

April 7, 2009

HOME INSPECTION REPORT
Street Address REMOVED
Millburn, NJ

The following are the findings of a **Home Inspection** of the subject property done on April 3, 2009. This report is for the use of Client name removed.

Conditions on date of inspection: Occupied home. Weather was partly cloudy, and approximately 50 Deg. F.

Present at the inspection: Daniel Meyers, NJ Licensed Home Inspector, 24GI00060400; Mr. & Ms. buyers; a real estate representative; and, for part of the time, a representative from Terminite, Inc. for the wood destroying insect inspection.



Home in Millburn, NJ

Description of Property Wood frame, one family, two and one half story home built in the early part of the 20th century. The first floor has an entry hall, living room, dining room, family room, kitchen and half bathroom. The second floor has three bedrooms and two full bathrooms. The uppermost level has one bedroom, an additional living area, and a full bathroom. There is a partly finished basement. There is deck at the rear. There is an interior 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.**

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:

- **See Roof Drainage System section.**

Landscaping, Retaining Walls and/or Fences

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

Recommendations:

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

Driveway & Paths

Driveway Type: Asphalt.
Driveway Condition: Currently functional.
Path Type: Concrete.
Path Condition: Functional.
Sidewalk Type: Concrete.
Sidewalk Condition: Functional.

Deck

Type: Wood
Location: Rear
Elevation above grade level (approximate): 4 ft.
Structure Condition: Functional.
Surface Condition: Some wear, but currently functional.
Railing Condition: **The railing has no corner posts, only doubled up balusters.**

This is a less secure method of railing construction.



Doubled balusters instead of corner railing posts

Stairs Condition: Some wear, but currently functional.

Recommendations:

- **Have a qualified contractor familiar with modern deck construction requirements further evaluate the railing, and reinforce as necessary to ensure a long term safe condition.**

Patio

Type: Pavers

Location: Rear

Condition: Functional

Description & Condition of Entrances

Front Door: Wood, in functional condition.

Front Entry Area: Masonry steps. **Some wear is present on the steps.**

Back Door: Wood and glass, in functional condition.

Back Entry Area: The rear deck. **See Deck section.**

Recommendations:

- **Have a mason repair / maintain front entry steps as necessary.**
- **See Deck section.**

Exterior Facades

Front, Type: Brick and wood shingle siding.

Condition: Functional.

Rear, Type: Wood shingle siding.

Condition: Functional.

Left, Type: Wood shingle siding.

Condition: Functional.

Right, Type: Wood shingle siding.

Condition: Functional.

Trim, Type: Wood.

Condition:

- Functional in most areas.
- **Some wood trim at the right rear corner is soft and water damaged.**



Water damaged exterior wood trim

Recommendations:

- **Have a qualified contractor repair / replace water damaged wood trim as necessary.**

Windows Mostly replacement type vinyl frame, double hung, double glazed units. A representative number of windows were tested. All windows were visually examined.

Condition:

- Windows were found to be in functional condition on the date of inspection.

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:

- **Installation if necessary and use of window guards on all windows above the first floor level.**

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

Conditions:

- **Some downspouts discharge too close to the base of the home.**

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

Recommendations:

- **Direct all downspout discharge points as far away and downhill from the base of the home as is practical.**
- **Have the roof drainage system cleaned and maintained on a regular basis by a qualified gutter maintenance company.**

CHIMNEYS & VENTS- EXTERIOR VISIBLE CONDITION

Masonry Chimney(s) This home has one masonry chimney.

The exterior of the masonry chimney was inspected by the following methods:

- Visual observation from the ground with the aid of field glasses.
- Partially from within the basement, attic and/or other interior spaces.

Condition:

- **Chimney flashings appear to be older. Leakage is more likely to occur around older chimney flashings.**
- **Some cracks, loose and missing sections of mortar were seen on the upper sections of the chimney. Lack of maintenance to the exterior and exterior damage strongly suggests the presence of interior hidden defects.**



Deteriorated masonry joints at top of chimney

- **The chimney is now very old, and the possibility of interior flue blockage or other interior damage is significantly increased.**

Recommendations:

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

STRUCTURAL COMPONENTS

Foundation Walls & Structural Supports

This home is built mostly over a full basement with a raised masonry foundation. The foundation walls are mostly below grade at the front of the home, and mostly above grade

at the rear of the home.

Foundation Wall Condition:

- Functional where visible.

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: Dimensional lumber floor joists, resting on the foundation walls and on wood main beams.

Condition:

- **Some flooring irregularities (out of level flooring) are present in some sections of the home. This includes the living room, and the transition from the second floor hallway to the master bedroom.**

Limitation: Some degree of irregularity in flooring is not unusual for a home of this type and age, however most areas of floor framing were obscured by finish materials, so we cannot determine with certainty whether significant floor framing defects may exist.

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

Condition:

- **Some door frames on the second floor are significantly out of square, indicating structural wall and floor settlement over time.**

Roof framing: *Roof framing and sheathing were not visible, due to the presence of finish materials on the upper level.*

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.**
- **Monitor flooring and walls over time for any signs of increased settlement, such as gaps or cracking, over time. If this occurs, then further evaluation and repair may be needed.**

- **Because of the age of this structure, further evaluation of floor framing by a qualified contractor familiar with structural reinforcement may be advisable, with reinforcements and repairs as necessary to ensure 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 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

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:

- *Most sections of the upper level are finished, with no access to attic spaces above.*

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

Condition:

- **Roof shingles appeared to have moderate wear.**
- **Some roof flashings may be older than the currently installed roof. Leakage is more likely to occur around old flashings.**

Roof Ventilation:

Roof ventilation is very limited, and may not be adequate.

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

Recommendations:

- **Have a qualified roofer periodically evaluate the roof for wear and/or leakage, with repairs or replacements as necessary to ensure a long term leak free condition.**
- **Have a qualified roofer add more ventilation to this roof where possible.**

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

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

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

ELECTRICAL, MECHANICAL, AND HEATING & COOLING SYSTEMS

Electrical System

Voltage: 240/120 volts Ampere Capacity: 200 amperes

Service entrance location: Overhead

Electrical Grounding: Metallic water main.

Circuit Breaker and/or Fuse panels:

- Circuit breaker main panel located in the basement.

Circuit Breaker/Fuse inspection methods:

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

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

- No visual evidence of significant defects was seen.

Branch circuit wiring:

- Plastic sheathed cable (Type NM, known as Romex).
- Metallic sheathed cable (Type M, known as BX).

Branch circuit conductor material appears to be copper for all 15 and 20 ampere solid conductor circuits. We inspected for the presence of unacceptable solid conductor aluminum branch circuits, and none were found to be visible. Heavier current dedicated circuits may use conductor material that may be copper or aluminum, either being acceptable.

Note: Homes built between the years 1910 and 1935 were sometimes wired with

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

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

A representative number of 120 volt three pin receptacles were tested, with no functional defects found.

GFCI electrical receptacles are 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 the home with regard to knob & tube wiring. If found to be present, it is advisable to have such wiring disabled and/or removed, with the affected circuits replaced with approved wiring.**

Plumbing System

Water Main Material: Copper tubing.

Water Main and Main water shutoff valve Location: Basement

Water Main Condition: Functional

Main Shutoff Valve Condition: **The main water shutoff valve is older. Leakage can occur from older shutoff valves.**



Older shutoff valve

Visible Interior Water pipe material: Copper tubing, and **old brass pipe.**

Visible Water pipe Conditions:

- **Old brass pipe was seen in unfinished areas of the basement and in the garage. Brass water pipe is now past the end of its designed service life, and could leak or otherwise fail without warning.**



Old brass water pipe

- **Some sections of brass pipe in the garage are leaking.**



Leaking brass water pipe found in garage

- Copper water pipe itself is functional.
- **Some older shutoff valves have significant 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, Newer Plastic.

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

Comment on Old Buried or Cast Iron Drain Pipes: Sections of the drain pipe are now very old, and may have significant internal corrosion or hidden internal defects, and may have limited additional service life. This home inspection cannot properly evaluate buried or very old sections of drain or waste pipe.

Recommendations:

- **Have a plumber evaluate the main water shutoff valve and repair or replace**

- it as necessary to assure reliable function.
- **Have a plumber replace the sections of brass water pipe that are leaking as soon as possible. We also recommend that *all* remaining sections of old brass pipe be replaced, whether currently leaking or not to avoid further damage from water pipe leaks in the near future.**
 - **Have a plumber replace any older water supply shutoff valves with corrosion or leakage.**
 - **To determine the true condition of the waste and drain pipes we recommend that a plumber inspect them internally using a specialized video camera.**

Domestic Hot Water Heater

Water Heater Type: Standard Tank.

Water Heater size, gallons: 40

Heating Method/Fuel: Natural Gas

Age: 6 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, with extra zone circulated hot water loop feeding radiators.

Number of Zones: 1 steam zone, 1 circulated hot water loop.

Fuel: Natural Gas.

Location: Basement utility.

Estimated age: 14 years. Typical service life: 25 years, although maintenance is often required before this time.

Physical Condition of Visible Components of the Heating System: Satisfactory

Heating System Venting: Metal flue pipe to masonry chimney.

Operational Test of Heating System: The heating system activated when heat was called for by the thermostats, and some radiators throughout the home began to heat up.

Conditions:

- **The heating components are more than 50% through designed service life, the possibility of hidden internal defects that can affect function and safety is increased.**
- **Radiators and steam or circulated water pipes are older, and the need for increased maintenance and repair to these older components should be anticipated.**
- **Circulated hot water loop zones installed on steam boilers are inherently more prone to clogging, accelerated pipe and radiator corrosion and**

circulating pump failure due to the increased sediment generated by steam boilers and other factors. Premature failure and/or the need for repairs on these added on heating zones on steam boilers is not unusual.

Recommendations:

- **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.**
- **Monitor the hot water loop pump and piping for functionality and the possibility of leakage. Budget for repairs to the circulated hot water portion of the heating system in the near future.**
- **A service contract to cover future maintenance and repairs to the heating system.**

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

Heating Equipment Clearance & Combustion Air

Heating System Location: Basement utility.

Ventilation and Combustion Air: Adequate

Clearance to Combustibles: Adequate

Central Air Conditioning

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:

- Physically acceptable.

Air Handler Type: Separate/Independent.

Air Handler Location: Attic, side crawlspace.

Physical Condition (Exterior Only): **Significant Corrosion present in condensate drain overflow pan, indicating likely condensate drainage leak or clog. This can result in significant water damage.**



Corrosion in AC condensate drainage pan

AC Condensate Drain Overflow Pan: Present. **Corrosion is present in the pan (see above).**

Operational Test of Air Conditioning System: *The AC system could not be tested due to the cool weather on the date of the inspection.*

Recommendations:

- **Have the AC system further evaluated and repaired as necessary prior to closing by an AC technician.**
- **A service contract to cover minor maintenance and repairs to the AC system.**

INTERIOR ASPECTS OF THE HOME

General Interior Condition

Wall and Ceiling Material: Plaster and drywall.

Wall and Ceiling Condition: Functional – only minor repairable defects.

Floor Surfaces: Wood, Carpet, Tile

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

Interior Doors Wood.

- Most doors were in generally functional condition.
- **As described in the Structural Supports section, the master bedroom door frame is out of alignment. The door has been cut to fit, but it has been poorly cut, and there is a significant gap visible at the top of the door frame when the door is closed.**



Gap at top of door

Recommendations:

- **Have the master bedroom door modified or replaced to eliminate the gap.**

Interior Stairs Functional.

Kitchen

Kitchen Sink: Functional

Stovetop and Oven: Gas. Condition: Functional.

Garbage Disposal: Functional

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 a significant gap between two counter top sections. Gaps in counter tops can result in unsanitary conditions.**



Counter top gap

Recommendations:

- **Have the counter gap filled / sealed by a counter top installer / specialist.**

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

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

Bathrooms

First Floor: Half, with sink and toilet.

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

Second Floor, Master: Full, with two sinks, toilet, and stall shower over solid base.

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

Fixtures, faucets and surfaces were tested and evaluated. **The following conditions were found:**

- **The cold water sink faucet in the second floor main bathroom is stiff, and is incorrectly installed. Turning the faucet clockwise turns the faucet on, and counterclockwise off (opposite of the way it should be).**
- **There is a tile shelf area in the master bathroom stall shower, which is vulnerable to leakage.**



Tile shelf area

- **The third floor bathroom tub spout 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.

Recommendations:

- **Have a plumber repair the main bathroom sink faucet and loose third floor bathroom tub spout.**
- **Monitor the tile shelf area in the master bathroom shower area for any signs of loose tile, and have repairs made promptly as necessary. You may wish to have a solid surface material such as marble or granite installed on the shelf area, to better prevent water entry.**

Fireplace

Location: Living Room.

Type: Wood Burning.

Hearth area Condition: Functional

Flue Damper Condition: Functional

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

Recommendations:

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

BASEMENT, CRAWLSPACE AND MOISTURE ENTRY EVALUATION

Basement and/or Crawlspace The basement is mostly finished space.

Sump Pump: Present

Condition:

- The sump was dry on the date of inspection.
- The pump was tested by lifting the float, and appeared to be functional on the date of inspection.
- **The sump pump discharge pipe exits directly at the base of the home. This will allow discharged water to flow back towards the home.**



Sump pump discharge pipe discharges at the base of the home

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:

- **Signs of prior water entry were found to be present on some visible areas of foundation walls.**
- **Lack of maintenance to the roof drain system could contribute to water entry into the basement.**

Recommendations:

- **See Roof Drainage section – proper maintenance of gutters and downspouts can reduce the possibility of water entry into the basement.**
- **Further evaluation by waterproofing specialists to determine what additional measures are needed to assure that this basement or crawl space remains dry, followed by installation of these waterproofing systems.**
- **Have the sump pump discharge point directed well away from the base of the home.**

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 upper level is entirely finished living space. There are side crawlspaces, however these side areas are also finished.

Insulation

Visible areas of insulation:

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

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

Recommendations:

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

GARAGE SPACE

Garage Two car interior.

Vehicle Doors: Two overhead doors.

Power Openers: Both Doors.

The right side door was operated and was found to be functional. **The left side door was not functional on the date of inspection.**



Note on opener indicating it does not work (placed by seller)

Power Opener safety cutoff sensors: Present on both openers. Right side tested operational by interrupting beam. **Left side opener could not be tested.**

Recommendations:

- **Have the non-functional garage door / opener repaired and tested operational prior to closing.**

FUEL OIL STORAGE, FIRE SAFETY
ASBESTOS & other ENVIRONMENTAL ISSUES

Fuel Oil Storage

The heating system for this home uses natural gas.

- **This home inspection does not include evaluation of buried oil tanks or soil testing to determine if leakage has occurred. The history of this property is not known by us, and therefore we cannot assure you that a hidden buried oil tank does not exist on this property. If a higher level of confidence regarding the presence or absence of buried tanks is desired, then a tank search utilizing specialized equipment would be required.**

Recommendations:

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

Smoke & Carbon Monoxide Detectors & Fire Safety Devices Installation of smoke and carbon monoxide detectors, and a fire extinguisher in kitchens are recommended for this residence. We do not test fire safety devices, since these must be checked on a regular basis for proper operation, and this should 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 burned. Properly operating gas, or fuel oil burning heating systems normally produce

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

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

Recommendation: Further evaluation and testing done by specialists for your protection.

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

This home has a steam heating system, and asbestos was commonly used as steam pipe insulation in homes of this age.

Recommendations: Further evaluation and testing done by specialists for your protection.

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

Recommendation: You should have further evaluation and testing done by specialists for your protection.

Inspection for Rodents & Other Pests Not Included This home inspection does not

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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 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

MHI Services, Inc. - Licensed Home Inspectors

35 Glenside Road, South Orange, NJ 07079

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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 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