

# MHI Services, Inc. - Licensed Home Inspectors

35 Glenside Road, South Orange, NJ 07079 Tel: 973-763-7090 [meyershomeinspections.com](http://meyershomeinspections.com)

April 19, 2008

## HOME INSPECTION REPORT

### XXXXDrive

Mountainside, NJ

The following are the findings of a **Home Inspection** of the subject property done on April 17, 2008. This report is for the use of XXXX.

Conditions on date of inspection: Occupied home. Weather was clear, and approximately 65 Deg. F.

Present at the inspection: Daniel Meyers, NJ Licensed Home Inspector; Mr. & Ms. XXXX, 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.



### XXXX, Mountainside, NJ

Description of Property Wood frame, one family split level style home. The first floor has an entry hall, living room, dining room and kitchen. The grade level has a den and half bathroom. The second floor has three bedrooms and two full bathrooms. The uppermost level of the home has one additional bedroom. There is an unfinished basement. There is a deck at the rear of the home. 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

Front, Type: Brick facing, and vinyl siding.

Condition:

- Vinyl siding is functional.
- **Some brick mortar joints are eroding and require re-pointing.**

Rear, Type: Vinyl siding.

Condition: Functional.

Left, Type: Vinyl siding.

Condition: Functional.

Right, Type: Vinyl siding.

Condition: Functional.

Trim, Type: Vinyl siding.

Condition: Functional.

## **Recommendations:**

- **Have a qualified mason re-point brick masonry joints where needed.**

## Windows

Type: Mostly replacement 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.

*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.**

## 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 home is built partly over a full basement with a raised concrete block masonry

foundation (the left side), and partly over a concrete slab (the right side and garage).

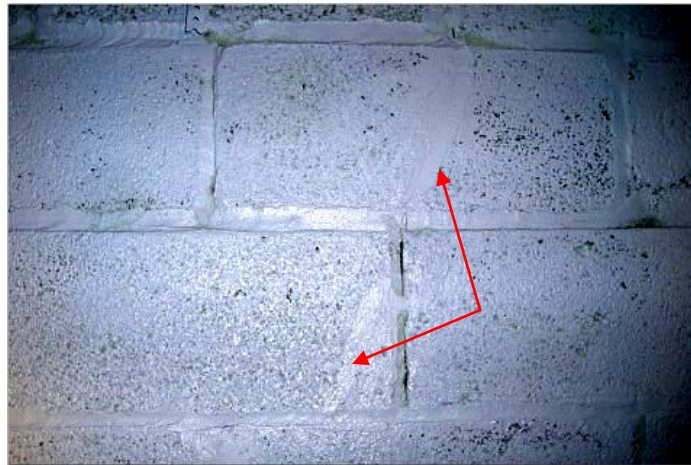
#### Foundation Wall Condition:

- After construction of a home over the course of time it is common for a small amount of soil compression to occur under the foundation wall footings, and this may result in cracks that are approximately vertical, diagonal or stair-step in pattern. Cracks of this type that are less than 3/16 inch wide with no other complicating factors are not considered to be structural defects in need of repair. **Our home inspection found foundation wall cracks of the type and degree described above, along the right side of the garage wall.**



Crack in garage wall, on right side

- **Some areas of *patched* cracks appear to also be present in the basement. *The patching and paint on basement walls limits our evaluation of the severity of these cracks.***



Patched cracks on foundation wall visible in basement

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 & Evaluate: Significant parts of the masonry foundation walls and concrete slab were covered with finish materials or access to*

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*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. In addition, please be aware that a single visit inspection cannot determine with certainty if cracks present will not become worse with time. If a higher degree of certainty is required, then crack monitors or soil testing or excavation to directly expose and inspect the foundation footing would be needed, which are not within the scope of a home inspection.*

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 a built up wood main beam.

Condition:

- Flooring throughout the home was adequately level and stiff on the date of inspection.
- **Termite activity was found on the right side of the garage, at the entry door frame.**

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: Wood board and/or wood product panel.

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.*

## **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.**
- **The visible areas of vertical cracks found appear to be relatively minor and do not appear to significantly affect functionality of the foundation. Other than sealing the crack to prevent water and insect entry, no repair is recommended at this time. We do recommend, however, that the foundation walls be monitored over time for additional cracks or expansion of the existing cracks, and if this occurs, then further specialist evaluation followed by structural repairs may be needed.**



# MHI Services, Inc. - Licensed Home Inspectors

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- **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.**

### Exterior Soil Grading and Drainage

Soil Grade & Clearance to Wood Elements of the Home:

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

Drainage Conditions:

- **This home is located in a low area which may be prone to seasonal flooding. The back yard is flat, however there appears to be a dry stream bed to the rear of the property.**
- **A drainage grate is present on the right side of the property, in the back yard.**



Drainage grate in back yard

- **A low concrete block wall has been constructed around a rear basement window, possibly as a defense against water entry.**



Low wall surrounds part of the rear, including basement window under the deck

- **A portion of concrete path at the right side and rear is below the level of a low wood tie wall. Water may accumulate in this area.**



Path section lower than tie wall

- *Weather conditions on the date of inspection were relatively warm and very dry. Little rain had fallen in the preceding weeks. Although the back yard appeared dry on the date of inspection, we cannot determine whether water accumulation or flooding will occur during extended periods of rain.*

*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:**

- **Monitor water conditions in the back yard for areas of water accumulation.**
- **Keep existing drainage grates clear and free flowing.**
- **Have a landscaper raise the paths at the right side and rear, and slope paths away from the home to defend against water accumulation at the base of the home.**
- **If water accumulation occurs on the property during heavy rains, the addition of more drainage and water diversion methods may become necessary.**

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 above ground 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.**

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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.**
- **Some roof flashings may be older than the currently installed roof. Leakage can occur around old flashings.**

Roof Ventilation:

- Gable end vents.
- Ridge vents.

**Roof ventilation may not be adequate. The gable end vents are small, and no open soffit (roof edge) vents appear to be present. Insulation in the attic may be restricting ventilation at the roof edges.**

*Inadequate roof ventilation can lead to reduced shingle life.*

**Recommendations:**

- **Have a qualified roofer add more ventilation to this roof by opening more soffit vents, and pulling back insulation from the roof edge.**
- **Have a qualified roofer periodically evaluate the roof for wear and signs of leakage, and make repairs or replacements as necessary.**

*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 wear and cracking, but currently functional.

# MHI Services, Inc. - Licensed Home Inspectors

35 Glenside Road, South Orange, NJ 07079 Tel: 973-763-7090 [meyershomeinspections.com](http://meyershomeinspections.com)

Path Type: Concrete.

Path Condition: Some wear and cracking, but currently functional.

Sidewalk Type: None present.

## Deck

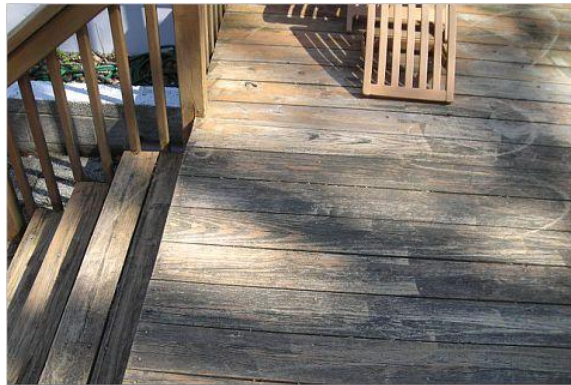
Type: Wood

Location: Rear

Elevation above grade level (approximate): 4 ft.

Structure Condition: Functional

Surface Condition: **Significant deck board wear is present.**



Deck surface is worn

Railing Condition: The railing was tested, and found to be sound, on the date of inspection, **however the railing top board has significant wear.**



Splitting railing top board

Stairs Condition: Functional.

### **Recommendations:**

- **The deck is wearing, and replacement of deck surface boards or deck reconstruction will be necessary in the near future. This work should be done by a qualified contractor familiar with modern deck construction.**

Patio None Present.



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## Description & Condition of Entrances

Front Door:

Front Entry Area: Masonry steps, in functional condition.

Back Entry Area: Wood and glass to the deck, 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:**

- **Chimney flashings appear to be older. Leakage can occur around older chimney flashings.**
- **Some cracks, loose and missing sections of mortar were seen on the upper sections of the chimney.**



The chimney brick is painted white, but joints still requires re-pointing

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

### **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.**
- **Have a qualified chimney contractor service or repair the chimney as required to assure long term function and safety.**

## Fireplace

Location: Living Room.

Type: Wood Burning.

Hearth area Condition: Functional

Flue Damper Condition: Functional

**Other Conditions: Significant deposits of creosote 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:

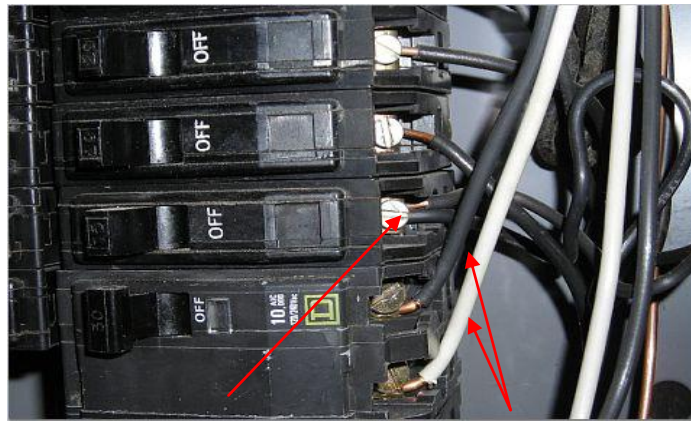
- Circuit breaker main panel located in the basement.

Circuit Breaker/Fuse inspection methods:

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

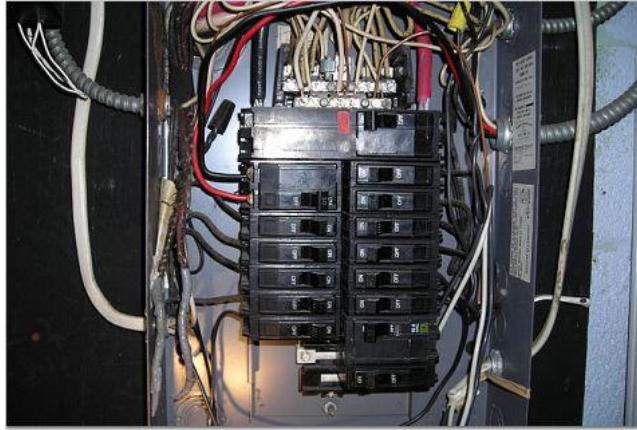
Conditions: Visual inspection of the components and wiring within circuit breaker panel(s) found the following condition(s):

- **A double tapped circuit breaker (more than one wire connected to a circuit breaker) is present in the panel. This is incorrect wiring technique.**
- **Several wires are strained (there is insufficient slack) at their connections to circuit breakers.**



Double tapped breaker and strained wires

- **There are unused wires in the panel that have been taped off (see below).**



Taped off wires are present in the panel

Branch circuit wiring:

- Plastic sheathed cable
- Metallic sheathed cable
- Older fabric sheathed cable.

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

Conditions:

- **An unused cable is dangling at the rear of the basement. This may be the same cable that has taped ends in the circuit breaker panel, however we cannot certify that this is so.**



Taped off unused cable in basement

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.

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

**Recommendations:**

- **Have a licensed electrician eliminate the double tapped condition in the circuit breaker panel.**
- **Have a licensed electrician repair the strained wires in the panel.**
- **Electrical capacity upgrade to 200 amperes may be needed to adequately serve your needs, and we recommend that this upgrade in capacity be done. The previous repairs may also be accomplished in this process, as an upgrade would require service panel replacement.**

# MHI Services, Inc. - Licensed Home Inspectors

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- **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 remove any unused cables.**

## Plumbing System

Water Main Material: Copper tubing.

Water Main and Main water shutoff valve Location: Basement

Water Main Condition:

- The water main pipe itself appeared to be in physically acceptable condition.
- **A small expansion tank has been installed on the water main near the shutoff valve and meter. The purpose of this tank may be to help maintain steady water pressure, however this could not be determined with certainty.**
- **Although water pressure appeared to be adequate at fixtures during brief tests, some pressure variation was seen when turning on or off multiple fixtures, and *within limits*, this is not considered to be a defect.**

Main Shutoff Valve Condition: Functional

Visible Interior Water pipe material: Copper tubing.

Visible Water pipe Conditions:

- Water pipe itself is functional.
- **Some older, corroded shutoff valves are present, including a valve near the hot water heater with a missing knob.**



Old shutoff valve with missing knob

Waste Disposal system type: Waste disposal appears to be a public system (sewer system), however this could not be confirmed.

Drain and vent pipe material: Older iron pipe with some newer plastic pipe.

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 aging, 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 water main and expansion tank to determine whether adequate water pressure exists, and the purpose of the expansion tank. Have modifications made if possible to increase and/or maintain desired level of water pressure.**
- **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: 14 years. Typical service life: 20 years, although maintenance is often required before this time.

Heating System Venting: Metal flue pipe to masonry chimney.

*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.*

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 more than 50% through designed service life. The need for major repair or replacement is now becoming more likely.**

## **Recommendations:**

- **Further evaluation of this now aging heating system by a qualified specialist to assure that hidden defects or safety related issues are not present.**
- **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): 14 years

Typical central AC condensing unit lifetime: 12 to 15 years, however failure before this time is not uncommon.

Condensing unit Location: Exterior

Condition:

- The AC system was tested on the date of inspection and appeared to perform normally during this limited time test.
- **The AC components are now approaching the end of their designed service life. Continued reliable operation cannot be assured.**

*Limitation: Moderate temperature on the date of inspection prevented us from determining if cooling capacity is adequate under hot weather conditions.*

Air Handler Type: Integrated with the forced air furnace.

## **Recommendations:**

- **Have the AC system serviced annually by an AC technician.**
- **Budget for AC system replacement in the near future.**

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**

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**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

Age: 6 years                      Typical Service Life: 8-10 years

Condition:

- **Plastic trim rings around inlet and outlet water pipes are melted. This may have occurred from back drafting of combustion gases, which can be dangerous, or from incorrect hot water heater installation. No back drafting was observed on the date of inspection.**
- **Melted trim rings can be a sign that the water heater life will be shorter than average.**

## **Recommendations:**

- **See Chimney section – have the chimney flues checked to ensure no back drafting is taking place.**
- **Budget for replacement of the hot water heater by a plumber.**

## General Interior Condition

Wall and Ceiling Material: Drywall and/or plaster.

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

Floor Surfaces: Wood, Carpet, Tile.

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

## Kitchen

Kitchen Sink: Functional

Stovetop and Oven: Gas.                      Condition: Functional.

Garbage Disposal: None present.

GFCI electrical receptacles: Present and functional at wet areas.

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

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

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

Kitchen cabinets and countertops are in functional condition.

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*

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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. 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

Grade Level: Half, with sink and toilet.

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 defects were found:**

- **The master bathroom toilet must be held down to flush completely.**
- **The master bathroom shower head hose is leaky.**

*Note: Tile shower bases must have waterproof liners, which can leak if worn out or incorrectly installed. It is not possible to determine from a single inspection whether a tile shower base is leaking.*

GFCI electrical receptacles: **NOT present, or defective.**

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

Water pressure and local drainage were adequate in all bathrooms.

## **Recommendations:**

- **Have the master bathroom toilet repaired so that it flushed easily.**
- **Have the master bathroom shower hose repaired.**
- **See Electrical section.**
- **Have a plumber and/or tile contractor conduct a long term “leak down” test to ensure that the tile shower base is not leaking.**

Interior Stairs Functional.

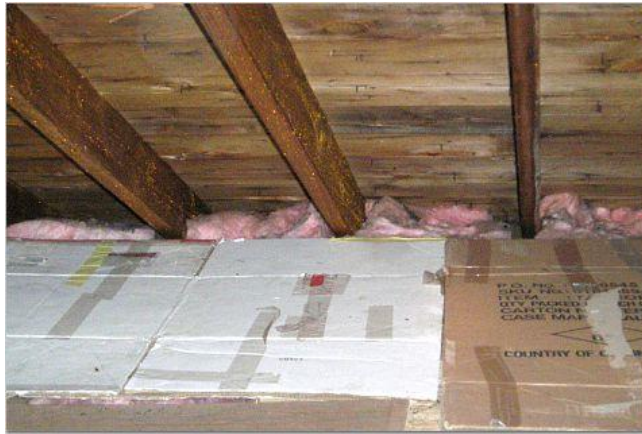
## Insulation

Visible areas of insulation: Fiberglass in attic floor.

Insulation Condition:

- **Insulation extends all the way to the edge of the roof, obstructing any possible soffit vents.**





Insulation pushed to the roof edge

*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.**
- **Have a roofer and/or insulation contractor pull back insulation from the roof edge, possibly with the use of foam baffle plates inserted between the insulation and underside of the roof.**
- **See Roof section.**

Basement and/or Crawlspace The basement is unfinished space.

Sump Pump: Present

Condition:

- A small amount of water was present in the sump.
- The pump was briefly tested by lifting the float, and the pump activated.

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:

- ***Basement walls have been recently painted white. This could obscure any signs of prior water entry.***
- **Adverse exterior drainage conditions appear to be present. See Soil Grading & Drainage section – exterior water accumulation may occur on this**

property, and additional exterior drainage measures may be necessary.

### Recommendations:

- See **Roof Drainage** section – proper maintenance of gutters and downspouts can reduce the possibility of water entry into the basement.
- **Periodic testing of the sump pump.**
- See **Soil Grading & Drainage** section for additional recommendations.

*Please be aware that the lower level interior space is near or partially below grade level, and foundation walls and the floor slab floor in this home are not perfectly water proofed, and therefore the possibility of water entry with consequent damage to stored materials or current and future finish materials exists, especially during extreme weather conditions.*

Attic Space The unfinished, partly floored attic crawlspace is accessible from the third floor bedroom. The attic spaces were entered and inspected where safe access was possible.

Condition:

- No structural defects were found.
- **Attic ventilation is not adequate (see Roof section).**

### Recommendations:

- See **Roof section.**

Garage Two car interior.

Vehicle Doors: Two overhead doors.

Power Openers: Both Doors.

Vehicle door(s) were operated.

Doors and door hardware themselves were found to be in functional condition.

Power Openers Condition:

- **No safety cutoff sensors present – this type of opener is obsolete, can cause severe injury, and must be replaced.**
- **Openers are plugged in with extension cords.**



Older openers have no sensors, and are plugged in with extension cords

### Recommendations:

- **Have the garage door opener(s) lacking adequate electric eye safety cutoff sensors replaced with new openers incorporating electric eye cutoff sensors. This work should be done by a qualified garage door contractor.**

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- **Have a licensed electrician install electrical receptacles close enough to the openers to plug them in without extension cords.**

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

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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.

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 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