

August 24, 2012

HOME INSPECTION REPORT
Multi-Family Sample Avenue
Northern, NJ

The following are the findings of a **Home Inspection** of the subject property done on Tuesday August 20, 2012. This report is for the use of XXXXXXX, LLC. 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: Fully occupied home. Weather was clear, and approximately 85 Deg. F.

Present at the inspection: NJ Licensed Home Inspector current tenants of the building; a real estate sales representative; and, for part of the time, a representative from a licensed pest control company for the wood destroying insect inspection.



Multi-Family, Northern, NJ

Description of Property Wood frame, four family home. The building is divided into two sections, each with separate basement and two living levels. The right side has a finished attic area. There is one apartment per floor on each of the left and right sides. The left side apartments each have a living room, two bedrooms, kitchen and one full bathroom. The right side first floor apartment has a living room, two bedrooms, kitchen and one full bathroom. The right side second floor apartment has a living room, kitchen, one bedroom and one full bathroom on the second floor, and two finished rooms in use as bedrooms on the third floor, accessible from within the unit by stairs. There are two separate unfinished basements. There is no 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.**
- **Adverse, due to hard surfaces in some areas settled / sloped towards the home.**



Hard surface paths sloped towards the home

- *Any home may be susceptible to basement flooding under extreme weather conditions, or may be located in a flood zone. A home inspection does not make this determination.*

Inadequate soil clearance to wood frame structure or adverse soil grading can result in chronic wet conditions and/or water entry, which can cause damage to the wood frame structure and masonry foundation of the home.

Recommendations:

- **See Roof Drainage System section.**
- **Inquire with legal counsel regarding the need for flood insurance.**
- **Have the areas immediately adjacent to the home graded away from the home, including having hard surface paths removed or re-set.**

Landscaping, Retaining Walls and/or Fences

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

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

- **Fences are in worn condition.**

Recommendation:

- **Have trees, shrubs and plants trimmed back or removed so they are no longer in contact with the home.**
- **Have fences maintained / repaired or replaced as necessary.**

Driveway & Paths

Driveway Type: Crushed stone.

Driveway Condition: Functional for this type of driveway.

Path Type: Concrete

Path Condition: **Some sections of paths are sloped towards the home.**

Sidewalk Type: Concrete

Sidewalk Condition: Some wear, but currently functional.

Recommendations:

- **See Soil Grading & Drainage section.**

Deck None present.

Patio None present.

Description & Condition of Entrances

Front Doors: Two wood doors. **The left side door has significant wear.**

Front Entry Area: Wood porch, with two sets of masonry steps. **Significant wear is present on both the masonry steps and front porch itself.**



Worn steps

Back Doors: Two wood and glass doors, in functional condition.

Back Entry Area: Two separate sets of masonry steps. **Significant wear is present on both sets of masonry steps.**

Recommendations:

- **Have the left side door repaired or replaced.**
- **Have a qualified mason / contractor repair or renovate entry steps and front porch as necessary to ensure a safe condition.**

Exterior Facades

Type: Vinyl siding at all exposures.

Trim, Type: Vinyl, metal, and wood.

Conditions:

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This home inspection was performed by a Licensed NJ Home Inspector who is identified in the body of the Report.

- Most broad areas of siding are in generally functional condition.
- **Some graffiti is present on the rear exposure.**
- **Wood trim around doors and windows is generally very worn, with deteriorated wood and peeling paint.**



Worn wood trim

Recommendations:

- **Have a qualified contractor remove the graffiti.**
- **Have a qualified contractor replace, repair and / or repaint deteriorated areas of wood trim.**

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

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

Conditions:

- Most tested windows were found to be in functional condition on the date of inspection.
- **Several basement windows have broken glazing.**



Broken basement window glass

- **A first floor window on the right side has cracked glass.**
- *Some windows were not accessible to be tested, due to the presence of furniture and stored items.*

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:

- **Use of window guards on all windows above the first floor level.**
- **Have all broken window glazing replaced.**

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

Conditions:

- **Downspouts are significantly damaged in multiple areas.**
- **Gutters appear to be very clogged and unmaintained.**
- **Some downspouts discharge too close to the base of the home to assure adequate diversion of water.**

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 lowest level or basement.

Recommendations:

- **Have a qualified gutter maintenance company repair or replace all sections of damaged roof drainage.**
- **Direct all above ground downspout discharge points as far away and downhill from the base of the home as is practical.**
- **Have the roof drainage system cleaned and maintained on a regular basis by a qualified gutter maintenance company. This includes periodic flushing and checking of any buried drain pipes into which downspouts may discharge.**

CHIMNEYS & VENTS- EXTERIOR VISIBLE CONDITION

Masonry Chimney(s) This home has at least three masonry chimneys, although only two (left and right) appear to be in use.

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 and do not appear to have been replaced since the original roof was installed. Leakage is more likely to occur around older chimney flashings.**

- **Some cracks, loose and/or missing sections of mortar were seen on the upper section of the chimneys. Lack of maintenance to the exterior and the presence of visible exterior damage strongly suggests the presence of interior hidden defects which may affect safety and function.**
- **These chimneys are now very old, and therefore the likelihood of interior defects that can affect performance and safety is increased.**

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 advanced age or other conditions such as visible exterior damage or modification to the heating system, 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 chimneys as required to assure long term function and safety.**

STRUCTURAL COMPONENTS

Foundation Walls & Structural Supports

This multi-family home is built over two separated basements with raised terracotta clay tile block masonry foundation walls. There is a center terracotta block wall dividing the two basements.

Foundation Wall Condition:

- **Sections of loose and / or missing mortar are present between terracotta blocks, particularly at the front walls.**



Gaps and soft mortar in terracotta block

- **Some gaps have been filled with expandable spray foam. This is not a**

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structural repair and is not adequate.



Spray foam between blocks

Note: Terracotta clay tile is a low strength material no longer used for structural supports and foundation walls. Because of its low strength it is more prone to develop defects and can be easily damaged by impact.

Intermediate Structural Supports: The intermediate central foundation wall and some intermediate wood posts.

Condition:

- The intermediate wall is in functional condition where visible.
- **Intermediate wood posts placed beneath some sections of floor joists are not considered to be adequate for use as permanent structural support.**

Floor Framing: Dimensional lumber floor joists, resting on the foundation walls and on the central main beam support.

Condition:

- **Termite and powder post beetle damage is present to sill plates along the back section of the structure.**



Powder Post Beetle damage to sill plate

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

Condition:

- ***Wood destroying insect damage could extend into some hidden sections of wall framing.***

Roof Framing: Not accessible or visible for inspection.

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. In addition, if this is a multi-family condominium property or attached home, common areas of the foundation and framing are not accessible and are not included in this inspection.

Recommendations:

- **Ensure that 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. See the sections of this report on Exterior Drainage and also Roof Drainage systems for more information.**
- **See the separate wood destroying insect report for more information relating to the wood framing of this home. Evidence of visible infestation and/or damage caused by wood destroying insect infestation, which is indicated in this separate report, increases the probability of additional hidden damage to the structure, and we therefore strongly recommend further evaluation to determine the full extent of damage or infestation.**
- **Have a qualified mason familiar with older terracotta block foundation walls re-point / maintain the foundation walls to extend life and assure structural adequacy.**
- **Have a qualified contractor familiar with wood destroying insect damage repair further evaluate the structure to determine the full extend of wood destroying insect damage and make repairs or reinforcements as necessary to ensure long term structural stability.**
- **Have a qualified contractor familiar with structural reinforcement make reinforcements as necessary around areas of temporary wood columns. If support columns are still required, they should be modern concrete filled steel columns set over concrete footings.**

Wood Destroying Insects We do not inspect for wood destroying insect infestation, however as a convenience and as a matter of expedience, an inspection to determine if wood destroying insect infestation is or has been present 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, and when possible we will include a copy of this separate report along with our home inspection report.

Recommendations:

- **Carefully read the separate wood destroying insect report and be guided by the recommendations therein. This separate report may be a clear certification, or may indicate the need for a chemical treatment to eliminate infestation, or 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.
- 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 main roofs are pitched and covered with asphalt shingles. The rear section of the roof is flat / low sloped and covered in either rubber membrane roofing material or asphalt sheet roofing material (this flat roof could not be viewed or directly inspected due to lack of safe access).

Condition:

- **Most areas of roof shingles appeared to have moderate wear.**
- **Signs of patching along ridges are present.**



Patching along roof ridge

- **Stained areas suggesting prior leaks are present on the interior, particularly**

at areas between the front and rear sections of the roof.

- **Visible roof flashings at roof penetrations or valleys or other flashed details do not appear to have been replaced since the original roof was installed. Leakage is more likely to occur at old flashings.**

Roof Ventilation:

Roof ventilation is very limited and does not appear to be adequate.

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

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:

- **Because of the adverse roof conditions noted above, I recommend that a qualified roofer further evaluate the roof to determine the full extent of wear and / or leakage, and make repairs or replacements as necessary to ensure long term leak free condition.**
- **Have a qualified roofer familiar with flat roofs perform annual roofing inspections and maintenance, and make repairs or replacements as necessary to ensure 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: 50 amperes for each unit.

Service entrance location: Overhead

Electrical Grounding: Metallic water main,

Circuit Breaker and/or Fuse panels:

- Circuit breaker main panels located in the left side basement (one for each unit).
- Circuit breaker sub panels located in the apartments.

Circuit Breaker/Fuse inspection methods:

- Removal of main panel covers with inspection of wiring on the interior.

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

- 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 before 1935 may have been wired with what is known as knob & tube branch circuits, which is an obsolete and potentially hazardous form of electrical wiring 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 even if the visible electrical wiring is more modern material, it is possible that knob-and-tube wiring is hidden and 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.

Functional GFCI electrical receptacles are NOT 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.

Recommendations:

- **Have a licensed electrician install functional GFCI electrical receptacles in all wet areas of the home including kitchens and bathrooms that lack them.**
- **Have a licensed electrician evaluate the home with regard to knob & tube wiring and the potential hazards. If found to be present, it may be advisable**

or required to have knob-and-tube wiring disabled and/or removed, with the affected circuits replaced with new approved wiring. Consult your licensed electrician for advice on what action to take.

Plumbing System

Water Supply: Appears to be from a municipal source.

Water Main Material: Copper tubing.

Water Main and Main water shutoff valve Location: Left Side Basement.

Water Main Condition: Functional where visible.

Main Shutoff Valve Condition: Physically acceptable at exterior.

Note: Water valves, especially older units that have not been “exercised”, are frequently found to be “frozen” and may fail or be damaged when operated. For this reason the home inspector will not operationally test a water shut-off or isolation valve in the course of a home inspection.

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

Visible Water pipe Conditions:

- **Some shutoff valves exhibit significant visible corrosion and signs of leakage.**
- **Remaining sections of old iron water supply pipe is now past the end of designed service life, and could leak or otherwise fail without warning.**



Old iron pipe attached to newer copper pipe

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 pipe, Plastic pipe.

Drain pipe Conditions:

- **A number of sections of old drain pipes visible in the basement have very significant corrosion and have active leakage.**



Badly corroded and leaking drain pipe

- *Comment on Old Buried and 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 repair or replace water supply shutoff valves that exhibit visible corrosion or have signs of leakage.**
- **Have a plumber replace the remaining sections of old iron water supply pipe.**
- **Have a plumber replace drain pipe with significant corrosion and 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 Heaters Four hot water heaters are present, one for each apartment. Water heaters are located in the basements.

Water Heater Type: Standard Tanks.

Water Heater size, gallons: 30 (each).

Heating Method/Fuel: Natural Gas.

Age: 5 years for three of the water heaters, and **10 years for one of the water heaters as determined by mfg data plate information.**

Typical Service Life: 8-10 years.

Condition:

- The three newer units were in functional on the date of inspection.
- **The 10 year old unit is now at the end of designed service life – leakage or other failure is now more likely to occur.**

Recommendations:

- **Replacement of the older hot water heater with new equipment. This work should be done by a licensed plumber.**

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

Heating Systems Each apartment is heated by a separate forced air furnace, which is located in the basements. All four furnaces appear to be of the same type, age, and general condition.

System Type: Forced air furnaces.

Number of Zones: 1 zone for each heating system / apartment.

Fuel: Natural Gas.

Location: Basements.

Estimated age: **35 years or more (all units)**. Typical service life: 20 years, although maintenance is often required before this time.

Physical Condition of Visible Components of the Heating System: **Past the end of designed service life, with significant visible corrosion.**

Heating System Venting: Metal flue pipes to masonry chimneys. **See Chimney section.**

Operational Test of Heating System: The heating systems activated when heat was called for by the thermostats, and appeared to function, *however our operational test was limited due to the high ambient temperatures in the home.*

Conditions:

- **The heating systems are significantly past the end of 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.**
- **Significant visible corrosion present on all units, which suggests hidden defects, which may be corrosion and perforation of the internal heat exchangers, which would render the units unsafe to use.**



Two of the four heating systems

Recommendations:

- **Replacement of these old heating systems with new equipment. Consider high efficiency, direct vent type units that do not use the masonry chimneys. This work should be done by a qualified and licensed heating contractor.**

- **If replacement is not immediately done, further evaluation of the heating system components by a qualified specialist to assure that hidden defects or safety related issues are not present.**
- **Service contract to cover future maintenance and repairs to the heating systems**
- **See the Chimney section of this report for more information.**

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 50% or more 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: Basements

Ventilation and Combustion Air: Adequate

Clearance to Combustibles: Adequate

Central Air Conditioning None Present.

Note: 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: Predominantly plaster and drywall.

Wall and Ceiling Condition: No major areas of gaps or damage, **however worn and peeling paint is present on some ceiling surfaces. In addition, water stains are present on the ceiling on the right side, at the junction between the front and rear**

sections of the roof.

Floor Surfaces: Wood, Carpet, Tile

Floor Condition: No major areas of gaps or damage, **however carpeted areas are worn, some areas of wood floorboards on the left side second floor are loose, and some cracking is present in the first floor kitchen floor tile. Flooring is not currently stiff enough to properly support ceramic tile.**

Recommendations:

- **General interior repairs, repainting and refinishing as necessary.**
- **If kitchen floor tile is replaced, choose a different type of flooring, or ensure that adequate stiffening is installed beneath ceramic tile.**

Interior Doors Some wear present on door surfaces, similar to other surfaces of the home.

Recommendations:

- **See General Interior Conditions section.**

Interior Stairs Stairs to the second floor apartments on left and right sides are functional.

Kitchens Each apartment has a kitchen, with sink, counter and cabinet areas and stove. No dishwashers or garbage disposals are present.

Kitchen Sinks: Functional

Stovetop and Oven: Gas Condition: Functional, **however in variable physical condition, with significant surface wear and staining.**

GFCI electrical receptacles: **NOT present in all kitchens.**

GFCI electrical receptacles protect against shocks in wet areas.

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

Kitchen cabinets and countertops are in variable condition, **with significant wear in some areas. Cabinets are very limited in some kitchens.**

Recommendations:

- **Have stoves / ovens cleaned / maintained where possible, or replaced.**
- **See Electrical section.**
- **Have kitchen cabinets and countertops repaired, replaced and / or expanded as necessary.**

Laundry Room No laundry facilities present.

Bathrooms Each of the four apartments has one full bathroom. Bathrooms are serviceable, with some wear, and **with the following defects in need of repair:**

- **The second floor left side bathroom toilet leaks.**
- **The first floor left side bathroom shower control is loose and falls off.**
- **Leakage appears to be occurring from drain pipes for first floor bathrooms.**

GFCI electrical receptacles: Present and functional at wet areas.

GFCI electrical receptacles protect against shocks in wet areas.

Water pressure and local drainage were adequate in all bathrooms.

Recommendations:

- **See Plumbing section.**
- **Have the second floor left side bathroom toilet repaired.**
- **Have the first floor left side shower repaired.**

Fireplace None present.

BASEMENT, CRAWLSPACE or LOWEST LEVEL SPACE

Basement and/or Crawlspace Basements are unfinished space. Two basements are present, separated by a terracotta tile wall.

Sump Pump: Not found to be present.

Note: The functionality of perimeter drains in basements cannot be determined in the course of a home inspection due to the presence of buried components of this system that can not be seen or evaluated.

Moisture Evaluation: Accessible surfaces were closely inspected for stains or other evidence of prior moisture entry. Selected materials in the lowest level space were tested with a professional moisture meter on the date of inspection.

The following adverse conditions related to moisture, water entry, or flooding in the basement or lowest interior space were observed to be present on the date of inspection:

Condition:

- **Visible signs of prior water entry were found to be present on some areas of foundation walls, particularly at the front.**
- **Lack of maintenance to the roof drain system could contribute to water entry.**
- **Adverse exterior grading or defects below ground could contribute to water entry.**

Other Adverse Conditions:

- **Rear basement exterior doors are rusty and in poor condition. The left side door is hazardous.**
- **Painted areas of wood framing and walls in the basement have significantly flaking paint, which could be a lead paint hazard.**

Recommendations:

- **See the Roof Drainage and Exterior Drainage sections of this report for more information – proper maintenance of gutters and downspouts and adequate exterior drainage conditions can reduce the possibility of water entry into the home.**

- **Further evaluation by waterproofing specialists to determine what additional measures are needed to assure that the lowest level space in this home remains dry, followed by installation of these waterproofing systems.**
- **Have rusty basement exterior doors repaired or replaced.**
- **Have the basements cleaned out and have loose or flaking paint removed, and have areas re-painted. This work should be done by a qualified painter who has appropriate certifications for safely removing and repainting surfaces that have lead paint.**

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 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 attic space is accessible by stairs from the right side second floor apartment. The attic space has been completely finished, however **no heat source is present.**

Insulation

Visible areas of insulation:

- Little or no insulation was visible for inspection due to the presence of finish materials.

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

Recommendations:

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

Garage None Present.

FUEL OIL STORAGE, FIRE SAFETY
ASBESTOS & other ENVIRONMENTAL ISSUES

Fuel Oil Storage

The heating systems for this home use 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.**
- **A search for the presence of buried oil storage tanks was ordered as a subcontracted service and carried out by a certified oil services company.**

Recommendations:

- **Careful review with legal counsel of documents or statements relating to oil tank(s).**
- **See the separate report from Lombardo Environmental, Inc regarding the results of the search for buried oil tanks.**

Smoke & Carbon Monoxide Detectors & Fire Safety Devices We do not test smoke detectors, fire safety devices and carbon monoxide detectors as part of the home inspection. Installation of smoke and carbon monoxide detectors, and a fire extinguisher in kitchens are recommended for this residence. 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. Carbon monoxide detectors are required by most municipalities, and should be installed as required and should be checked for proper operation when you take occupancy of the home and yearly thereafter. Batteries should be replaced yearly as well.

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.**

Note: Statements in this report mentioning the presence of specific materials suspect of containing asbestos, if provided, are not to be considered to be a complete or comprehensive evaluation statement regarding the presence or absence of asbestos in this home, and require further specialist evaluation and testing for confirmation.

Recommendations: Further evaluation and testing done by specialists, followed by remediation as may be found to be needed.

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.**

Note: Statements in this report mentioning the presence of specific areas or materials suspect of being affected by mold, if provided, are not to be considered to be a complete or comprehensive evaluation statement regarding the presence or absence of mold in this home, and require further specialist evaluation and testing for confirmation.

Recommendation: Further evaluation and testing done by specialists, followed by remediation as may be found to be needed.

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.

Note: Statements in this report mentioning evidence of pest animal presence, if provided, are not to be considered to be a complete or comprehensive evaluation statement, and require further specialist evaluation and testing for confirmation.

Ordered Tests No lab tests ordered or performed.

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 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. 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 when it is vacant.

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 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.

MHI Services, Inc.
South Orange & Summit New Jersey