MEYERS HOME INSPECTION SERVICES

Licensed Home Inspectors

35 Glenside Road, South Orange, NJ 07079 ❍ (973) 763-7090

March 19, 2007

HOME INSPECTION REPORT
Prop Address Removed
Jersey City, NJ

The following are the findings of a **Home Inspection** of the subject property done on March 15, 2007. This report is for the use of Clinet name removed.

Conditions on date of inspection: Vacant, newly renovated home. Weather was cloudy with periods of rain, and approximately 45 Deg. F.

Present at the inspection: D. Meyers, Home Inspector; Client name removed, buyer; a real estate representative; and, for part of the time, a representative from Terminite, Inc. for the wood destroying insect inspection.

Prop Address removed, Jersey City, NJ

Description of Property Wood frame, one family, two and one-half story fully detached home. The first floor has an entry hall, living room, dining room and kitchen. The second floor has two bedrooms, a front office room with attached front den, and one full bathroom. The third floor has a bedroom, a front room and a full bathroom. There is a mostly finished basement, with an additional full bathroom. There is a one car interior garage.

Advisory Note Regarding Construction and Renovation Permits This home has undergone recent reconstruction and renovation. It is not known by us if any construction permits were obtained, or if any post-construction, post-renovation permit inspections and/or approvals were given. The renovations may, or may not have, been performed in accordance with local municipal requirements. We have no detailed knowledge of relevant building plans or permits or approvals, and therefore this inspection should not be taken as an endorsement or certification of this work.

Type and Condition of Exterior Facades

Front, Type: Vinyl. Condition: Functional.
Rear, Type: Vinyl. Condition: Functional.
Left, Type: Vinyl. Condition: Functional.
Right, Type: Vinyl. Condition: Functional.
Trim, Type: Vinyl, metal and wood.

Condition:

- **The edges on the front porch are unfinished and unprotected, and there is damaged wood casing and trim present in these areas.**

Rough exposed porch edge

- **Metal trim over some windowsills is loose and has gaps. No firm wood or other material is present beneath these loose sections of trim.**

Loose, hollow section of window sill trim

Recommendations:

- **Repair or replace the deteriorated wood at the porch floor edge and cover with appropriate exterior trim to protect against the weather.**
- **See the section of this report describing Entrances for more information about the porch floor and edges.**
- **Have loose window trim secured and correctly pitched, with a firm mounting surface installed beneath the exterior trim.**

Windows
Type: Mostly replacement double hung, double glazed units.
Location: Throughout the home.
Condition: A representative number of windows were checked. All windows were visually examined. Windows were found to be in functional condition on the date of inspection.

Several original stained glass fixed panel windows are present. In addition, original leaded glass casement windows are present on the interior of newly installed exterior windows. Fixed panel stained glass windows have exterior fixed panel clear glass. These original decorative windows are in mostly acceptable condition for their type and age, **with the exception of a stained glass window at the bottom of the stairs, which has some cracked and missing glass.**

Broken section of stained glass window

Recommendations:
- **Have broken stained glass window repaired by an appropriate restoration specialist.**

Exterior Doors
Front: Wood and glass, in functional condition.
Rear: Wood and glass, in functional condition.
Garage: Wood, in functional condition.
Basement: Wood at the basement, in functional condition. Steel vault doors on the

exterior. **Steel vault doors are rusted through at edges, and in generally worn condition.**

Rusty edge of basement vault door

Recommendations:

- **Replacement of steel exterior basement vault doors.**

Interior Doors Wood, in functional condition.

Type & Condition of Foundation Walls & Structural Supports This home is built mostly over a full basement, with the front porch and a portion of the garage area built over concrete slabs and/or inaccessible crawlspaces.
Foundation Wall Material: Brick and masonry.
Condition: Functional where visible.

Intermediate Structural Supports: Probably brick masonry columns, however columns are surrounded by finish materials in the basement and could not be seen directly.

Note: Finish materials in the basement significantly limited access to the foundation walls and structural supports, and our findings are limited by this.

Advisory Recommendations:

- *See Roof Drainage section – make sure water around the home is well controlled, with no accumulation near the base of the home. This can help reduce the possibility of foundation settlement in the future.*

Type and Condition of Structural Framing

Structural Floor Framing: Wood floor joists, resting on the foundation walls and on a wood main beam.

Condition: Flooring throughout the home is adequately level and stiff for a structure of this type and age.

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

Walls throughout the home are adequately true for a structure of this type and age.

Structural Roof Framing: Not visible. The roof is pitched in most areas, with some flat side sections.

Structural Porch Framing: The front porch appears to be a wood framed floor structure supported by masonry piers. The front porch may have originally been over an open exterior area, but the area below it now is enclosed by masonry walls and houses the garage and interior basement space. The floor of this porch is wood, with a layer of slate tiles applied to it.

Condition: Application of slates or tiles directly to the surface of wood floors at the exterior of the home is not appropriate as the slate or tile will allow some moisture or water to penetrate and this moisture will be trapped. Premature failure of the wood flooring and possibly the wood floor supports can result from this type of installation. Some evidence of deterioration of the wood flooring is evident at the edges.

Note: Finish materials in the basement and upper floors obscure almost all sections of all structural framing, and our findings are limited by this.

Recommendations:

- **See separate wood destroying insect report from Terminite, Inc.**
- **Further evaluation of the porch floor framing to determine if hidden defects resulting from long term moisture intrusion are present. Since the porch floor is now functioning as a "roof" over the garage and interior space, it must be water proof, and it may be necessary to remove the existing tile flooring on the porch and install a water proof membrane followed by an appropriate floor surface.**

Wood Destroying Insects We do not inspect for wood destroying insect infestation, however as a convenience and as a matter of expedience, an inspection for the presence of wood destroying insects has been ordered by us for this property. The official results of this wood destroying insect inspection will be sent to you under separate cover by the provider of this service, Terminite, Inc, Tel: 908-353-6938. A copy of this separate report is included with the home inspection report for reference.

Recommendations:

- **Carefully read the separate wood destroying insect report from Terminite, Inc. and be guided by the recommendations therein.**

Exterior Soil Grading and Drainage

Soil clearance to wood frame structure –

Front: Adequate. Back: Adequate.

Left: Adequate. Right: Adequate.

Inadequate soil clearance to wood frame structure is conducive to wood destroying insect entry.

Adverse Drainage Conditions: Not adequate at the entrance to the garage. Inadequate roof drainage can contribute to water entry into the home and/or structural damage.

Recommendations:

- **See Roof Drainage System section.**
- **Install a drainage system at the low point of the driveway.**

Landscaping **An area of the front yard has subsided near the front yard wall. This will allow water accumulation over time.**

Recommendations:

- **Fill in the hole in the front yard with firmly compacted soil.**

Roof Drainage System Roof drainage is by metal gutters and leaders (downspouts) attached to the roof and siding, as well as some roof edge troughs on flat roof edge areas.

Some sections of roof edge troughs (at the front) have no visible downspouts or drain systems. Water was observed accumulating at these edge areas during the inspection. This will lead to premature roof edge wear and leakage, and could allow over spilling water to accumulate at the base of the home.

Water accumulating at roof edge – no drainage exists

Some downspouts discharge very close to the base of the home.

Downspout discharging close to the base of the home

Inadequate or defective roof drainage systems can lead to water entry into the basement, foundation damage and/or roof leakage.

Recommendations:

- **Have a roofer and/or roof drainage contractor install adequate drainage from all sections of the roof, including flat or low sloped areas.**
- **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.**

Roof 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. Some lower front and edge sections of the roof are flat or low sloped, and appear to be covered in rubber membrane roofing material.

Condition:

- Roof shingles appeared to be functional on the date of inspection.
- Weather was raining on the date of inspection. No water stained areas or high moisture meter readings were found on the ceiling on the upper level or elsewhere on the date of inspection.
- **Low sloped roof edge areas do not appear to have been coated with protective paint. This will result in a shorter lifespan for the low sloped roof areas.**
- **Water accumulation is taking place at the edges of low sloped roof areas. No roof drainage is present in these areas (see Roof Drainage System section).**

Roof Ventilation:

- Limited amounts of field vents.

Roof ventilation may not be adequate.
Inadequate roof ventilation can lead to reduced shingle life.

Note: Low slope roofs generally have service lives that are not as long as roofs that are adequately pitched. For this reason, yearly inspection and maintenance is needed to assure that leaks do not occur.

Recommendations:

- **See Roof Drainage System section – all areas of the roof must be adequately drained to ensure long term leak free performance.**
- **Be sure that the low sloped areas of the roof are coated in protective paint when weather conditions allow, and after the specified time period for this roofing material, as per manufacturer's specifications.**
- **Have roof ventilation added to the extent possible for this home. The finished nature of the third floor may restrict the amount of ventilation possible.**

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.

Driveway & Paths

Driveway Type: Pavers.

Driveway Condition: Recently laid and currently functional, however drainage provisions at the garage entrance do not appear to be adequate.

Path Type: Concrete and pavers.

Path Condition: Recently laid and currently functional.

Sidewalk Type: Pavers.

Sidewalk Condition: Recently laid and currently functional.

Deck None present.

Patio None present.

Description & Condition of Entrances

Front Entry Steps: Masonry steps to the covered front porch, in functional condition.

Back Entry Steps: Masonry steps lead from the back yard to the wood and glass back door. **There is a gap between the stairs and the house. This could allow water entry.**

Gap between back steps and door threshold

Basement Door: The metal vault door is rusted and in poor condition. Masonry walls around the basement entry steps have gaps at junction areas to the house.

Garage Entry Door: Wood to the basement, in functional condition.

Recommendations:

- **See Exterior Facades section.**
- **See Exterior Doors section.**
- **Have flashing installed at the rear entry to close the gap between the house and the steps.**
- **Have gaps at the rear basement stair area sealed.**
- **See Roof Drainage section – ensure that water at the rear is well controlled, to reduce the possibility of future settlement of the rear basement steps area.**

Condition of 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:

- **Significant cracks, loose and missing sections of mortar were seen on the upper sections of the chimney. Daylight was visible through some of these cracks. This indicates a strong possibility that interior chimney defects are present as well.**
- **Chimney flashings appear to be older. Leakage can occur around older chimney flashings.**

Our inspection can not properly evaluate the condition of the interior components of the chimneys, and we do not include this in our service.

The National Fire Protection Association and the National Chimney Sweep Guild recommend that chimneys more than 20 years old be given a Level 2 inspection to rule out hidden safety defects.

Recommendations:

- **Have a qualified chimney contractor conduct a level 2 inspection on the interior of the chimney flues.**
- **Have a qualified chimney contractor evaluate the chimney exterior and flashings, and perform repairs and/or maintenance as required.**

Fireplace No functional fireplaces are present in the home.

Electrical System

Voltage: 240/120 volts

Current capacity: 100 amperes.

Capacity is minimally adequate for present usage of this home.

Service Entrance Location: Overhead.

Electrical Grounding: Metallic water main.

Circuit Breaker and/or Fuse panels:

- Circuit breaker main panel located in the basement.

Circuit Breaker/Fuse inspection methods:

- Removal of panel cover with inspection of wiring on the interior.

Conditions:

- **The circuit breaker panel is almost full, has mostly half height circuit breakers, and is now at or over capacity. No more circuits can be added.**

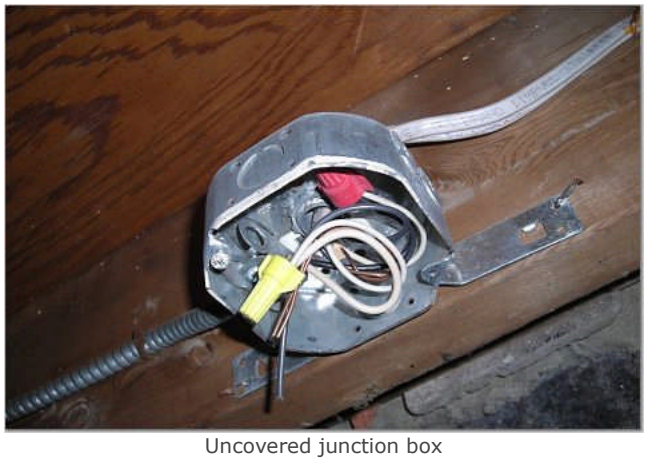
Branch circuit wiring:

- Plastic sheathed cable
- Metallic sheathed cable
- Older fabric sheathed cable
- **Antique knob and tube wiring may also be present.**

Branch circuit conductor material is copper for all 15 and 20 ampere solid conductor circuits.

Conditions:

- **An uncovered junction box is present in the basement entry area. This is a hazard.**



Uncovered junction box

Homes built or wired 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 likely that such wiring is present within walls and ceilings. Evidence of such wiring was found, in the form of unshielded electric fields and ungrounded electrical outlets.

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

A representative number of three pin outlets were tested, **with the following defects found:**

- **An open ground outlet is present in the second floor back bedroom.**
- **Two reverse wired outlets are present in the second floor back bedroom.**
- **All outlets in the 3rd floor back bedroom have open grounds.**

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

Recommendations:

- **Have a licensed electrician evaluate the home with regard to possible hidden knob and tube wiring. You may wish to have such wiring disabled and/or removed.**
- **Have a licensed electrician cover the open junction box in the back entry area.**
- **Have a licensed electrician evaluate the main circuit breaker panel, and provide estimates for upgrading to a larger panel and 200 amperes current capacity.**
- **Have a licensed electrician test all outlets, and repair all wiring defects found.**

Plumbing System

Water Main Material: The entry point of the water main into the basement space was obscured by finish materials and the material could not be seen. ***Older water main materials, if present, such as lead, iron or brass can leak, constitute health hazards, or fail.***

Water Main and Main water shutoff valve Location: Basement

Water Main Condition: Functional *where visible.*

Main Shutoff Valve Condition: Functional**.**

Visible Water pipe material: Copper tubing.

Visible Water pipe Conditions: Water shutoff valve knobs under the kitchen sink are missing and/or inaccessible, due to the presence of finish materials.

Inaccessible shutoff valve knob under kitchen sink

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: **Older iron** and newer PVC pipe. Functional on the date of inspection as determined by a limited operational test.

Drain pipe Conditions:

- **Iron sections of the drain are now very old, and may have significant internal corrosion, and have limited additional service life.**

Recommendations:

- **Have a plumber evaluate the water main and confirm that it is copper tubing rather than older material prone to failure.**
- **Have a plumber install shutoff valve knobs on all shutoff valves, and make all shutoff valve knobs accessible.**
- **Have a plumber video scan older, iron drain pipe sections to determine their condition.**

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

Heating System

System Type: Steam boiler; radiators.

Number of Zones: 1

Fuel: Natural Gas.

Location: Basement utility closet.

Estimated age: 2 years. Typical service life: 35 years, although maintenance is often required before this time. When possible, operation of the system is done using normal controls, and this was done on the date of inspection. The heating system activated when heat was called for by the thermostat, and some radiators throughout the home began to heat up.

Condition: Functional.

Heating System Venting: Metal flue pipe to masonry chimney.

Conditions:

- **Some sections of the metal flue pipe are not screwed or riveted together. This is a hazard.**
- **The condition of the chimney flue is suspect, due to visible chimney damage (see Chimney section).**
- **Radiators and steam or circulated water pipes are older, and maintenance and repair to these older components should be anticipated. Some radiator shutoff valve knobs are missing.**

Recommendations:

- **Inquire with the local gas utility about "worry free" service contracts, to cover minor maintenance and repairs to the heating system.**
- **Monitor radiators and radiator connections for leakage, and have any leaks repaired promptly. Have shutoff valve knobs installed on all radiators.**
- **See Chimney section.**
- **Have all sections of the chimney flue securely screwed or riveted together.**

Heating Equipment Clearance & Combustion Air

Heating System Location: Basement utility closet
Ventilation and Combustion Air: Adequate.
Clearance to Combustibles: Adequate.
Advisory Recommendations:

- *Maintain ventilation to the heating utility closet.*

Central Air Conditioning None Present.

Asbestos *This inspection can not guarantee that asbestos materials, which have been commonly used for insulation and some finish material, are present or absent from this home. To determine with certainty if asbestos is present, sampling and lab testing is required, which is not included in this inspection.*

This home has a steam heating system, and asbestos has been commonly used as steam pipe insulation in the past.

Recommendations:

- **Testing for the presence of asbestos and removal of any asbestos hazards found, by a qualified asbestos abatement contractor.**

Fuel Oil Storage The heating system for this home currently uses natural gas.

The history of this property is not known by us, and therefore we can not 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.**
- **As leaking oil tanks can result in significant expenses, we advise careful review with legal counsel of any documents or statements relating to the oil tank(s). Further evaluation by tank specialists may be advisable.**

Domestic Hot Water Heater

Water Heater Type: Standard Tank.
Water Heater size, gallons: 50
Heating Method/Fuel: Natural Gas
Age: 7 years. Typical Service Life: 8-10 years
Condition:
Functional but **approaching the end of designed service life.**
Recommendations:

- **Budget for replacement of the hot water heater in the near future.**

General Interior Condition

Wall and Ceiling Material: Drywall and/or plaster.
Wall and Ceiling Condition: Functional – only minor cosmetic defects in most areas.

Floor Surfaces: Wood, Carpet, Tile
Floor Condition: Functional – only minor cosmetic defects.

The front room on the second floor is a former enclosed porch. A radiator is present in this room for heating. *Flooring in this room is sloped, which would have been normal for the enclosed porch., but not necessary for an enclosed finished room.*

Kitchen The kitchen appears to have been recently renovated, with new appliances, cabinets and counter tops.

Kitchen Sink: Functional, **with the exception of missing and/or inaccessible shutoff valve knobs (see Plumbing section).**

Stovetop and Oven: Gas. Condition: Functional
Garbage Disposal: None present.
GFCI electrical outlets: Present and functional at wet areas.
GFCI electrical outlets protect against shocks in wet areas.
Dishwasher: Not present.
Water pressure at the sink was adequate. Drainage at the sink was adequate.
Kitchen cabinets and countertops are in functional condition.
Recommendations:

- **See Plumbing section.**

Laundry Room Hookups for 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.

Bathrooms

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

Fixtures and faucets were tested, and found to be functional, **with the following exceptions:**

- **The vanity top in the basement bathroom is loose.**
- **The toilet flush lever in the basement bathroom sticks.**

GFCI electrical outlets: Present and functional at wet areas.
GFCI electrical outlets protect against shocks in wet areas.
Water pressure and local drainage were adequate in all bathrooms.

Recommendations:

- **Have the basement sink top secured to the vanity cabinet.**
- **Have the basement toilet flusher repaired so that it flushes and releases reliably, without running on.**

Interior Stairs **There is a missing baluster in the stair rail.**

Missing baluster on basement stair

Recommendations:

- **Repair / replacement of the missing baluster in the stair rail.**

Insulation

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

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.

Basement The basement is almost completely finished, with a main finished room, smaller front finished room, and full bathroom.

Sump Pump: Not Present.

Basement Condition: Dry on inspection date – the basement has been recently finished or re-finished. Water entry into basements is very common, and water entry or damage could occur in the future.

Finish materials in the basement were tested with a moisture meter on the date of inspection (this includes accessible areas of both clean and any water stained areas found). No high moisture meter readings were found on the date of inspection.

Limitation: Recent finish work in the basement can cover signs of prior water entry thereby limiting our ability to determine if water entry has occurred in the past.

Recommendations:

- **See Roof Drainage section – proper maintenance of gutters and downspouts can reduce the possibility of water entry into the basement.**
- **Installation of additional waterproofing measures, including a sump pump and perimeter drain system if not already present.**

Please be aware that the lower level interior space is near or partially below grade level, and foundation walls and the floor slab floor in this home are not 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.

Attic Space The upper floor (the third floor) is entirely finished, with no access to any unfinished attic crawlspaces.

Garage One car interior.

Vehicle Doors: One set of double swinging doors.

Power Openers: None Present.

Vehicle Door Condition: The vehicle doors are older wood doors that have been repaired and repainted. **Some water damage is present at the bottom of one side of the garage door frame.**

Damaged garage door frame

This style of door is more difficult to operate than modern overhead doors. The doors swing inward, restricting usable interior garage space.

Garage Floor Slab: Functional - Minor cracks and settlement.

Recommendations:

- **Have water damage to garage door frame repaired.**
- **See Drainage System sections – control of roof surface water around the home can reduce water damage.**
- **Consider replacement of the older garage doors with modern overhead doors.**

Smoke & Carbon Monoxide Detectors & Fire Safety Devices Installation of smoke and carbon monoxide detectors as per local code are recommended for this one family 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. **This home inspection does not include testing for lead.**

Recommendations:

- **Testing for the presence of lead paint.**

Mold & Fungal Conditions Mold and other fungal organisms are a natural part of our environment and can not 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. Wet insulation in attics and finish and stored materials in basements or below grade areas may be especially prone to accelerated mold growth when water penetration occurs. We are not certified mold inspectors or mold experts, and this inspection does not include testing for mold or other fungal organisms.

Ordered Tests Radon, results pending laboratory analysis.

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. Costs of repairs or replacement can not be accurately determined by this inspector. While every attempt has been made from a professional standpoint 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.

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.

Please Note: *This is a Home Inspection with defined terms, conditions and limitations as set forth in the "Inspection Agreement", previously sent to you. The inspection is limited to accessible visible components of the home as found on the date of inspection, with no guarantees implied. The inspection is done by, or under the direct supervision of, a professional 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
Meyers Home Inspection Services