

August 14, 2008

HOME INSPECTION REPORT
Street Address Removed for Privacy
Warren, NJ

The following are the findings of a **Home Inspection** of the subject property done on August 11, 2008. This report is for the use of (Client Name removed for privacy).

Conditions on date of inspection: Occupied home. Weather was partly cloudy with periods of rain, and approximately 70 Deg. F.

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



Street Address Removed, Warren, NJ

Description of Property Wood frame, one family, two story home built approximately nine years ago (estimated). The first floor has an entry hall, living room, dining room, family room, den, kitchen, one bedroom, one full bathroom, one half bathroom and laundry room. The second floor has five bedrooms and three full bathrooms. There is a mostly finished basement, with several finished living spaces and an additional full bathroom. There is a wood deck at the rear. There is an interior three-car garage.

EXTERIOR ASPECTS OF THE PROPERTY

Exterior Soil Grading and Drainage

Soil Grade & Clearance to Wood Elements of the Home:

Front: **Soil is very close to siding and structure.**

Back: Adequate.

Left: Adequate. Right: Adequate.

Drainage Conditions:

- **A low area is present at the rear of the property has wetland type plants. This may be an area of water accumulation.**



Wetland plants at the rear

- **Water accumulation was occurring at the left rear of the driveway.**



Water at driveway left rear

If present, inadequate soil clearance to wood frame structure or adverse soil grading can result in damage to the wood frame structure and masonry foundation due to chronic wet conditions.

Recommendations:

- **To the extent possible, create additional clearance between soil and siding at the front. Do not allow soil and landscaping mulch to accumulate further.**

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- **Additional drainage may be required at the left rear of the driveway.**
- **Monitor the property for areas of water accumulation over time, and have additional drainage installed as necessary.**

Landscaping, Retaining Walls and/or Fences

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



Trees and shrubs in contact with the home

- **A retaining wall at the right side around plants and trees is failing. It is unknown if this retaining wall plays a role in support of the house itself. If so, failure of this retaining wall may adversely affect the structure of the home.**



Failing retaining wall

Recommendation:

- **Have trees, shrubs and plants trimmed back or removed as necessary so they are no longer in contact with the home.**
- **Have the retaining wall at the right side adequately rebuilt by a qualified contractor.**

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Driveway & Paths

Driveway Type: Asphalt.
Driveway Condition: Functional.
Path Type: Pavers.
Path Condition: Functional.
Sidewalk Type: None present.

Deck

Type: Wood
Location: Rear
Elevation above grade level (approximate): 4 ft.
Structure Condition: Functional.
Surface Condition: Functional.
Railing Condition: The railing was tested, and was found to be sound on the date of inspection.
Stairs Condition: Functional.

Patio None present.

Description & Condition of Entrances

Front Door: Wood and glass. **Significant staining is present on the door and door threshold from bird droppings.**

Front Entry Area: Covered masonry area with two steps, in functional condition.

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

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

Recommendations:

- **Have bird droppings cleaned to the extent possible. Be sure no birds nests are present above the door.**

Exterior Facades

Type: Stone facing and synthetic stucco (EIFS) at the front, with synthetic stucco (EIFS) at all other exposures.

Trim, Type: Synthetic stucco (EIFS), metal, and some wood.

EIFS Advisory: The material used for part or all of the façades is synthetic stucco, also known as *EIFS*. **Synthetic stucco facades (EIFS), when not applied strictly according to manufacturer's specifications, or not maintained properly, have been found to be responsible for damage to the wood structure of the home, and a cause of mold growth.** Due to the large number of legal actions filed by homeowners who have experienced these problems, EIFS is considered to be a "challenged construction system".

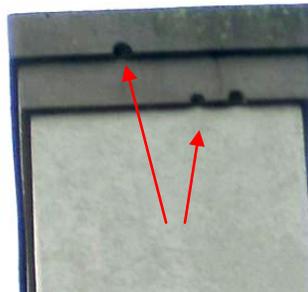
We are not certified EIFS inspectors, and a comprehensive evaluation of this type of exterior façade is not part of this inspection.

Conditions:

- **Holes in the EIFS siding and trim are present in several areas, including along the top of the chimney surround, on the right side, and in one area on the rear. These holes may have been caused by golf balls. Golf tees were found in the back yard, and several of the holes are sized to suggest golf ball impact. EIFS is a fragile material, and impacts from an object of any significant weight and velocity will cause damage.**



Hole in EIFS siding



Holes in EIFS trim around chimney



Interface of EIFS and Masonry Shelf may be one of several areas where water may enter behind the façade



Other areas where EIFS may be damaged by water intrusion unless proper flashing and detail is followed

- **Water entry may occur into the damaged areas of EIFS siding, which can result in water damage to wood sheathing and could cause mold growth.**
- **Green staining is present on the right side and by the front entry area. This may be due in part to excessive vegetation in these areas or other high moisture conditions.**
- **There are siding details where the EIFS material is in contact with horizontal masonry shelf details, flashing and provision for water diversion is questionable, and this critical areas may allow water entry behind and damage to the structure of the home if not properly designed and installed.**

Recommendations:

- **Further expert specialist evaluation of the EIFS façade is needed to determine true condition and recommend repair or re-work as may be needed to assure long term functionality. Since improperly installed or maintained EIFS facades have caused very costly damage to homes, you are strongly urged to have this specialist evaluation performed before you close on this property. Repairs of unsatisfactory or damaged areas of EIFS should be done only by a qualified siding contractor familiar with this material and proper installation technique.**
- **See Landscaping section – have excessive vegetation removed.**

Windows Modern wood frame, double hung and fixed panel, double glazed units.

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

Condition:

- Windows were found to be in *mostly* functional condition on the date of

- inspection.
- **Several broken or missing window latches were found, in the master bedroom and in the left central bedroom.**

Note: It is our policy to recommend the use of window guards if present, or installation of window guards on all windows above the first floor level, regardless of whether regulations require them.

Recommendations:

- **Installation if necessary and use of window guards on all windows above the first floor level. This may include several windows on the first floor itself at the rear and right side, due to the slope of the property.**
- **Have the broken and missing window latches replaced.**

Roof Drainage System Roof drainage is by metal gutters and leaders (downspouts) attached to the roof and siding. Most downspouts appear to discharge into underground pipe.

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

Advisory Recommendations:

- *Have the roof drainage system cleaned and maintained on a regular basis by a qualified gutter maintenance company.*

CHIMNEYS & VENTS- EXTERIOR VISIBLE CONDITION

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

Chimney This home has one chimney with multiple flues enclosed in a framed structure. The chimney exterior is clad with siding material similar to the rest of the home. The chimney structure and interior may be metal flues, terracotta flues or a combination, however they were not visible for inspection and identification.

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:

- **Some sections of the chimney surround are damaged (see Exterior Facades section).**

Recommendations:

- **The National Fire Protection Association and the National Chimney Sweep Guild recommend that a Level-2 Inspection of the chimney and internal components be done periodically to rule out hidden potential safety defects.**
- **See Exterior Facades section – have the chimney surrounds repaired.**

STRUCTURAL COMPONENTS

Foundation Walls & Structural Supports

This home is built mostly over a full basement with a raised concrete block masonry foundation. The garage area is built over a concrete slab.

Foundation Wall Condition: Functional where visible.

Concrete Slab Condition: Minor cracks, but no direct evidence of structurally significant defects such as major cracks, settlement or irregularity.

Limitation of our Ability to Inspect: Significant parts of the masonry foundation walls and concrete slab were covered with finish materials or access to directly inspect was blocked by furnishings, and this limits our ability to fully evaluate these components. Hidden defects may be present behind finish materials or below ground.

Intermediate structural supports: Concrete filled steel tubular columns.

Condition:

- Functional condition where visible.

Floor Framing: Engineered wood product floor joists, resting on the foundation walls and on multiple laminated wood main beams.

Condition:

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

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

Condition:

- Walls throughout the home are functionally adequate where visible.

Roof framing: Dimensional lumber for a pitched roof.

Roof Sheathing: Plywood.

Condition:

- Visible portions of roof framing and sheathing were functionally adequate on the date of inspection.

Note: Finish materials in the home prevented access to directly inspect 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.*
- *See the separate wood destroying insect report from Terminite, Inc. for more information relating to the wood framing of this home. If evidence of wood*

destroying insect infestation is found, then be aware that further evaluation would be required to assure that hidden damage to structural members is not present.

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

Recommendations:

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

ROOFS

Our roof evaluation consists of an inspection of the exterior surface covering, including an inspection of visible flashing details. A steeply pitched roof is usually inspected from the ground by use of binoculars. If safely accessible, a moderately pitched roof will be mounted and walked for close inspection. The underside of the roof decking is also closely inspected where accessible, and we use a professional moisture meter to evaluate stained areas that may be evidence of leakage. The interior finished surfaces of the home, especially ceilings and walls at the top or attic floor, are also inspected for evidence of leakage, and a moisture meter is used to evaluate suspect areas.

If we see evidence of roof leakage, we will say so in our report, and recommend that further evaluation and repair or roof replacement be done. Often we see stains on the underside of the roof deck or at ceilings that strongly suggest that the roof has leaked. Depending on the season of the year and recent weather, as well as recent painting or repair done by the owner, we may not be able to say if the roof is currently leaking. What we can say with certainty, is that all roofs eventually leak, and for older homes, parts of the roof system such as flashings in valleys or at the chimneys and plumbing vents may never have been replaced even if the roof surface has been re-covered. Consequently, our inspection report should not be taken as a guarantee that the roof will not leak, but simply as a report on the condition of the roof as we found it on the date of inspection.

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

- Visual observation from the ground with the aid of field glasses.
- Partially from within attic crawlspaces.
- Finish materials on ceilings and walls on the upper living level were tested where possible with a moisture meter.
- The underside of the roof was tested where possible with a moisture meter.

Roof Type and Description: The roofs are pitched and covered with asphalt shingles.

Condition:

- Roof shingles appeared to be serviceable on the date of inspection.
- No signs of leakage or high moisture meter readings were seen on the underside of the roof on the date of inspection.

Roof Ventilation:

- Field vents.

- Soffit vents.
- Power vent fan.

Roof ventilation appears to be adequate.

Advisory Recommendations:

- *Have a qualified roofer periodically evaluate the roof for wear, damage and leakage, with repairs and replacements as necessary.*

ELECTRICAL, MECHANICAL, AND HEATING & COOLING SYSTEMS

Electrical System

Voltage: 240/120 volts Ampere Capacity: 200 amperes

Service entrance location: Underground

Electrical Grounding: Buried electrode.

Circuit Breaker and/or Fuse panels:

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

Circuit Breaker/Fuse inspection methods:

- Removal of 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):

- **The sub-panel has a 100 amp main circuit breaker in the sub-panel itself, but the feed for the sub-panel is a 60 amp circuit breaker in the main panel.**

Branch circuit wiring:

- Predominantly plastic sheathed cable

Branch circuit conductor material appears to be copper for all 15 and 20 ampere solid conductor circuits.

Receptacles are grounded three 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 evaluate ratings of circuit breakers protecting the sub-panel, and ensure that breakers with appropriate ratings are present for this sub-panel in the main panel and in the sub-panel itself.**

Plumbing System

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

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

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: Plastic.

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

Note: A sewage ejection pump appears to be present in the basement. These pumps pump waste water up to the level of the plumbing drain line so that plumbing fixtures in basements can drain properly.

Advisory Recommendations:

- *Have a plumber periodically test and maintain the drainage ejection pump.*

Domestic Hot Water Heater

Water Heater Type: Standard Tank.

Water Heater size, gallons: 75

Heating Method/Fuel: Natural Gas

Age: 9 years. Typical Service Life: 8-10 years.

Condition:

- Functional on the date of inspection.
- **Approaching the end of designed service life – leakage or other failure is now becoming more likely to occur.**

Recommendations:

- **Plan for replacement of the hot water heater in the near future. We recommend proactive replacement of hot water heaters after they reach their design life of 10 years, BEFORE leakage and possible interior damage occurs.**

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

Heating Systems

The heating system inspection consists of visual evaluation of the exterior casing, connection pipes and fittings, normal and automatic controls, as well as venting components. A limited inspection of the internal components of the heating system are also part of this inspection, however full inspection of interior components and heat

exchangers is not possible without extensive disassembly, which is not done in a home inspection. Operation of the system is done using normal controls unless hot weather or the health and safety of the occupants makes this impossible or inadvisable. In seasonably warm weather we may not be able to operate the heating system for a long enough period of time to discover defects that may only become apparent when the system has been operating near full capacity for an extended period of time. For heating systems that appear to be more than 50% through their design life, we recommend further evaluation by a qualified specialist to assure that hidden defects or safety related issues are not present. All heating systems need regular maintenance to remain in satisfactory operating condition, and we recommend that you adhere to a regular maintenance schedule. If a heating system shows evidence of deferred maintenance or service, then we recommend that you schedule such service before you close on the property as this may disclose conditions that may be hazardous or conducive to premature failure.

Heating System 1

System Type: Forced air furnace.

Number of Zones: 1 (the first floor and basement).

Fuel: Natural Gas.

Location: Basement utility.

Estimated age: 9 years. Typical service life: 20 years, although maintenance is often required before this time.

Heating System Venting: Metal flue pipe to the chimney.

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

Conditions:

- **The electronic air cleaner did not appear to be functional on the date of inspection.**
- **There is a small cable / wire connected to wiring inside the furnace that is poorly secured. The purpose of this cable could not be determined.**



Loose cable entering the furnace

Recommendations:

- **Further evaluation by a qualified specialist to repair the electronic air**

cleaner as necessary and to assure that hidden defects or safety related issues are not present.

- **Further evaluation by a qualified specialist to determine the purpose of the loose cable, and either remove it if not necessary or properly secure the cable.**
- **A service contract to cover future maintenance and repairs to the heating system.**

Heating System 2

System Type: Forced air furnace.

Number of Zones: 1 (the second floor).

Fuel: Natural Gas.

Location: Attic crawlspace.

Estimated age: 9 years. Typical service life: 20 years, although maintenance is often required before this time.

Heating System Venting: Metal flue pipe.

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

Recommendations:

- **A service contract to cover future maintenance and repairs to the heating system.**

Heating Equipment Clearance & Combustion Air

Heating System Locations: Basement utility, attic crawlspace.

Ventilation and Combustion Air: Adequate

Clearance to Combustibles: Adequate

Advisory Recommendations:

- *Do not block airflow to the furnace areas.*
- *Never store combustible materials or liquids in the furnace utility room or near the furnaces.*

Central Air Conditioning Two zones of central AC are present, one working with each furnace.

AC Equipment Age (Estimated): 9 years.

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

Condensing Unit/Compressor Location: Exterior, rear.

Condensing Unit/Compressor Condition:

- **One of the AC compressors has shifted position, and is no longer fully on its pad. Further shifting could result in damage.**



AC Unit Shifted off Pad

Air Handler Type: Integrated with the forced air furnaces.

AC Condensate Drain Overflow Pan: Present beneath attic mounted furnace.

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

Recommendation:

- **Have an AC technician re-set the compressor firmly on its pad, and ensure that no damage has occurred to the compressor or coolant tubes.**
- **Have the AC systems serviced annually by an AC technician.**

INTERIOR ASPECTS OF THE HOME

General Interior Condition

Wall and Ceiling Material: Drywall and/or plaster.

Wall and Ceiling Condition: Generally functional – only minor repairable defects. **A black spot is present on the ceiling in the master bedroom, approximately 3 inches in diameter. This appears to be a scorch mark, possibly from a candle set on top of an armoire, however this could not be determined with certainty.** The area around this mark was tested with a moisture meter, and was found to be dry.



Mark on ceiling

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Floor Surfaces: Wood, Carpet, Tile

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

Recommendations:

- **Have a painter clean and repaint the scorch mark as necessary.**

Interior Doors Wood, in generally functional condition.

Interior Stairs Front and back stairs were functional. The railings on stairs and on the second floor were tested, and found to be sound on the date of inspection.

Kitchen

Kitchen Sink: Functional

Stovetop and Oven: Gas

Conditions:

- **The left rear burner is missing a corrugated trim ring beneath the burner cap, and does not ignite.**
- **The ovens are very dirty.**

Garbage Disposal: Present. *The disposal could not be tested, as the appropriate disposal drain interlock cover could not be located on the date of inspection.*

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, **with the exception of several loose cabinet doors.**

Recommendations:

- **Have an appliance service technician replace the missing burner trim ring, and ensure that all burners ignite reliably.**
- **Have the ovens cleaned.**
- **Have the disposal demonstrated operational prior to closing.**
- **Have kitchen cabinet doors adjusted / tightened.**

Laundry Room A washer and dryer are located in the laundry area on the first floor.

Note: We do not inspect or operationally test laundry appliances during a home inspection due to the multiplicity of different cycles built in to these units and the large amount of time it takes to complete these cycles. We recommend that any laundry equipment that is to remain in the home be demonstrated to be in satisfactory operational condition before you close on this property. Laundry equipment installed in close proximity to finish materials can cause extensive damage to finish materials in living areas of the home should water leakage occur due to hose or equipment failure, and you should therefore turn off the water to the laundry equipment when it is not in use. If an electric dryer is present, proper installation is very important to assure electrical safety, including installation of a grounding cable for the dryer case. The integrity of the exterior

ground cable should be checked periodically. If a gas dryer is present, the flex gas connector should be replaced if more than 5 years old. Dryer exhaust vent ducts should be metal rather than plastic to reduce the possibility of fire.

Bathrooms

Basement: Full, with sink, toilet and shower over tub.

First Floor, Powder Room: Half, with sink and toilet.

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

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

Second Floor, End bedrooms: Full, with two sinks, toilet and shower over tub.

Second Floor, Master: Full, with two sinks, toilet, stall shower over tile base, and separate spa tub.

Fixtures, faucets and interiors in all bathrooms were tested and evaluated. *Most* fixtures and faucets were found to be functional, **however the following defects were found:**

- **The toilet in the first floor full bathroom is loose.**
- **The tub / shower faucet handle in the second floor main bathroom has come off.**
- **The shower floor in the master bathroom has a buildup of minerals at tile junctions, and may not be adequately sloped towards the drain. This mineral build-up may be an indication of a defective shower base which could result in leakage through the tile base.**



Buildup around tile

- **The master bathroom shower door sill is cracked.**



Cracked door sill

- **Lights over the sink in the end bathroom on the second floor do not work. Bulbs may be burned out, however this could not be determined with certainty.**

GFCI electrical receptacles: Present and functional at wet areas.

GFCI electrical receptacles protect against shocks in wet areas.

Water pressure and local drainage were adequate in all bathrooms.

Recommendations:

- **Have a plumber repair the loose toilet in the first floor full bath.**
- **Have a plumber repair the tub / shower faucet handle in the second floor main bathroom.**
- **Have a qualified tile contractor and/or plumber further evaluate the master bathroom tile shower floor and cracked door sill, and make repairs as necessary to ensure a long term leak free condition. The shower base may have to be re-tiled.**

Fireplace

Location: Family Room.

Type: Wood Burning.

Hearth area Condition: Functional

Flue Damper Condition: Functional

Other Conditions: Some deposits of ash, soot, or creosote from combustion are present in the lower sections of the chimney flue and fireplace. This can result in chimney fires.

Recommendations:

- **See Chimney section.**
- **Have a qualified chimney / fireplace contractor clean the fireplace and chimney flue(s).**

BASEMENT, CRAWLSPACE AND MOISTURE ENTRY EVALUATION

Basement and/or Crawlspace The basement is mostly finished space, with some unfinished utility areas.

Sump Pump: Present, in a left rear utility closet.

Condition:

- The sump appeared to be dry on the date of inspection.
- *The pump could not be tested, as the cover could not be removed on the date of inspection.*

Moisture Evaluation: All visible surfaces were closely inspected for stains or other evidence of prior moisture entry. Finish materials in the basement were tested with a moisture meter on the date of inspection (this includes accessible areas of both clean and any water stained areas found).

Although no high moisture meter readings were found on the date of inspection, the following adverse conditions that may allow water entry or flooding were found:

Condition:

- **Some signs of prior water entry were found to be present along lower sections of visible portions of foundation walls.**

Recommendations:

- **See Roof Drainage section – proper maintenance of gutters and downspouts can reduce the possibility of water entry into the basement.**
- **Further evaluation by waterproofing specialists to determine what additional measures are needed to assure that this basement space remains dry, followed by installation of these waterproofing systems.**
- **Periodic testing of the sump pump.**

Please be aware that the lower level interior space is near or partially below grade level, and foundation walls and the floor slab floor cannot be perfectly water proofed, and therefore the possibility of water entry with consequent damage to stored materials or current and future finish materials exists, especially during extreme weather conditions. If recent basement dewatering (waterproofing) work has been done, this may hide evidence of prior water entry conditions, which may recur in the future. This home inspection cannot assure you that waterproofing work done by others will be completely effective. We cannot predict future conditions related to water entry, and make no representation that water entry will not occur in the future.

THE ATTIC

Attic Space The unfinished, partly floored attic crawlspace is accessible by pull down stairs on the second floor. The attic spaces were entered and inspected where safe access was possible.

Conditions:

- Ventilation of the space under the roof appears to be adequate.
- **It appears that a bathroom vent fan discharges into the center of the attic space. This can cause moisture buildup and possible mold growth.**



Bath vent fan discharging into center of attic space

Recommendations:

- **Have a contractor extend the bathroom vent fan ducting to be close to one of the vents in the roof, so that most moisture will exit through the vents.**

Insulation

Visible areas of insulation: Fiberglass in attic floor.
Insulation Condition: Functional.

GARAGE SPACE

Garage Three car interior space.

Vehicle Doors: Three overhead doors.

Power Openers: All Doors.

The rightmost two vehicle door(s) were operated.

The rightmost two doors and door hardware were found to be in functional condition.

Power Opener safety cutoff sensors: Present and tested operational by interrupting beams on the rightmost two doors.

Conditions:

- **The left side door was not operational, and the power opener safety cutoff sensors had come loose. The sensors were lying on the garage floor.**



Sensor on floor for left side garage door

Recommendations:

- **Have a qualified garage door contractor repair the left side door and door opener sensors and hardware as necessary, re-installing sensors at an appropriate height (6 inches from the floor or less) and ensuring that the door operates safely and reliably.**

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.**

Recommendations:

- **Specialist search for abandoned buried tanks and specialist evaluation of buried and/or above ground oil storage tanks, either in use or abandoned. As leaking oil tanks can result in significant expenses, we advise careful review with legal counsel of any documents or statements relating to oil tank(s).**

Smoke & Carbon Monoxide Detectors & Fire Safety Devices Installation of smoke and carbon monoxide detectors, and a fire extinguisher in kitchens are recommended for this residence. We do not test fire safety devices, since these must be checked on a regular basis for proper operation, and this should be done prior to closing on this property and regularly according to manufacturer advice thereafter.

Carbon Monoxide Tests Carbon monoxide (CO) is produced when fossil fuels are

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burned. Properly operating gas, or fuel oil burning heating systems normally produce very low levels of this toxic gas, and it is normally vented to the outside of the home. The best protection against carbon monoxide poisoning in a home is regular maintenance of the heating systems and chimney and flue connections, as well as properly maintained carbon monoxide detectors/alarms in the home. In the course of our home inspection the inspector wears a CO meter/alarm for his protection and yours, and all areas of the home that are entered are therefore automatically checked during our inspection. If the CO meter indicates a high level of this gas, we alert occupants and state the condition in the report.

Lead Paint Homes built prior to 1978 may have surfaces covered with paint containing lead oxide pigment, and under certain circumstances this lead-based paint can become a health hazard. *This home inspection does not include testing for lead. **We are not certified lead inspectors, we are not insured for adverse conditions related to lead contamination of water, paint, or other materials in the home, and this inspection absolutely does not include testing for lead or evaluation of related hazards.** If you have concerns about lead hazards, you should have further evaluation and testing done by specialists for your protection.*

Asbestos *This inspection cannot guarantee that asbestos materials, which have been commonly used for insulation and some finish material, are present or absent from this home. Older homes usually have some asbestos bearing materials used in the construction, while more recently constructed homes are likely to have little or no asbestos used in the construction and interior materials. To determine with certainty if asbestos is present, sampling and lab testing is required, which is not included in this inspection.*

Mold & Fungal Conditions Mold and other fungal organisms are a natural part of our environment and cannot be completely eliminated. Certain types of construction and wet conditions in a home can, however, allow excessive growth of mold, and damage to the structure and a health risk may occur. Humid or wet conditions in attics and finish and stored materials in basements or below grade areas may be especially prone to accelerated mold growth when water penetration occurs. **We are not certified mold inspectors or mold experts, we are not insured for adverse conditions related to mold or fungal organisms, and this inspection absolutely does not include testing for mold or other fungal organisms.** *If you have concerns about mold, you should have further evaluation and testing done by specialists for your protection.*

Inspection for Rodents & Other Pests Not Included This home inspection does not include an inspection for rodents and other pests such as mice, rats, squirrels, bats, roaches, bedbugs, or other insect pests.

Ordered Tests 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

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mitigation specialist, and the radon mitigation system, if present, is not evaluated or tested as part of our home inspection or the radon test.

No other tests requiring lab analysis are being done.

About this Report The goal of this home inspection report is to provide you with objective information on the condition of the home as we found it on the date of inspection. The scope of this inspection is described and limited by the Home Inspection Agreement previously sent to you. This Home Inspection is not an *environmental* inspection or *appraisal* of the property. If you have any questions as to which items or systems are included in, or excluded from, or of the general nature or limitations of a Home Inspection, you are encouraged to ask these questions without delay.

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

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

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

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

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

Please also Note: This is a Home Inspection with defined terms, conditions and limitations as set forth in the "Inspection Agreement", previously sent to you. The inspection is limited to accessible visible components of the home as found on the date of

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inspection, with no warranties or guarantees implied. The home inspection is done by a fully qualified home inspector licensed to practice in the State of NJ. As consultants for the buyer(s), we affirm that we have no proprietary interest in this property, nor do we have any other agreement with or business relationship with the principals involved in the sale of this property.

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