

May 17, 2008

HOME INSPECTION REPORT
Street Address Removed
Morristown, NJ

The following are the findings of a **Home Inspection** of the subject property done on May 14, 2008. This report is for the use of Client name removed.

Conditions on date of inspection: Vacant home. Weather was cloudy, and approximately 70 Deg. F.

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



Home in Morristown, NJ

Description of Property Wood frame, one family, two story split level home. The first floor has an entry hall, living room, dining room and kitchen. There is a middle level between the first floor and basement, with a den and a laundry / half bathroom. The second floor has three bedrooms and two full bathrooms. There is an unfinished basement. There is an interior two-car garage.

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Advisory Note Regarding Construction and Renovation Permits This home appears to 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.

Exterior Facades

Type: Brick and wood shingle siding at the front, with wood shingle siding at all other exposures.

Condition: Functional.

Trim, Type: Wood.

Condition: Functional.

Windows

Type: Mostly original wood frame, double hung, single glazed units, with some replacement vinyl frame double hung double glazed units.

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

Condition:

- Replacement vinyl framed windows were in functional condition.
- **Older wood single glazed windows are in typical condition due to age and lack of maintenance. Some windows are stiff and/or difficult to operate.**

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.**
- **Adjustment and maintenance to the extent possible of older wood frame windows. Consider having some or all of the original windows replaced with new double glazed thermally efficient units.**

Exterior Doors

Front: Wood and glass, in functional condition.

Rear: Wood and glass, in functional condition.

Interior Doors Wood, in functional condition.

Foundation Walls & Structural Supports

This split level style home is built partly over a full basement with a raised concrete block masonry foundation, partly over a crawlspace (the right rear) and partly over a concrete

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slab (the garage area).

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.

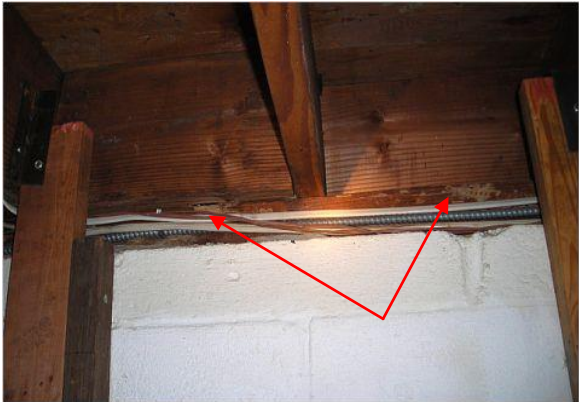
Condition:

- Functional condition where visible.

Floor Framing: Dimensional lumber floor joists, resting on the foundation walls and on multiple built up and laminated wood steel main beams.

Conditions:

- **The front sill plate and floor joists have been damaged by a wood destroying insect infestation.**
- **There is evidence of a termite infestation as indicated by mud shelter tubes coming through the fixed wall covering in the garage, and this suggests that hidden damage may be present to the framing behind the wall.**
- **A section of the main beam has been replaced, most likely as a result of prior wood destroying insect damage to the original beam. This new beam appeared to be in satisfactory condition.**



Termite damaged sill plate, left front



New beam installed, near left front

- **Floor joists have a long span from foundation wall to main beam. Flooring appears to have significant flex in some areas, likely as a result of this long span.**
- **The crawlspace at the right rear is not accessible and could not be inspected. There is an access panel in the basement, but the panel is cemented in place, and could not be removed.**
- **Flooring under the crawlspace area has a significant degree of flex.**

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

Condition:

- There is evidence of a wood destroying insect infestation behind walls in the garage, and this area may be damaged. Otherwise, walls throughout the home appeared to be functionally adequate where visible.

Roof framing: Dimensional lumber for a pitched roof.

Roof Sheathing: Wood board.

Condition:

- **Water staining and carpenter ant activity is present at the left front of the attic, around the chimney (see Roof section).**

Note: Finish materials in the home prevented access to directly inspect the foundation walls and structural supports, and our findings are limited by this.

Recommendations:

- **See the separate wood destroying insect report from Terminite, Inc. for more information relating to the wood framing of this home. Since evidence of wood destroying insect infestation was found, be aware that further evaluation would be required to assure that additional hidden damage to structural members is not present, and we recommend that such additional evaluation be done.**
- **Have a qualified contractor familiar with wood destroying insect damage repair further evaluate termite damaged sections of floor framing, and make repairs as necessary to assure structural adequacy.**
- **Have the crawlspace panel removed and have floor framing within this crawlspace further evaluated, with repairs as may be found to be necessary. Be sure to have the crawlspace panel replaced after evaluations and repairs have been made.**
- **To stiffen flooring, if desired, have a qualified contractor reinforce the floor joists or provide intermediate support.**
- **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.**

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.**

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 significant slope of surface topography towards front of home.**

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.**
- **See Basement section.**

Landscaping, Retaining Walls and/or Fences Wood tie retaining wall at the rear.

Condition:

The retaining wall at the rear of the back yard is in poor condition, and has essentially failed. Most areas of wood are badly rotted or insect damaged. Sections of the wall are tilted far out of true. This wall will continue to deteriorate, and collapse. This could lead to soil subsidence at the rear of the back yard, and eventual damage to the home.



Wood rear retaining wall has failed

Recommendation:

- **Install a new retaining wall at the rear of the yard. This work should be done by a qualified mason and/or landscaper. Suggest using interlocking concrete block, stone that will be less vulnerable to water and insect deterioration than the current wood tie wall material.**

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35 Glenside Road, South Orange, NJ 07079 Tel: 973-763-7090

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

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.**

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:

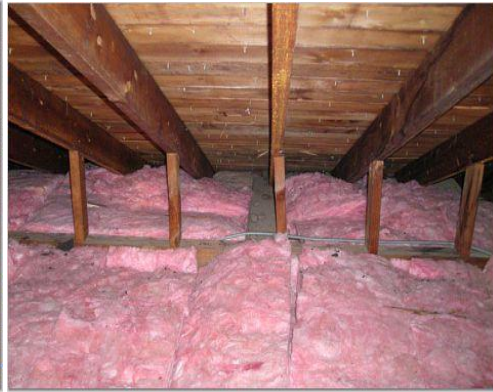
- **Roof shingles appeared to have moderate wear.**
- **Stained areas suggesting current leakage and moisture condensation are present on the underside of the roof in the attic crawlspaces. These stained areas were most pronounced at the left front of the attic, around the chimney.**
- **The stained areas tested wet with a moisture meter. The roof is definitely leaking in this area, and may be leaking in other areas as well.**



Stained areas in attic indicate roof leakage



Live ant activity in stained area under roof



Insulation may be blocking soffit vents

- **Leakage may be related to incorrectly installed chimney flashings (see Chimney section).**
- **Live carpenter ant activity was found in the attic around the stained areas at the edge. Carpenter ants may be causing damage to the roof sheathing.**

Roof Ventilation:

Roof ventilation may not be adequate due to blocked or inadequate soffit vents.

Recommendations:

- **The roof is currently leaking, apparently around the chimney. Have a qualified roofer repair or replace roofing materials and chimney flashings as necessary to assure leak free service.**
- **Have a qualified contractor modify or install soffit vents to increase attic ventilation under the roof.**

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: Asphalt.

Driveway Condition: Some deterioration and cracks, but currently functional.

Path Type: Bluestone.

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Path Condition: Functional.
Sidewalk Type: None present.

Deck None present.

Patio

Type: Concrete block set into soil.
Location: Rear
Condition: **Significant wear.**

Recommendations:

- **Repair or replacement of the patio.**

Description & Condition of Entrances

Front Entry Area: Covered masonry, in functional condition.
Back Entry Area: The back yard, in functional 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:

- **Although chimney flashings appear to be newer, leakage appears to be occurring around the chimney in the attic. The chimney flashings may be inadequate or incorrectly installed.**
- **Some cracks, loose and missing sections of mortar were seen on the upper sections of the chimney.**

Please Note: *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.*

Recommendations:

- **Have a qualified chimney contractor work with a roofer to repair or replace chimney flashings as necessary to stop leakage.**
- **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.**
- **Have a qualified chimney contractor service or repair the chimney as required to assure long term function and safety.**

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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).**

Electrical System

Voltage: 240/120 volts Ampere Capacity: 100 amperes.

Capacity may be **inadequate** 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: Visual inspection of the components and wiring within circuit breaker panel(s) found the following condition(s):

- **The panel is small. Capacity may be inadequate for present usage of the home.**

Branch circuit wiring:

- Plastic sheathed cable
- Metallic sheathed cable

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

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 NOT present in all wet areas of the kitchen and all bathrooms with electrical receptacles. *GFCI electrical receptacles provide protection against electric shocks in wet areas.*

Recommendations:

- **Have a licensed electrician install functional GFCI electrical receptacles in all wet areas of the home including kitchens and bathrooms that lack them.**
- **Have a licensed electrician upgrade service capacity to 200 amperes.**

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 knob is missing.**



Missing main shutoff valve knob

Visible Interior Water pipe material: Copper tubing.

Visible Water pipe Conditions:

- **Some older and corroded water supply shutoff valves and connections are present.**
- **A poorly crimped and brazed connection from a larger water pipe to a smaller pipe is present.**



Poorly done connection

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, and Copper.

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 any older water supply shutoff valves with corrosion or leakage, and repair any corroded or poorly done water pipe connections.**
- **To determine the true condition of the waste and drain pipes we recommend that a plumber inspect them internally using a specialized video camera.**

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: Forced air furnace.

Number of Zones: 1

Fuel: Natural Gas.

Location: Basement

Estimated age: **24 years.** Typical service life: 20 years, although maintenance is often required before this time.

Heating System Venting: Metal flue pipe to masonry chimney. **A heat activated flue damper is present on the flue pipe. These types of flue dampers are not safe, as the heating system may activate regardless of whether the damper opens. This could result in toxic combustion gases entering the home.**

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.

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35 Glenside Road, South Orange, NJ 07079 Tel: 973-763-7090

Operational Test of Heating System: The heating system activated when heat was called for by the thermostat, and warm air was supplied to supply registers.

Conditions:

- **The heating components are past the end of its designed service life, and remaining service life is undeterminable by us. In addition, for old equipment, the possibility of hidden internal functional and safety related defects is significantly increased.**
- **Significant visible corrosion present, which suggests hidden defects.**



Furnace is aging and has corrosion

Recommendations:

- **Replacement of this old heating system.**
- **Be sure that the unsafe thermally activated flue damper is removed.**
- **A service contract to cover future maintenance and repairs to the heating system.**

Heating Equipment Clearance & Combustion Air

Heating System Location: Basement

Ventilation and Combustion Air: Adequate

Clearance to Combustibles: Adequate

Central Air Conditioning

AC Equipment Age (Estimated): **24 years.**

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

Condensing Unit/Compressor Location: Exterior.

Condensing Unit/Compressor Condition:

- **The AC components are now well past the end of their designed service life. Continued reliable operation cannot be assured.**
- **Significant corrosion is present on the AC equipment.**



Aging AC equipment with corrosion

Air Handler Type: Integrated with the forced air furnace.

Recommendations:

- **Have the AC components replaced along with heating system replacement.**
- **A service contract to cover future maintenance and repairs to the AC system.**

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.*

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).**

Domestic Hot Water Heater

Water Heater Type: Standard Tank.

Water Heater size, gallons: 40

Heating Method/Fuel: Natural Gas.

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Age: **12 years** Typical Service Life: 8-10 years

Condition:

- **Past the end of designed service life – leakage or other failure is now more likely to occur.**

Recommendations:

- **Replacement of the hot water heater with a new unit, by a plumber.**

General Interior Condition

Wall and Ceiling Material: Drywall and/or plaster, with wood paneling in middle level den.

Wall and Ceiling Condition:

- **Most areas of paint or finish surface are worn.**
- **Wood paneling at the right rear has spotted areas near the floor, suggesting the possibility of moisture entry and possible mold growth behind paneling (see Basement and Mold sections).**
- **Walls in the garage show evidence of termite activity.**



Spotting from mold growth on wood panels

Floor Surfaces: Wood, Carpet, Tile

Floor Condition:

- **Most areas of floor surfaces are older and worn.**

Recommendations:

- **General interior repainting and refinishing by a professional painter.**
- **See Basement and Mold and Wood destroying insect report sections.**
- **Refinishing of wood surfaces and replacement of other floor surfaces as desired.**

Kitchen

Kitchen Sink: Older, but currently functional

Stovetop and Oven: Gas. Condition: Functional.

Garbage Disposal: None present.

GFCI electrical receptacles: **NOT present.**

GFCI electrical receptacles protect against shocks in wet areas.

Dishwasher: **Older, and non-functional.**

Water pressure at the sink was adequate. Drainage at the sink was adequate.
Kitchen cabinets and countertops are in older, but currently functional condition.

Recommendations:

- **Replacement of the dishwasher.**
- **See Electrical section.**
- **General kitchen renovation.**

Laundry Room A washer and dryer are located in the middle level bathroom.

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: Middle level half bath with toilet and laundry sink, combined with laundry room.

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

Second Floor, Master: Full, with sink, toilet and stall shower over tile base.

Fixtures and faucets in all bathrooms were tested, **and the following conditions were found:**

- **All fixtures, faucets and surfaces are older. Leakage, breakage and the need for repairs should be anticipated.**
- **The toilet in the second floor main bathroom is loose.**
- **The stall shower tile base is older, and tile shower bases can leak as aging waterproof tile base liners develop leaks. *It is not possible to determine with certainty during a standard home inspection whether a tile shower base is leaking.***

GFCI electrical receptacles: **NOT present.**

GFCI electrical receptacles protect against shocks in wet areas.

Water pressure and local drainage were adequate in all bathrooms.

Recommendations:

- **See Electrical section.**
- **Have the loose toilet repaired.**
- **Plan for general bathroom renovation, including shower base replacement.**

Interior Stairs Functional.

Insulation

Visible areas of insulation: Fiberglass in attic floor.

Insulation Condition: Insulation may be blocking ventilation at the roof edges.

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.**
- **Further evaluation to determine if the insulation in the attic is blocking soffit vents, followed by modification as needed to allow adequate ventilation.**

Basement and/or Crawlspace The basement is unfinished space. The basement is accessible through the garage. There appears to be a crawlspace at the right rear of the home. An access panel is present in a wall of the basement, however this access panel was sealed in place and could not be removed. **Therefore, we could not inspect the crawlspace.**

Sump Pump: Not found to be present.

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).

Condition:

- **Signs of prior water entry were found to be present on some visible areas of foundation walls. Foundation walls have been painted, which limits our ability to detect signs of water entry at these walls.**
- **Signs of mold growth along with high moisture meter readings were found to be present on wood paneling at the right rear of the middle level den. This could indicate high moisture conditions in the crawlspace below. No access was possible to this crawlspace.**

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 a qualified contractor create access to the crawlspace below the right rear of the home. If damage exists, have repairs made. If high moisture conditions exist, more ventilation may be necessary into this crawlspace.**
- **Be aware that the crawlspace access panel may have to be re-sealed to maintain the integrity of the radon mitigation system present in 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.

Attic Space The unfinished, unfloored attic crawlspaces are partially accessible by side hatch on the second floor. The attic spaces were entered and inspected where safe access was possible.

Condition:

- **Signs of roof leakage were seen around the chimney at the left front of the attic (see Roof section).**
- **Attic insulation covers attic floor joists, and very little flooring is present. Moving around the attic is hazardous, and requires extreme care to avoid damage or injury, and limited our ability to closely inspect all areas of the attic.**

Recommendations:

- **See Roof and Insulation section.**
- **Use extreme caution in moving through the attic.**

Garage Two car interior.

Vehicle Doors: Two overhead doors

Power Openers: Left side door only.

Vehicle door(s) were operated.

- **The right side door latch jams against the door track.**

Power Opener safety cutoff sensors:

Condition: **Not present – this type of opener is obsolete, can cause severe injury, and must be replaced.**

Recommendations:

- **Have the garage door opener(s) lacking adequate electric eye safety cutoff sensors replaced with new approved equipment. This work should be done by a qualified garage door contractor.**
- **Have both garage doors, hardware and tracks serviced by a qualified garage door contractor, and repaired or adjusted as necessary to assure function and safety.**

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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. *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.*

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 fully evaluated or tested as part of our home inspection or the radon test.

No other tests requiring lab analysis are being done.

Note: An active radon mitigation system is present in this home. This appears to be an older system, and is missing several features commonly found in modern radon mitigation systems. No vacuum indicator tube is present, so it is not possible to see whether vacuum is present in the system (indicating system operation).

In addition, the radon mitigation system discharges at ground level on the exterior of the home. This discharged air may contain concentrated levels of radon gas, and should discharge high up, above window and roof level, to avoid being re-absorbed into the home or breathed by persons on the exterior.

Recommendations:

- **Further evaluation and modification of the radon mitigation system as necessary to assure function and safety. This work should be done only by a licensed radon mitigation technician.**

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.

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

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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
Main Office Phone: 973-763-7090