

May 1, 2008

HOME INSPECTION REPORT
Street Address Rmoved
Verona, NJ

The following are the findings of a **Home Inspection** of the subject property done on April 29, 2008. This report is for the use of

Conditions on date of inspection: Occupied home. Weather was clear, and approximately 55 Deg. F.

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



Home in Verona, NJ

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Description of Property Wood frame, one family, two story home. The first floor has an entry area, living room, dining room, kitchen, utility closet, and enclosed, covered patio adjacent to the living room. The second floor has three bedrooms and one full bathroom. There is no basement, as the house is built over a concrete slab foundation. There is an interior one-car garage.

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: Vinyl siding.

Condition: Functional.

Rear, Type: Vinyl siding and aluminum siding.

Condition: Functional.

Left, Type: Vinyl siding and aluminum siding.

Condition: Functional.

Right, Type: Vinyl siding and aluminum siding.

Condition: Functional.

Trim, Type: Vinyl, wood, metal.

Condition:

- **Some wood trim around the screened, enclosed patio is very worn, and has failed paint.**
- **Wood trim on the roof edge on the left side has been damaged by what appears to be carpenter bee activity.**



Carpenter bee damage to wood trim

Recommendations:

- **Repair, replacement and repainting of wood trim where necessary.**
- **See the separate wood destroying insects report from Terminite, Inc.**

Windows

Type: Mostly replacement casement and fixed panel double glazed units, with the exception of the bathroom window, which is an older metal frame single glazed sliding

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unit.

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

Condition:

- The newer double glazed windows were in functional condition.
- **The older single glazed sliding unit is in worn condition, and may not be weather tight.**

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

Recommendations:

- **Replacement of the sliding glass window with a new double glazed sliding unit.**
- **Installation 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.

Side: Wood and glass, in functional condition.

Interior Doors Wood, in functional condition.

Foundation Walls & Structural Supports

This home is built over a concrete slab, with no basement, crawlspace or other below grade areas.

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 or below the finish materials, or below the concrete slab.

Floor Framing: The ground floor is the concrete slab, with finish flooring set on top. The second floor is dimensional lumber floor joists.

Condition:

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

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

Condition:

- Walls throughout the home are functionally adequate where visible.

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Roof framing: Dimensional lumber for a pitched roof.

Roof Sheathing: Plywood.

Condition:

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

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

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 and slab settlement in the future.**
- **See the separate wood destroying insect report from Terminite, Inc. for more information relating to the wood framing of this home. If evidence of wood destroying insect infestation is found, then be aware that further evaluation would be required to assure that hidden damage to structural members is not present.**

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

Recommendations:

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

Landscaping **Small trees, shrubs and plants are very close to, overhanging, or in contact with the siding and roof edge. This is conducive to wood destroying insect damage, and could cause damage to roof and siding in heavy winds.**



Tree in contact with the home

Recommendations:

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

Exterior Soil Grading and Drainage

Soil Grade & Clearance to Wood Elements of the Home:

Front: Adequate. Right: Adequate.
Left: **Inadequate.** Back: **Inadequate.**

Soil is very close to or in contact with siding at the left and rear.

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:

- **To the extent possible, create some clearance between soil and siding.**
- **See Roof Drainage System section.**

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

Conditions:

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



Downspout discharging at base of home

- **Three gutters discharge into one downspout at the rear. This may not be adequate to thoroughly drain roof surface water during extreme weather conditions.**



All three major rear roof areas and gutters ultimately feed one downspout

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.**
- **Monitor gutter and downspout connections for overflow and/or leakage, and have modifications made as necessary by a qualified gutter maintenance company to optimize roof drainage.**
- **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 prior leaks or moisture condensation were seen on the underside of the roof in the attic crawlspaces.**
- **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. Gable end vents are very small.

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 improve ventilation under the roof.**
- **Have a qualified roofer periodically evaluate the roof for wear and leakage, and make repairs 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

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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: Stone.

Path Condition: **Irregular and settled surface.**

Sidewalk Type: None present.

Recommendations:

- **Have irregular and settled sections of the path repaired.**



Irregular path

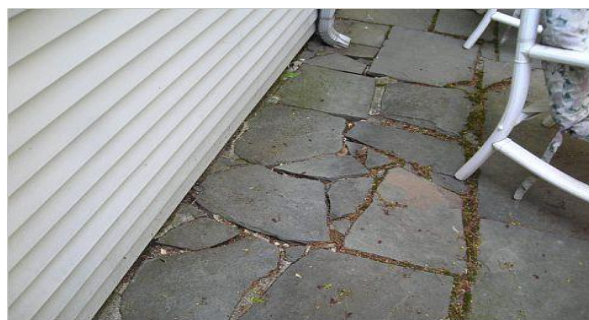
Deck None present.

Patio

Type: Stone

Location: Rear

Condition: **Significant cracked and settled areas.**



Patio is cracked and settled

Recommendations:

- **Have the cracked and settled sections of the patio re-set.**

Description & Condition of Entrances

Front Entry Area: Masonry near grade, in functional condition.

Back Entry Area: To the rear patio area. **See Patio section.**

Side Entry Area: Through the covered section of the patio. **See Patio section.**

Recommendations:

- **See Patio section.**

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:

- **Older chimney flashings may be present beneath newer metal flashing wrapped around chimney. This newer metal does not appear to have been adequately cut into the chimney and sealed. Leakage can occur around older or incorrectly installed chimney flashings.**
- **Some loose and soft sections of mortar were seen on the chimney.**



Brick joints appears to be soft and flashing not installed properly

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:

- **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 and flashings as required to assure long term function and safety.**

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Vent Pipes as well as Chimneys Present This home also uses metal and plastic vent pipes instead of masonry chimneys. We can only inspect the visible exterior sections of this type of vent system.

Condition:

- Visible exterior sections of vent pipes appeared to be functional.

Note: This inspection cannot evaluate the interior or hidden sections of vent pipes.

Recommendation:

- **Have a qualified chimney contractor conduct a Level 2 inspection of the vent pipes to assure 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. **The meter housing is badly corroded.**



Rusty meter housing

Electrical Grounding: Metallic water main.

Circuit Breaker and/or Fuse panels:

- Circuit breaker main panel located in the garage.

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):

- **Several cables in the panel have been improperly installed, with excess insulation length left on cables in the panel.**



Long white cable – excess insulation in the panel

Note: A separate 60 amp older disconnect switch is present in the garage. The cables feeding this equipment pass through the main panel, but do not connect to the panel. This disconnect is connected to a round, specialized socket. No electric field was detected at this socket, so it is possible that power is off to this disconnect switch and socket.

However, we advise using caution around any electrical equipment. Do not assume that old electrical equipment is disconnected and inactive unless certified by an electrician. Equipment no longer in use should be removed by a licensed electrician.

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 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 upgrade service capacity to 200 amperes, replacing the feed cable and circuit breaker panel in the process.**
- **Have a licensed electrician or the utility company replace the meter housing.**

Plumbing System

Water Main Material: Copper tubing.

Water Main and Main water shutoff valve Location: Garage storage closet.

Water Main Condition: Functional

Main Shutoff Valve Condition: Functional

Visible Interior Water pipe material: Copper tubing.

Visible Water pipe Conditions:

- 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, and newer plastic.

Drain pipe Conditions:

- **An exterior plumbing drain cleanout cover on the right side is open.**



Open cleanout cover

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 replace any older water supply shutoff valves with corrosion or leakage.**
- **Have a plumber replace and secure the open plumbing cleanout cover.**
- **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: Heating utility closet off the kitchen.

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

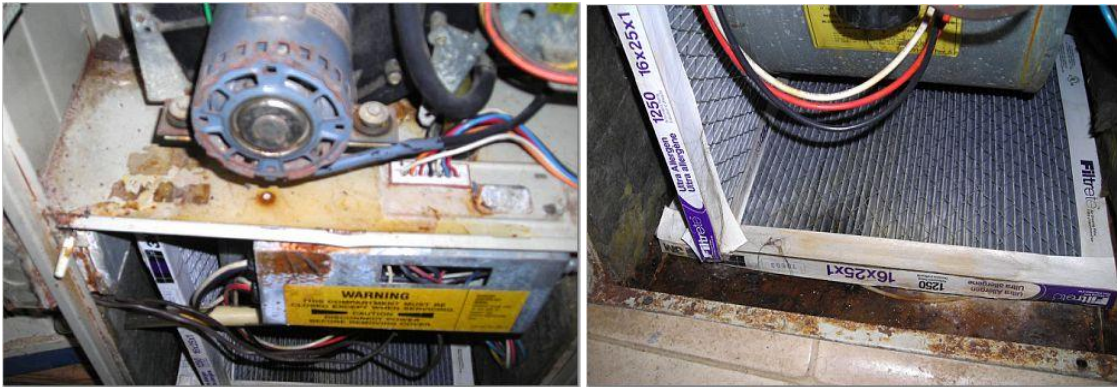
Heating System Venting: PVC pipe directly to the exterior.

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 system is at the end of its designed service life, and remaining service life is undeterminable by us. In addition, for older equipment the possibility of hidden internal functional and safety related defects is significantly increased.**
- **Significant visible corrosion present.**
- This type of furnace is a high efficiency condensing furnace, which must drain water that condenses from exhaust gas. **Active leakage was occurring from the heating condensate water drain system. Water was leaking into the furnace case, causing corrosion. Water was also leaking down into the filter and return duct system. The water leakage may have caused corrosion to ducts that are within or below the concrete floor slab, but these sections of the ducts were not visible, as they are buried components.**
- **Constant water leakage into filters and ducts may have created conditions conducive to mold growth.**



Water leakage and corrosion inside heating system case
Water has also leaked into the filters and sub-slab ducts

Recommendations:

- **As this furnace is now at the end of its life, has corrosion and is currently malfunctioning (leaking), replacement of the system is now due, and should be performed on a proactive basis, before total system failure or unsafe condition develops.**
- **If replacement is not immediately done, repair of condensate water system leakage must be done, as well as further evaluation by a qualified specialist evaluation to assure that hidden defects or safety related issues are not present.**
- **Further evaluation of heating ducts for any corrosion damage and/or mold conditions caused by the leakage.**
- **A service contract to cover future maintenance and repairs to the heating system.**
- **See the Mold section of this report – chronic wet conditions may have been present in duct work, creating conditions conducive to mold growth.**

Heating Equipment Clearance & Combustion Air

Heating System Location: Utility closet.

Ventilation and Combustion Air: Combustion air is drawn from exterior through PVC pipe.

Clearance to Combustibles: Adequate

Central Air Conditioning

AC Equipment Age (Estimated): **20 years.**

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

Condensing Unit/Compressor Location: Exterior right side.

Condensing Unit/Compressor Condition:

- *The AC system could not be tested on the date of inspection, as the outside temperature was too low for a safe and effective test.*
- **The AC components are now past the end of their designed service life. Continued reliable operation cannot be assured.**

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Air Handler Type: Integrated with the forced air furnace.

Recommendations:

- **Have the AC system tested when weather is consistently warm, repaired or replaced as necessary, and serviced annually by an AC technician.**
- **Budget for replacement of the AC system in the near future.**
- **Consider having the heating and AC systems replaced as a unit.**
- **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

Age: **15 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.

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

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Floor Surfaces: Wood, Carpet, Tile.

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

Kitchen

Kitchen Sink: **The kitchen sink sprayer is clogged.**

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.

Recommendations:

- **Have the kitchen sink sprayer replaced.**

Laundry Room A washer and dryer are located in the laundry closet off the kitchen.

The washer and dryer hookups could not be fully evaluated, because excess amounts of stored items in the laundry closet obstructed access.

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

Recommendations:

- **Make sure washer water supply connections and shutoff valves are in good condition, that drainage is securely attached, and that dryer vent hose is adequately attached.**

Bathrooms

Second Floor, Main: Full, with sink, toilet and shower over tub. The sink and tub / shower are in functional condition. **The following adverse conditions were found:**

The toilet is loose.

Bathroom floor tile is cracked.

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 the loose toilet repaired.**
- **Have cracked floor tile replaced.**

Interior Stairs Functional.

Insulation

Visible areas of insulation: Fiberglass in attic floor.

Insulation Condition: Functional.

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.**

Basement and/or Crawlspace This home is built over a slab foundation, and no basement, crawlspace or other below grade spaces are present.

Please be aware that the home is near grade level, 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. 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 crawlspace is accessible by ceiling hatch on the second floor. The attic spaces were partially entered and inspected where safe access was possible.

Condition:

- No structural defects were found.
- **Attic ventilation may not be adequate.**

Recommendations:

- **See Roof section.**

Garage One car interior.

Vehicle Doors: One overhead door.

Power Openers: None Present.

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Vehicle door(s) were operated.

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

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.*

Note: Ongoing water leakage from the furnace may be causing water accumulation in the air ducts, making mold growth likely.

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.

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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.

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