

August 12, 2012

**HOME INSPECTION REPORT**

**### XXXX Avenue**

**Ridgewood, NJ**

The following are the findings of a **Home Inspection** of the subject property done on August 11, 2012. This report is for the use of Xxxx. 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: Occupied home. Weather was raining, and approximately 75 Deg. F.

Present at the inspection: NJ Licensed Home Inspector,; Mr. & Ms. Xxxx, buyers; a real estate sales representative; and, for part of the time, technicians from a licensed pest control company for the wood destroying insect inspection and from a oil services company for an oil tank search.



### XXXX Ave, Ridgewood, NJ

Description of Property Wood frame, one family home built in the early part of the 20<sup>th</sup> century (estimated). The first floor has a living room, dining room, den, kitchen and screened patio room. The second floor has three bedrooms and two full bathrooms. The uppermost floor has one finished room. There is an unfinished basement. There is a detached two-car garage.

## EXTERIOR ASPECTS OF THE PROPERTY

### Exterior Soil Grading and Drainage

Soil Grade & Clearance to Wood Elements of the Home:

Front: Adequate      Back: Adequate  
Left: Adequate      Right: Adequate

Drainage Conditions:

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

### Landscaping, Retaining Walls and/or Fences

- **Overgrown vegetation, including shrub and vine growth, is close to or in contact with the sides of the house.**
- **Trees or tree branches overhanging the home 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 repaired or replaced as necessary.**

### Driveway & Paths

Driveway Type: Concrete.

Driveway Condition: Currently functional, **but with some wear.**

Path Type: Concrete.

Path Condition: **Some areas of wear and irregularity.**

Sidewalk Type: Concrete.

Sidewalk Condition: **Some areas of wear, cracking and irregularity.**

**Recommendations:**

- **Have the cracked and irregular sections of the path and sidewalk repaired or replaced as necessary.**
- **Have the driveway maintained and repaired as necessary.**

Deck None present.

Patio

Type: Pavers

Location: Rear

Condition: Functional

Description & Condition of Entrances

Front Door: Wood and glass, in functional condition.

Front Entry Area: Masonry steps, in functional condition.

Back Door: Clad wood and glass, in functional condition.

Back Entry Area: The rear patio, in functional condition.

Exterior Facades

Type: Aluminum siding on upper areas, and brick on lower areas.

Trim, Type: Metal, wood.

Conditions:

- Most areas of aluminum siding and brick are generally functional.
- **Basement window frames have been damaged by a wood destroying insect infestation.**
- **Lower sections of aluminum siding on the second floor level are inadequately attached where they meet the lower shingled roof.**



Poorly attached lower section of siding

**Recommendations:**

- **Have the damaged window frames replaced along with basement window replacement.**
- **See Roof section – have the lower sections of second floor siding modified so that installation detail in this area conforms to accepted practice.**

Windows Mostly older / original wood frame, double hung units.

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

Conditions:

- **Windows need some maintenance and repair. Some windows are stiff and/or difficult to operate. Some windows have loose and/or missing paint and glazing putty.**
- **Some windows have missing counterweight cords.**
- **Basement window frames have been damaged by wood destroying insect infestation.**
- *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:**

- **Use of window guards on all windows above the first floor level.**
- **Have 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.**
- **Have basement windows replaced with modern vinyl framed double glazed units.**
- **Consider having some or all windows replaced with modern double glazed units.**
- **See the section of this report on Lead for more recommendations 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:

- **Some upper downspouts discharge onto lower roof sections, and water overflows lower gutters.**

*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:**

- **Keep all above ground downspout discharge points as far away and downhill from the base of the home as is practical.**
- **Have upper downspouts modified so water does not overflow lower gutters.**
- **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 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 flashing installation is poorly done and does not conform to accepted standards. Leakage is more likely to occur around these inadequate chimney flashings.**



Poorly installed chimney flashings

- **Cracks, loose and/or missing sections of mortar were seen on the upper section of the chimney. 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.**
- **This chimney is 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 chimney as**

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- **required to assure long term function and safety.**
- **See the section of this report on the Roof for more information.**

## STRUCTURAL COMPONENTS

### Foundation Walls & Structural Supports

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

#### Foundation Wall Condition:

- After construction of a home soil compression sometimes occurs under the foundation wall footings, and this may result in cracks that are vertical, diagonal or stair-step in pattern. **Cracks of this type that are more than 3/16 inch wide or have other complicating factors such as wall displacement, or evidence of prior patching that has opened up, are not minor, and are considered to be structural defects in need of repair. Our home inspection found foundation wall cracks of the type and degree described above along the front wall, where a vertical crack is approximately 3/16 inch wide and has some displacement of wall sections.**



Vertical crack

Intermediate Structural Supports: Mostly concrete filled steel tubular columns. There is an added wood post support near the end of a damaged beam.

#### Condition:

- Concrete filled steel columns are in functional condition where visible.
- The wood post under the damaged beam end is not suitable for use as a permanent support.

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

#### Condition:

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- **The front end of one main beam has been damaged by a wood destroying insect infestation.**



Probe easily penetrates end of Termite damaged beam

- **Some flooring settlement is evident around interior walls.**

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

Condition:

- **Sill plates at the front as viewed from the basement are damaged by a wood destroying insect infestation.**

Roof Framing: Dimensional lumber for a pitched roof.

Roof Decking: Plywood.

Condition:

- Visible portions of roof framing and decking appeared to be functionally adequate on the date of 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.*

#### **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 additional 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 also 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.

- Adequately repair or replace structural framing that has been damaged by wood destroying insect infestation. This includes the beam end as well as adjacent sill plate and framing.
- The foundation cracks found appear to be moderate to severe. The type of defect found is often caused by poor water control and inadequate drainage around the home. We recommend that improvements to the exterior drainage system may reduce or eliminate worsening of these foundation defects, and we recommend that this be done. We also recommend further evaluation of the foundation walls and footings to determine the true cause of the defects, and reinforcement or repairs be done as required to assure long term structural stability.

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.
- 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.
- The underside of the roof was 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. Skylights are present in the roof.



Condition:

- **Roof shingles appeared to have moderate wear in most areas.**
- **Roof shingles appeared to have significant wear in some areas such as lower roof edges where shingles are worn and cracked.**



Worn and cracked lower sections of shingles

- **Visible roof flashings at roof penetrations or valleys or other flashed details do not appear to have been properly renewed or replaced. Leakage is more likely to occur at old improperly or installed flashings. In particular, the flashing at the chimney appears to be incorrectly done and in poor condition.**
- **Siding is poorly mated to lower sections of roof, with nails penetrating directly through the shingles.**
- **Multiple layers of shingles are present on the roof. Shingles installed in multiple layers can have reduced service life.**

Roof Ventilation:

- Ridge vents.

**Roof ventilation may not be adequate. This type of roofline can be difficult to ventilate.**

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

**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.**

*Note: Our roof evaluation consists of an inspection of the exterior surface covering, including an*

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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: Metallic water main.

Circuit Breaker and/or Fuse panels:

- Circuit breaker main panel located in the basement.
- Circuit breaker sub panel located in the third floor.

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):

- **One double tapped circuit breaker (more than one wire connected to a breaker) is present in the panel. This is incorrect wiring technique.**

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.*

Conditions:

- **Several uncovered junction boxes with exposed wiring were found in the basement.**
- **Electrical feed to the garage is not adequate. The garage is powered by a cable strung overhead from the house, and the cable is too low, the wrong**

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**type and inadequately secured.**

*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.

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.*

**Recommendations:**

- **Have a licensed electrician eliminate the double tapped condition in the circuit breaker panel.**
- **Have a licensed electrician replace the electric feed to the garage, ensuring that the feed cable is the appropriate type, height and adequately secured.**
- **Have a licensed electrician ensure that all junction boxes are adequately covered / enclosed.**
- **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: **Old iron pipe.**

Water Main and Main water shutoff valve Location: Basement

Water Main Condition: **Iron water mains can have a reliable service life of up to 50 years. The water main in this house appears to be older than this, and could now suddenly fail requiring emergency replacement.**

Main Shutoff Valve Condition: **The main water shutoff valve appears to be old, and therefore the probability of malfunction of this valve is increased.**

*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 **Old iron pipe.**

Visible Water pipe Conditions:

- **Remaining old iron water supply pipe is now past the end of design life, and**

could leak or otherwise fail without warning.

- **One section of old iron water supply pipe was seen to be actively leaking.**



Corroded and leaking old iron water supply pipe

- **Some shutoff valves exhibit significant visible 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 pipe, Plastic pipe.

Drain pipe Conditions:

- Drainage was functional on the date of inspection, as determined by a limited operation of multiple plumbing fixtures.
- **A number of sections of drain pipe appear to be original iron, and have significant signs of corrosion.**

*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 further evaluate the water main and main water shutoff valve and repair or replace it as necessary to assure reliable function. Replacement of the iron water main may be found to be advisable.**
- **Have a plumber repair or replace water supply shutoff valves that exhibit visible corrosion or have signs of leakage.**
- **Have a plumber replace all remaining sections of old iron water supply pipe.**
- **Have a plumber evaluate and replace as necessary all sections of aging iron drain pipe.**
- **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: 4 years

Typical Service Life: 8-10 years

Condition:

- Functional on the date of inspection.

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

Heating System

System Type: Steam boiler, feeding radiators.

Number of Zones: 1

Fuel: Natural Gas.

Location: Basement

Estimated age: 24 years. Typical service life: 25 years, although maintenance is often required before this time.

Physical Condition of Visible Components of the Heating System: **Aging equipment, with visible heat scorching inside the case.**

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

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

**Conditions:**

- **The heating components are approaching 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 and heat scorching present, which suggests hidden defects.**



Aging steam heating system

- **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:**

- **Replacement of this old heating system with new equipment. This work should be done by a qualified and licensed heating contractor. If replacement is not immediately done, I recommend further evaluation of the heating system components by a qualified specialist to assure that hidden defects or safety related issues are not present.**
- **Monitor radiators and radiator connections for leakage, and have any leaks repaired promptly.**
- **A service contract to cover future maintenance and repairs to the heating system.**
- **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: Basement

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: Drywall and/or plaster

Wall and Ceiling Condition: In most areas, generally functional – only minor repairable defects. **Several small cracks are present in the ceiling on the second floor. Paint on radiators is worn and / or peeling. This can pose a lead paint hazard.**



Peeling paint on radiator

Floor Surfaces: Wood, Carpet, Tile

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

### **Recommendations:**

- **Have a qualified painter repair and repaint hairline cracks on the ceiling.**
- **Have a qualified contractor professionally remove loose paint from radiators and repaint.**

Interior Doors Functional condition.

Interior Stairs Functional

### Kitchen

Kitchen Sink: Functional

Stovetop and Oven: Gas Condition: Stovetop is functional. **The oven does not ignite. This is a potential safety hazard.**

**The vent hood fan is very weak.**

Garbage Disposal: None present.

GFCI electrical receptacles: Present and functional at wet areas.

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

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

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

Kitchen cabinets and countertops are in functional condition.

### **Recommendations:**

- **Have the oven repaired or replaced as necessary.**
- **Have the vent hood repaired or replaced.**

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

**Conditions:**

- **Washer water hookups use the very old laundry sink water supply and drainage pipes. This is vulnerable to leakage.**

**Recommendations:**

- **Have a plumber install new, dedicated washer water supply and drainage hookups.**

*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. Washer water supply hoses should also be replaced every 5 years. Dryer exhaust vent ducts should be metal rather than plastic to reduce the possibility of fire.*

Bathrooms

Basement: Toilet only. **NOT functional.**

Second Floor, Main: Full, with sink, toilet and shower over tub, in functional condition.

Second Floor, Master: Full, with sink, toilet, stall shower with solid surround and separate spa tub. The sink and shower are functional. The spa tub is functional, based on a limited time test. **The toilet is loose.**

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.

Bathroom Ventilation: The main bathroom has a window and a vent fan. The master bathroom has a window, but no vent fan.

*Note that the exit points of the bathroom vent fans could not be determined with certainty. Bathroom vent fans should discharge to the exterior of the home, not into attic spaces or wall or ceiling cavities.*

**Recommendations:**

- **Have the basement toilet made functional by a plumber.**
- **Have the second floor master bathroom loose toilet repaired by a plumber.**



Fireplace

Location: Living Room.

Type: Gas Insert.

Hearth area Condition: Functional

Flue Damper Condition: Functional

Gas Insert Condition: Tested Operational.

**Recommendations:**

- **See Chimney section.**

BASEMENT, CRAWLSPACE or LOWEST LEVEL SPACE

Basement and/or Crawlspace The basement is unfinished space.

Sump Pump: Not found to be present.

*Note: The adequacy of pumps or 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.**
- **Lack of maintenance to the roof drain system and other adverse drainage conditions below ground could contribute to water entry.**

**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.**

*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 third floor is almost entirely finished space. Only limited attic side space is present, which was partly entered and inspected where safe.

Condition:

- **Roof ventilation may not be adequate (see Roof section).**

**Recommendations:**

- **See Roof section.**

## Insulation

Visible areas of insulation:

- Fiberglass in attic side spaces.
- *Other areas of insulation were not visible for inspection due to the presence of finish materials.*

Insulation Condition: Functional where visible.

*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 SPACE

Garage Two car detached structure.

Vehicle Doors: Two overhead doors.

Power Openers: Both Doors

Vehicle door(s) were operated.

Door Condition: **Lower sections of doors are deteriorated.**

Optical Safety Sensor Condition:

- **Optical Sensors present, but sensors mounted too high (incorrect installation). The garage door is not in safe operational condition.**
- **Garage door openers are plugged in with extension cords. Garage door**

**openers should be plugged directly into electrical receptacles, without the use of extension cords.**

**Garage Floor Slab: Some areas of cracking and settlement.**

**Garage Structure: Framing damaged in multiple areas from wood destroying insect infestation.**

**Recommendations:**

- **Have garage doors repaired or replaced.**
- **Have garage door sensors lowered to within 6 inches of the floor by a qualified garage door contractor.**
- **Have a licensed electrician install electrical receptacles in close proximity to the garage door openers so they can be plugged in directly.**
- **Repair or replace floor slab.**
- **Replace or adequately repair damaged wood framing where damaged by wood destroying insects.**
- **See the separate Wood Destroying Insect report for more information.**

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 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.**

- **This home has a steam heating system, and asbestos was commonly used as steam pipe insulation in homes of this age.**
- **Residual insulation material suspect of containing asbestos is present on some sections of steam pipes in the basement.**

*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 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 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