor can support ceramic tile without cracking. Reinforcement may be needed.**
- **The corroded tub drain may be subject to leakage, and should be replaced.**

Fireplace None present.

BASEMENT, CRAWLSPACE AND MOISTURE ENTRY EVALUATION

Basement and/or Crawlspace The basement is partly finished living space, and partly unfinished utility area.

Sump Pump: Present

Condition:

- The sump was dry on the date of inspection.
- **The pump appears to be older, and in poor condition.**

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).

Conditions:

- **Signs of prior water entry were found to be present on some visible areas of foundation walls.**
- **Stains and high moisture meter readings were found at the left front corner of the home, which indicates that a current water intrusion problem exists.**



This area of basement wall tested wet

- **Lack of maintenance to the roof drain system, particularly at the left front corner, has likely contributed to water entry.**

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.**
- **Replacement of the sump pump with a new unit.**
- **Removal of interior finish material that has been damaged by water intrusion.**
- **See the section of this report discussing Mold for more information.**

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, unfloored attic crawlspace is accessible by ceiling hatch on the second floor. The attic spaces were entered and inspected where safe access was possible.

Condition:

- **Some roof staining and possible damaged roof sheathing was seen in the attic.**
- **Roof ventilation is not currently adequate due to poor insulation installation, and incomplete opening of the ridge vent. This can result in moisture condensation and damage to the structure and mold growth.**

Recommendations:

- See Roof section.
- See Insulation section.
- See the section of this report discussing Mold for more information.

Insulation

Visible areas of insulation:

- Fiberglass in attic floor.

Insulation Condition:

- **Poor – insulation is old, compressed, dirty and torn.**
- **Insulation extends all the way to the roof edge, with no baffle plates, and is blocking airflow from the soffit vents.**

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 insulation in poor condition removed, and replaced with new fiberglass insulation. This work should be done by a qualified insulation installer. Be sure an air space is left at the roof edge to allow for airflow from the roof edge (soffit) vents.**
- **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 One car interior.

Vehicle Doors: One overhead door.

Power Openers: Present.

Vehicle door(s) were operated.

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

Power Opener safety cutoff sensors condition:

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

Garage Floor Slab: **Some cracking is present.**

Recommendations:

- **Have the garage door opener 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 garage floor slab repaired as desired.

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. *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*

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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.*

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. Our inspection did find wet conditions and areas of water intrusion in the basement, and rear enclosed room which can allow accelerated mold growth.**

Recommendation:

- **You should have further evaluation and testing done by mold 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

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

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

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

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

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

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

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