October, 2010

SAMPLE HOME INSPECTION REPORT
Address Redacted for Privacy
Maplewood, NJ

The following are the findings of a **Home Inspection** of the subject property done on October 1, 2010. This report is for the use of our clients. This inspection and report are provided subject to and limited by the provisions of the Agreement for Inspection Services sent or given to you in advance of the inspection. An executed copy of this agreement is on file.

Conditions on date of inspection: Vacant home. Weather was clear, and approximately 65 Deg. F.

Present at the inspection: Daniel Meyers, NJ Licensed Home Inspector, 24GI00060400; the buyer; the current owner; a real estate representative; and, for part of the time, a technician for the wood destroying insect inspection.

Maplewood, NJ home

Description of Property Wood frame, one family, two and one half story home. The first floor has an entry hall, living room, dining room, kitchen, den, enclosed patio area and half bathroom. The second floor has three bedrooms, one small room with no closet, and two full bathrooms. The uppermost floor has one bedroom, one full bathroom and unfinished attic space. There is an unfinished basement. There is an attached 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: **Marginal – soil is close to siding and structure.**
Left: Adequate Right: **Marginal – soil is close to siding and structure.**

Drainage Conditions:

- **Adverse, due to lack of maintenance to the roof drain system.**
- **The land is sloped from the rear to the front. This could make water entry more likely in some areas.**

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 / maintain clearance between soil and siding / structure.**
- **See Roof Drainage System section.**
- **See Basement section.**

Landscaping, Retaining Walls and/or Fences

- **Overgrown vegetation is close to or in contact with the sides of the house.**

The above conditions are conducive to wood destroying insect entry, can cause damage to the home and can sometimes facilitate squirrel, other rodent or other animal entry.

Recommendation:

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

Driveway & Paths

Driveway Type: Asphalt.
Driveway Condition: **Significant wear. Belgian block curbing is loose.**
Path Type: Slate, cement.
Path Condition: Worn, but currently functional.
Sidewalk Type: None present.

Recommendations:

- **Have the driveway repaired or repaved as necessary.**

Deck None present

Patio

Type: Covered attached screened patio / porch.
Location: Right front.
Condition: **Worn floor surface, and also water and carpenter ant damage to the**

upper perimeter wood framing and trim.

Water and ant damage to perimeter wood at enclosed patio room

Recommendations:

- **Repair or replace water and ant damaged wood.**
- **Maintenance and repair to floor surface as desired.**

Description & Condition of Entrances

Front Door: Wood, with some wear, but in functional condition.

Front Entry Area: Brick steps, with some wear, but in currently functional condition.

Note that the front path also has steps, and no hand rail is present on these steps. This is a falling hazard.

Back Door: Wood and glass, with some wear, but in functional condition.

Back Entry Area: Covered masonry near grade, in functional condition.

Recommendations:

- **Have a qualified contractor install an appropriate hand rail on the front entry path steps.**

Exterior Facades & Trim (including wood casings & sills at interior of windows)

Type: Mostly wood clapboard, with wood shingle on upper sections.

Condition:

- Wood clapboard is generally functional.
- **Some of the wood shingles are worn.**

Trim, Type: Wood, with some metal at the rear.

Condition:

- Generally functional in most areas.
- **Carpenter bee damage is present to upper rear trim.**
- **Carpenter ant and water damage is present to patio room trim at the right front.**
- **Termite damage is present to left side interior window trim and sills.**

Termite damaged interior trim

Recommendations:

- **Have a qualified contractor repair worn, water damaged and insect damaged sections of trim and siding. Further evaluation is needed to determine the full extent of damage and repairs needed.**
- **See the separate wood destroying insects report from Terminite, Inc.**

Windows

Type: Mostly original wood framed, double hung, single glazed units, with some replacement double glazed windows at the rear.

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

Conditions:

- **Most of the older windows are in typical condition for their type and age, requiring some maintenance and repair. Some windows are stiff and/or difficult to operate. Some windows have loose and/or missing paint and glazing putty.**
- ***Paint at windows may contain lead, and since the paint condition is poor, a lead paint hazard may be present.***

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 older windows maintained and repaired to the extent possible for better operation. Carefully free the window sashes, and repaint and replace loose glazing putty as necessary.**
- **See the previous section which notes damage to window trim and sills at the interior of the home for more information.**
- **Installation if necessary and use of window guards on all windows above the first floor level.**
- **See the section of this report on Lead for more information regarding the condition of the paint at windows.**

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

Conditions:

- **Many downspouts discharge into what appears to be older clay underground drain pipe. This type of pipe is likely clogged and / or broken underground, and can allow water to accumulate in soil around the home.**

Old clogged underground clay pipe

Inadequate or defective roof drainage systems, if present, can lead to damage from water entry into the walls and other structural components, and water entry into the basement.

Recommendations:

- **Have old underground drain pipe replaced, or abandon and discharge above ground and away from the base of the home.**
- **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

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.**
- **Leakage does appear to have occurred around the chimney, visible in the**

wall and ceiling finish material in the den on the left side.

- **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 very old, and the possibility of flue blockage or other interior damage exists.**

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

Recommendations:

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

STRUCTURAL COMPONENTS

Foundation Walls & Structural Supports

This home is built mostly over a basement with a raised concrete block masonry foundation. The patio / porch and garage are built over concrete slabs.

Foundation Wall Condition:

- Generally functional where visible.
- **Some areas of concrete block have crumbling or spalling masonry on the interior.**

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 a multiple wood main beams.

Condition:

- **Termite damage is present to a section of sill plate at the left rear.** (Sill plates along the left side have been replaced).
- **Termite damage is present to several floor joists/beams along the left side, and repairs are not adequate. One doubled floor joist/beam has damage to both sections of this structural member. Another damaged joist has been only partially sistered with new lumber (the bottom edge).**

Termite damage to a floor joist with only partial & inadequate repairs.

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

Condition:

- **Termite damage is present to trim and possibly within wall structure at the left front.**

Roof framing: Dimensional lumber for a pitched roof.
Roof Sheathing: *Not visible*.

Condition:

- Most visible portions of roof framing appeared to be functionally adequate on the date of inspection.
- **A roof rafter at the left side over the enclosed patio shows damage from wood destroying insects and/or water.**

Limitation of our Ability to Inspect: Significant parts of the structural framing, 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.

Recommendations:

- **See the separate wood destroying insect report for more information relating to the wood framing of this home. Since evidence of wood destroying insect infestation was found, then be aware that further evaluation would be required to assure that hidden damage to structural members is not present.**
- **Have a qualified contractor familiar with wood destroying insect damage repair further evaluate the home to determine the full extent of wood destroying insect damage, and make repairs or reinforcements as necessary to ensure long term structural stability. This should include re-work and proper reinforcement of inadequate floor joist repairs already done by others.**

- **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.

Recommendations:

- **Carefully read the separate wood destroying insect report and be guided by the recommendations therein. This separate report may indicate the need for a chemical treatment to eliminate infestation, further exploration to determine the extent of infestation and damage.**

ROOFS

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

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

Inspection Limitations:

- *Significant sections of the upper level are finished, with no access to attic spaces above.*
- *Some areas of the roof surface were not visible, due to restricted viewing angle from close structures, landscape and/or trees.*

Roof Type and Description: The roofs are pitched and covered with asphalt shingles. *The upper rear section may be flat / low sloped and covered with a different type of roofing material, but this roof surface was not visible.*

Conditions:

- **Roof shingles appeared to be worn in some areas, with eroding mineral particles.**
- **Some roof flashings may be older than the currently installed roof. Leakage is more likely to occur around old flashings.**
- **Signs of leakage through the roof are clearly visible at the interior, around the chimney.**


Leakage staining around chimney on the interior

Roof Ventilation:
- Power vent fan.
- Gable end vents.

Roof ventilation appears to be adequate.

Note: Low slope roofs generally have service lives that are not as long as roofs that are adequately pitched. If our report indicates that a low slope or flat roof is present, then yearly inspection and maintenance is needed to assure that leaks do not occur.

Recommendations:
- **Have a qualified roofer further evaluate the roof for wear and / or leakage, and make repairs or replacements as necessary to ensure long term leak free condition.**
- **See Chimney section.**
- **Have a qualified roofer evaluate the upper roof and perform maintenance as necessary – flat / low sloped roofs generally require annual maintenance.**

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: 200 amperes

Service entrance location: Overhead
Electrical Grounding: Older 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 visual evidence of material defects was seen.

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 15 and 20 ampere solid conductor circuits.

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

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

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

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

Recommendations:

- **Have a licensed electrician install functional GFCI electrical receptacles in bathrooms that lack them.**
- **Have a licensed electrician evaluate the home with regard to knob & tube wiring and the potential hazards. If found to be present, it is often found to be advisable to have knob-and-tube wiring disabled and/or removed, with the affected circuits replaced with new approved wiring.**

Plumbing System

Water Main Material: Plastic pipe.
Water Main and Main water shutoff valve Location: Basement
Water Main Condition: Functional
Main Shutoff Valve Condition: Functional

Visible Interior Water pipe material: Copper tubing.
Visible Water pipe Conditions:

- Functional where visible.
- ***Some older water supply pipe, connections and valves may be present behind finish walls and ceilings. Such older water supply plumbing is prone to leakage.***

Waste Disposal system type: Waste disposal appears to be a public system (sewer system), however this could not be confirmed.
Drain and vent pipe material: Old iron, and also newer Plastic.
Drain pipe Conditions:

- **Visible older drain pipe connections have significant corrosion.**
- **A number of bathroom fixtures are aging, and leakage can occur from older bathroom drain piping. Signs of bathroom drain leakage are present in a section of damaged kitchen ceiling.**

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:

- **During bathroom and kitchen renovations, ensure that any aging plumbing such as older iron or brass water supply pipe, and older drain pipe is replaced.**
- **To determine the true condition of the waste and drain pipes we recommend that a plumber inspect them internally using a specialized video camera.**
- ***This home inspection does not include evaluation or testing of private water supply systems (Water wells), nor does it include evaluation or testing of private waste disposal systems (Septic systems etc.). If a private water supply and/or a private waste disposal system is present, we strongly recommend that further***

specialist evaluation and testing be done to determine the condition of such systems.

Domestic Hot Water Heater

Water Heater Type: Standard
Water Heater size, gallons: 40
Heating Method/Fuel: Natural Gas.
Age: 13 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.**

Recommendations:

- **Pro-active replacement of the hot water heater with a new unit by a plumber.**

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

Heating System

System Type: Steam boiler feeding radiators.
Number of Zones: 1
Fuel: Natural Gas.
Location: Basement
Estimated age: 5 years. Typical service life: 25 years, although maintenance is often required before this time.

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

Heating System Venting: Metal flue pipe to masonry chimney. **See Chimney section.**

Operational Test of Heating System: **The heating system did not activate when heat was called for by the thermostat.**

Conditions:

- **The heating system would not function on the date of inspection.**
- **Radiators and steam or circulated water pipes are older, and the need for increased maintenance and repair to these older components should be anticipated.**

Recommendations:

- **Further evaluation of the heating system components by a qualified specialist to repair any defects preventing the system from functioning, and 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.**

- **See Chimney section of this report for more recommendations.**

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 Two zones of central AC are present, with exterior compressors and air handlers in the basement and attic.

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, front.
Condensing Unit/Compressor Exterior Visible Condition:

- **Unmaintained,& overgrown with vegetation.**

Air Handler Types: Separate/Independent.
Air Handler Locations: Basement, and also the attic crawlspace.
Physical Condition (Exterior Only): Satisfactory.
AC Condensate Drain Overflow Pan: Present beneath attic mounted AC components.
Operational Test of Air Conditioning System: The AC systems activated when called for by the thermostats and appeared to function, *however our operational test was limited due to the cool weather on the date of the inspection, and although the AC systems appeared to be operational, a determination of adequacy of cooling capacity during hot weather could not be made.*

Recommendations:

- **Have the AC systems serviced and maintained prior to closing, and annually by an AC technician.**
- **Service contracts to cover minor maintenance and repairs to AC components.**

INTERIOR ASPECTS OF THE HOME

General Interior Condition

Wall and Ceiling Material: Drywall and/or plaster.

Wall and Ceiling Condition: **Wear, light damage many areas, water staining around chimney, and a large opening broken out of the ceiling at the rear of the kitchen.**

Hole in kitchen ceiling

Floor Surfaces: Wood, Carpet, Tile

Floor Condition: **Significant wear is present in many areas, including on wood floors. Loose slate tile is present in the front entry hall.**

Loose slate in entry hall


Worn & stained wood finish flooring

Recommendations:

- **General complete interior renovation, refinishing and damage repairs throughout the home.**
- **See Roof, Chimney and Bathroom sections – ensure that repairs are adequately made to prevent future water damage.**

Interior Doors Wood, with some wear, but in generally functional condition.

Recommendations:

- **Refinishing of doors along with general interior renovations.**

Interior Stairs Functional, **however no hand rail is present on the upper section of the third floor stairs. This is a falling hazard.**

Recommendations:

- **Have a qualified contractor install an appropriate hand rail on the upper portion of the third floor stairs.**

Kitchen

Kitchen Sink: Functional

Stovetop and Oven: Gas Condition: Functional

Garbage Disposal: None present.

GFCI electrical receptacles: Present and functional at wet areas.

GFCI electrical receptacles protect against shocks in wet areas.

Dishwasher: Functional, as determined by a limited operational test on the date of inspection.

Water pressure at the sink was adequate. Drainage at the sink was adequate.

Kitchen cabinets and countertops are in functional condition.

Laundry Room A washer and dryer are located in the basement.

Note: We do not inspect or operationally test laundry appliances during a home inspection

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

Bathrooms

First Floor: Half, with sink and toilet. The toilet is functional. **Significant corrosion is present on the sink drain pipe.**

Second Floor, Main: Full, with sink, toilet and stall shower over tile base. The sink and toilet are functional. **Shower water pressure is low.**

Second Floor, Master: Full, with sink, toilet and older tub with no shower. **All fixtures in this bathroom are aging.**

Third Floor: Full, with sink toilet and shower over tub, in functional condition on the date of inspection.

GFCI electrical receptacles: **NOT present.**

GFCI electrical receptacles protect against shocks in wet areas.

Water pressure and local drainage were adequate in all bathrooms.

Leakage appears to have occurred from a second floor bathroom into the ceiling of the kitchen.

Recommendations:

- **See Plumbing section.**
- **Have a plumber determine reason for low water pressure in the second floor main bathroom shower, the cause of the leakage that damaged the kitchen ceiling, and make repairs or replacements as necessary.**
- **Plan for general repairs and replacements to aging bathroom fixtures and plumbing.**
- **See Electrical section.**

Fireplace

Location: Living Room.

Type: Wood Burning.

Hearth area Condition: **Some cracking isvisible in the firebox.** Debris in the fireplace prevented a full evaluation.

Flue Damper Condition: The flue damper is top mounted, was operated and appeared to be in functional condition on the date of inspection.

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).**
- **Have a qualified chimney / fireplace repair any gaps or cracking in the firebox as necessary to assure safety.**
- *Always use caution when using the fireplace. At least one window should be partially opened when the fireplace is in use. Use fire screens, and keep combustible materials away from the fireplace hearth. Use only well dried hardwood or commercial fireplace logs, and do not overbuild the fire. For manufactured fireplaces you should read and follow the manufacturer's recommendations and user manuals.*

BASEMENT, CRAWLSPACE AND MOISTURE ENTRY EVALUATION

Basement and/or Crawlspaces The basement is unfinished space.

Sump Pump: Present

Condition:

- Sump pit was 1/3 full of water on the date of inspection.
- The pump was tested by lifting the float, and activated.

Perimeter (French) Drain: Present

Moisture Evaluation: All visible surfaces were closely inspected for stains or other evidence of prior moisture entry. Selected finish materials that may be present in the basement were tested with a moisture meter on the date of inspection.

Condition:

- **Signs of prior water entry were found to be present.**
- **Water was present on the basement floor on thd date of inspection.**

Water on the basement floor

- **Damp conditions were present in the basement.**

- **Lack of maintenance to the roof drain system may be contributing to water entry.**
- **Uncovered basement window wells may be contributing 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.**
- **Have basement window wells covered or have a drainage system installed in the window wells.**

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 partly finished living space, with a side unfinished attic space.

Condition:

- Probable leakage through roof at chimney area.
- Roof ventilation appears to be adequate.

Insulation

Visible areas of insulation:

- Older insulation in the unfinished attic space.

Insulation Condition: Old material of minimal thickness.

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

Recommendations:

- **For older homes, even if the insulation is properly installed, it may not meet current energy standards, and you should consider further specialist**

evaluation to determine if additional insulation should installed to reduce your heating and cooling costs.

GARAGE SPACE

Garage Two car attached space.

Vehicle Doors: One overhead door.

Power Openers: Present.

Vehicle door(s) were operated.

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

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

Other Opener Conditions:

- **Sensors present, but sensors mounted too high (incorrect installation), and this reduces the effectiveness of this safety device.**
- **The opener unit is now very old.**

Garage Floor Slab: **Significant cracking.**

Recommendations:

- **Have a qualified garage door contractor further evaluate the door opener, repair or replace as necessary, and lower garage door sensors to an appropriate height above floor level (approximately 6 inches).**

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 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.

Pipe insulation likely to contain asbestos

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 **Conditions were not appropriate for a radon test on the date of inspection and a radon test was not done**. Multiple windows were open in the home, and the basement was excessively damp, conditions which would invalidate the results of a test if done under these conditions.

No other tests requiring lab analysis are being done.

Recommendation: Radon screening test should be done as per NJ protocols when conditions in the home are appropriate.

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 transmitted or given 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, or excluded, or of the general nature or limitations, regulations and applicable industry standards pertaining to a Home Inspection, you should consult the Home Inspection Agreement 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. In addition, as is standard practice for home inspections, this home inspection does not specifically address municipal building codes. Be aware that for older homes what was acceptable when the home was built, may no longer be acceptable practice for a newly built home, and current municipal building codes may not apply.

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 <u>on the date of the inspection</u>. 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. In addition, should the home be left vacant after you close but before you move in, please be aware that the home would be more vulnerable to damage from failed systems or severe weather or vermin entry, and you are therefore advised to check the home frequently during when it is vacant.

<u>General Disclaimer</u> 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 provided 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