

# **Accurate Inspections, Inc.**

*We have put our clients first since 1993*

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Our Jan 1, 2099 inspection of 123 Main Street, Anytown, New Jersey

Client Name  
123 Home Street  
Home Town, NJ 99999

This addendum contains very important information that you must very carefully review immediately.

It replaces ONLY the handwritten comments on the attached key sheets.

The Home Inspection Book provides additional important information - MAKE SURE YOU READ ALL OF IT!

**A. The Home Inspection Book, our on-site discussion, nine key sheets, and this Addendum, together form the complete report. All parts provide very important information that must be very carefully reviewed immediately.**

**B. PRIOR to expiration of your home inspection contingency, you MUST obtain detailed cost and scope of work estimates from reputable firms for the repair of ALL concerns mentioned in the inspection report with the expectation that additional problems may exist which are not detailed in this report. YOUR FAILURE TO PERFORM THIS VITAL DUE DILIGENCE SUBJECTS YOU TO OPEN-ENDED RISKS WHICH WE ARE NOT RESPONSIBLE FOR.**

C. PRIOR to the expiration of your home inspection contingency, all areas requiring invasive testing, destructive testing, and removal of finishes, must be made ACCESSIBLE, accessed, invasively or destructively tested and professionally inspected; all areas not accessed, not entered, inaccessible, not traversed or with restricted access including areas above suspended ceilings, behind insulation and obstructed by personal effects must be made ACCESSIBLE, accessed and professionally inspected, or you accept open-ended risks. Under no circumstances will the COMPANY perform invasive testing, destructive testing, or remove finishes.

*D. The home inspection and Home Inspection Report are intended to be used ONLY for the CLIENTS benefit. They are not intended to be used or relied upon by any other person or entity for any purpose. CLIENT agrees to protect, indemnify, defend, and hold harmless COMPANY from liability against any and all claims made against the COMPANY resulting from CLIENTS unauthorized distribution of the inspection findings or Home Inspection Report to any other person or entity.*

E. Immediately give the owner, their attorney, and all real estate agents with written notice of all the problems, and defects listed in this report in order to allow them to disclose all defects to all future potential buyers so all unsafe, and hazardous conditions can be addressed in order to avoid personal injury and property damages.

F. PRIOR to expiration of your home inspection contingency obtain all oral representations from real estate agents and home owners about the condition of the home, the history of problems with the home, and all issues raised by the home inspection in the form of certified statements. Over two decades of home inspection experience have taught me over, and over again - oral representations are worthless.

## **1. GROUNDS - PROBLEMS, HAZARDS, DAMAGES, AND MATERIAL DEFECTS**

Corrective actions are necessary (not optional). Soil is not sloped to drain away from the home. Downspouts are not piped to drain away from the home. Failure to make immediate improvements to surface water controls must be expected to result in water infiltration, and the possibility of very expensive to cure structural damages. Surface water saturating the soil against the foundation walls has been known to freeze, expand, and push the foundation walls in. It is NECESSARY to regrade the soil around the perimeter of the home to encourage surface water to drain away from the foundation walls. Surface, and or roof water that does not drain away from the foundation must be expected to result in water infiltration, and damages. Remove debris from gutters, and downspouts regularly, and configure their discharge so they effectively discharge water at least 10 feet from the home. Even if the homeowner represents water infiltration did not occur yet, or the grading defect existed for years or comes up with any other plausible excuse, immediate corrective actions are still necessary in order to avoid further problems, and damages. Sump pumps and interior perimeter drains are never the cure, because they only address the temporary symptom of water infiltration and do nothing to avoid wet and / or frozen

soil from expanding and pushing in foundation walls. If the home has a sump pump installation of sump pump failure alarms like the PumpSpy PSO1000 or Level Sense Sump Pump Failure Alarm may provide warning when (not if) the pump fails.

For a detailed diagram showing the above please go to: <http://AccurateInspections.com/Specimen-Grading-Diagram.pdf>

Many sections of the sidewalk are broken, cracked, damaged, buckled up, and are uneven in height. Corrective actions are necessary to cure the existing tripping and personal injury hazards.

## **2. EXTERIOR & ROOF - PROBLEMS, HAZARDS, DAMAGES, AND MATERIAL DEFECTS**

FAA Remote Pilot Certificate 3950081 holder Michael Del Greco used a drone to evaluate the roofing. No FAA Controlled Airspace authorization was required today.

In my opinion the roof covering is in poor condition and it is at the end of its useful life. Bare asphalt is starting to show through. PRIOR to expiration of your home inspection contingency, further evaluation of all the roofing must be performed by both a roofing contractor to determine the scope and cost of the necessary corrective action and representatives from your home owners insurance company (roofing in this condition can affect your insurance rates or ability to get insurance). The exact time removal and replacement of the roof covering and flashing will be needed is not predictable, however, it is likely to be necessary in the VERY NEAR future. Although some roofing and flashing materials in this condition may function for some time, most will require removal and replacement near term.

PRIOR to expiration of your home inspection contingency contact your homeowner's insurance company to determine exactly what roofing changes or replacements they will be requiring. As a home inspector I have no way of knowing what requirements your homeowner's insurance company will have. There is a trend among homeowners insurance companies to deny coverage or require corrective actions to be taken depending on the individual insurance companies assessment of the condition of items like (provided as examples not as an exhaustive list) the condition of walkways, driveways, decks, ponds, pools, roofing, trees on the property, types of electrical wiring and service panels, types of piping, handrails, guardrails, and etc. Any comments in this report about insurance company requirements are for your educational benefit, provided as examples, not as an exhaustive list.

Aluminum siding was painted over. I am not able to determine when the paint will start to peel or when removal and replacement will be necessary.

Vinyl siding was painted over. I am not able to determine when the paint will start to peel or when removal and replacement will be necessary.

Roofing cement was improperly applied at the base of the chimney where it meets the roofing, rather than the necessary and required metal step flashing. Corrective actions are necessary in order to avoid water infiltration and damages.

Loose bricks exist at the top of the masonry chimney; corrective action is necessary in order to avoid further damage and hazards.

Movement of the garage foundation wall structure and wood garage roof structure is occurring that is not at all normal, typical, or expected. The garage roof structure is sagging. The beam over the garage doors is smaller than expected. The garage CMU foundation walls are cracked through top to bottom on each of three walls. PRIOR to expiration of your home inspection contingency, it is necessary for you to obtain further examination and analysis, by a qualified, insured and reputable New Jersey Licensed Professional Engineer, to define the scope & cost of the necessary corrective action. Your failure to do so subjects you to personal injury, property damage, and financial risks.

The electric garage door opener is not functional. Corrective actions are necessary.

During the inspection I showed you non functional old wood single pane wood windows that do not stay up due to missing sash cords. Corrective actions are necessary to install functional windows.

During the inspection I showed you non functional old wood single pane wood windows. Replacement with modern double pane windows is recommended to cure problems with the old wood single pane windows.

Storage blocked access to operate and test the garage doors. Make sure the storage is relocated and the operation of the garage doors is tested PRIOR to expiration of your home inspection contingency.

### 3. STRUCTURE - PROBLEMS, HAZARDS, DAMAGES, AND MATERIAL DEFECTS

Changes have been made (**installation of central air conditioning, installation of two furnaces, water heater replacement, installation of plumbing, installation of electrical wiring, installation of newer electrical wiring without AFCI protection, installation of basement finishes, installation of basement bathroom, installation of attic bedroom without fire egress, alterations to the roof structure, and etc.**). Use an OPRA request to determine if all the required permits, inspections, approvals and real estate tax updates were obtained for any and all work performed on the home, or on the property, OR obtain them PRIOR to expiration of your home inspection contingency. Production of a Certificate of Occupancy, Dwelling Certificate or Continued Certificate of Occupancy is NOT adequate. You may have to remind the municipality that as the contract purchaser of the property you have additional rights under common law as indicated in Division of Code and Standards Bulletin 03-3 see <https://AccurateInspections.com/OPRA-DCA03-3.pdf> If you are unsure what permits are required for, or if your opinion is not the same as the local code official, contact the NJ Department of Community Affairs Division of Codes and Standards at (609) 292-7898 or 7899 to request additional assistance, and guidance.

During today's inspection I was told the existing owner only owned the home for a short time, therefore, it is likely another home inspector inspected the home recently. Many times, home owners who become aware of problems and defects after one inspection conceal them from future inspectors. PRIOR to expiration of your home inspection contingency, obtain, review and reconcile any and all problems and defects disclosed by the other home inspector with this report, and resolve all discrepancies. Many times copies of the previous home inspection report can be obtained from the real estate agents, home owner or the attorney who represented the home owner. If those parties indicate they do not have or refuse to provide a copy of the home inspection report demand each of them provide you with individual certified statements detailing any and all problems and defects the other home inspector made them aware of, as well as provide documentation as to the corrective actions taken. Remind real estate agents in writing - the National Association of Realtors Standard of Practice 1-9 "Information concerning latent material defects is not considered confidential information", and N.J.A.C. 11:5-6.4 (a) obligates all licensees to deal fairly with all parties to the transaction.(c) Licensees shall disclose all information material to the physical condition of any property which they know or which a reasonable effort to ascertain such information would have revealed. Other rules, and regulations may apply.

During the inspection I showed you the roof structure of the home is sagging and is moving. Movement like this is not at all normal, typical, or expected. Problems with the roof structure are the likely cause (improper alterations to the roof structure). PRIOR to expiration of your home inspection contingency, it is necessary for you to obtain further examination and analysis, by a qualified, insured and reputable New Jersey Licensed Professional Engineer, to define the scope & cost of the necessary corrective action. Your failure to do so subjects you to personal injury, property damage, and financial risks.

Inaccessible areas exist under the structure of the right side front of the home. The existing window on the exterior was sealed in place (could not remove without causing damages). These areas were not traversed or inspected today. Problems and hazards should be expected to exist that I could not see or report on today. Wood rot, insect damages, and structural defects are some of the more common problems found in crawl spaces. N.J.A.C.13:40-15.16 does not require inspectors to enter any area which does not have at least 24" of unobstructed vertical clearance and at least 30" of unobstructed horizontal clearance. Both the \*\* MOLD WARNING \*\*, and the INDOOR AIR QUALITY - FUNGUS, MILDEW, and MOLD Sections of this report are incorporated into this paragraph by reference as if they are fully set out here.

Under no circumstances should you proceed with the purchase of the home until the inaccessible areas under the right side front of the home are made accessible so they can be safely traversed and professionally inspected; PRIOR to the expiration of your home inspection contingency. Your failure to do so constitutes your express agreement to accept open-ended risks against my professional advice!

Many times inaccessible crawl spaces like under the right side front of the home are an indication the required municipal permits, inspections, approvals and real estate tax updates were not obtained. Make sure you obtain them PRIOR to expiration of your home inspection contingency.

Areas under dwellings under the right side front of the home that are not ventilated present special risks. Installation of adequate and proper ventilation is necessary in order to help avoid further problems and hazards.

In my opinion, immediate corrective actions are necessary to cure the existing hazard, because I feel the attic bedroom lacks the required and necessary fire egress. A sign on the door to the attic indicates the attic is the fourth bedroom. In the event of a fire or emergency, the lack of proper fire egress can be expected to result in death or serious injury. In order to avoid being trapped in the event of a fire or emergency, use of the attic as a bedroom must be immediately

discontinued, unless otherwise advised by the fire department. PRIOR to expiration of your home inspection contingency contact the fire department to determine the scope of the necessary corrective actions to avoid being trapped in the event of a fire or other emergency. PRIOR to expiration of your home inspection contingency, contact municipal building department, to obtain written documentation as to the legal and allowable use for the attic. If you are not satisfied with the answers you are given, PRIOR to expiration of your home inspection contingency, contact the State of New Jersey, Department of Community Affairs, Division of Codes, and Standards at: (609) 292-7898 or (609) 292-7899 Fax: (609)-633-6729

PRIOR to expiration of your home inspection contingency, obtain written documentation from the municipality indicating the legal, safe and approved number of bedrooms in the home. Then determine if the above bedrooms count is consistent with the real estate listing, and the bedroom count your real estate appraiser is using to determine the value of the home. The number of the legal, safe and approved bedrooms in the home often has a material effect on the value of the home.

Visual access to the underside of the roof structure was blocked by installed finishes. Latent problems or hazards may very well exist that I could not see or report on today.

Visual access to the underside of the first floor structure was blocked by installed finishes. Latent problems or hazards may very well exist that I could not see or report on today.

Visual access to the basement foundation perimeter walls was blocked by installed finishes. Latent problems or hazards may very well exist that I could not see or report on today.

Corrective actions are necessary (not optional). Soil is not sloped to drain away from the home. Downspouts are not piped to drain away from the home. Failure to make immediate improvements to surface water controls must be expected to result in water infiltration, and the possibility of very expensive to cure structural damages. Surface water saturating the soil against the foundation walls has been known to freeze, expand, and push the foundation walls in. It is NECESSARY to regrade the soil around the perimeter of the home to encourage surface water to drain away from the foundation walls. Surface, and or roof water that does not drain away from the foundation must be expected to result in water infiltration, and damages. Remove debris from gutters, and downspouts regularly, and configure their discharge so they effectively discharge water at least 10 feet from the home. Even if the homeowner represents water infiltration did not occur yet, or the grading defect existed for years or comes up with any other plausible excuse, immediate corrective actions are still necessary in order to avoid further problems, and damages. Sump pumps and interior perimeter drains are never the cure, because they only address the temporary symptom of water infiltration, and do nothing to avoid wet and / or frozen soil from expanding and pushing in foundation walls. If the home has a sump pump installation of sump pump failure alarms like the PumpSpy PSO1000 or Level Sense Sump Pump Failure Alarm may provide warning when (not if) the pump fails.

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#### **4. ELECTRIC - PROBLEMS, HAZARDS, DAMAGES, AND MATERIAL DEFECTS**

Open junction boxes exist. Immediate corrective actions are necessary to cure the existing fire and shock hazards.

Exposed, unprotected, and accessible wiring improperly exists in the garage and basement. Immediate corrective actions are necessary to cure the existing fire and shock hazards.

The exterior air conditioning service disconnect is improperly located behind exterior air conditioning equipment. Corrective actions are necessary to relocate the service disconnect to cure the existing hazardous conditions.

The necessary and required electric receptacle does not exist in the kitchen island. Installation of a GFCI protected electric receptacle is necessary to avoid hazards posed by extension cords.

The newer wiring in the home I showed you did not have any AFCI (Arc Fault Current Interrupters) in the electric panel. Check with the municipality to determine why they do not exist. AFCI's are a newer product that may help avoid house fires. They are required in newer homes, however, do not exist in this home for some reason. Installation of AFCI's may help avoid hazardous conditions and house fires.

During the inspection I showed you the electrical devices (especially electric receptacles) installed in the kitchen counter backsplash are loose. Since the face of the electrical junction boxes were not installed flush with the drywall behind the tile the screws securing the devices were still allowing movement of the devices creating a safety hazard. Consider the installation of junction box spacers similar to these Smart Fill Spacers <https://newproductconsulting.com/projects/smart-fill-spacers/> The spacers are inexpensive, however cutting and replacing the tile can be expensive and time consuming.

An extension cord is improperly powering the garage door opener. Immediate corrective actions are necessary to cure the existing fire and shock hazards.

Electric distribution within the home (number and location of electric receptacles) is much less than a newer home. Installation of additional electric receptacles is necessary in order to avoid fire and shock hazards posed by extension cords.

## **5. HEATING & AIR CONDITIONING - PROBLEMS, HAZARDS, DAMAGES, AND MATERIAL DEFECTS**

It is vital PRIOR to expiration of your home inspection contingency you obtain a ground penetrating radar scan of the property to determine if an underground fuel storage tank exists. Although excluded from our contract, I suspect an underground fuel tank that is no longer in use might exist due to the age, and location of the home. State regulations generally require the proper abandonment or removal of underground fuel storage tanks that are no longer in use. PRIOR to expiration of your home inspection contingency, discuss the implications of such a tank with your Attorney. The State of New Jersey Department of Community Affairs, Construction Code Element, CN 816, Trenton, NJ 08625-0816 may provide information that may pertain to this situation.

a) Even if an underground tank has been documented to be properly abandoned on the property, I recommend the tank be removed and then soil samples to be taken and analyzed, PRIOR to expiration of your home inspection contingency, to determine if soil contamination exists because soil contamination is very expensive to cure.

b) Even if an underground tank has been documented to have been properly removed, I recommend soil samples to be taken and analyzed, PRIOR to expiration of your home inspection contingency, to determine if soil contamination exists because soil contamination is very expensive to cure.

If neither of the above two conditions apply - PRIOR to expiration of your home inspection contingency, further examination and analysis by a qualified, insured and reputable underground tank location company is recommended to determine if an oil tank exists or existed on the property. If an underground tank exists or existed, see comments "a" or "b" above.

If heating fuels have been changed or you suspect fuels have been changed, the chimney must be cleaned (to determine if damage to the chimney interior has occurred), inspected and repaired or lined if necessary by a chimney sweep, PRIOR to expiration of your home inspection contingency, to avoid a potentially unsafe and hazardous conditions.

## **6. PLUMBING - PROBLEMS, HAZARDS, DAMAGES, AND MATERIAL DEFECTS**

The laundry sink is loose, secure the laundry sink to the structure of the home to help avoid problems, hazards, and damages.

During the inspection I showed you corrosion on copper pipes near the draft hood over the water heater. Corrosion on copper pipes like this is an indication toxic and hazardous exhaust gases have entered the home. The water heater is the only appliance using the masonry chimney also designed for the heating equipment. Since the heating equipment is no longer warming the masonry chimney exhaust gases from the water heater only may not be hot enough to rise up through the chimney. The existing condition can be unsafe and hazardous, therefore, PRIOR to expiration of your home inspection contingency have a Level III chimney inspection, as specified in standards detailed in Chapter 15 of the National Fire Protection Association NFPA 211 <http://www.nfpa.org> in order to determine the scope and cost of work necessary to avoid hazardous conditions next time heating equipment, and or fireplaces are used. Level III chimney flue inspections cost a few hundred dollars; too often the required and necessary repairs cost thousands of dollars. Internal elements of the chimney were NOT evaluated during today's home inspection. Hazards such as internal damage such as cracking, holes, separation, and or deterioration may be present as they are common in many chimneys that can be hazardous, and unsafe.

Risk factors for latent problems in the underground sewer pipe from the home include the age of the home, therefore, PRIOR to expiration of your home inspection contingency video camera inspection of the sewer line must be contracted for to determine the condition of the sewer pipes within the home, and out to the sewer main (often located out in the street). The sewer line was not inspected today. If replacement of the sewer line is necessary, it is expensive. In addition contact a plumbing contractor to determine if the water service pipe is leaking, the water service pipe was not inspected today. Removal and replacement of these pipes is very expensive.

### LAUNDRY EQUIPMENT:

The clothes washer lacks a drip pan under it that is piped out to help avoid causing damages when leakage occurs. Immediate installation of a device to automatically shut water off to the clothes washer when leakage is detected is necessary to help avoid damages when leakage occurs. One such device is the FloodStop for washing machines (714)

710-9260 or MYGUARD Automatic laundry water shut off system. These are endorsements of concepts, NOT an endorsement of any specific product or manufacturer. In any and all cases, turn the water supply off to the clothes washer when it is not in use, in order to help avoid flooding and damage when leakage occurs.

The existing clothes dryer duct work does not conform to modern safety requirements. The existing clothes dryer duct work must be immediately removed and replaced. The National Fire Protection Association indicates between 2010-2014, U.S. fire departments responded to an estimated 15,970 home fires involving clothes dryers or washing machines each year, resulting in annual losses estimated at 13 deaths, 440 injuries, and \$238 million in property damage. See <https://www.AccurateInspections.com/ClothesDryerFactSheet.pdf>

## **7. BATHROOMS - PROBLEMS, HAZARDS, DAMAGES, AND MATERIAL DEFECTS**

I was not able to determine if the newer tub / shower area window is tempered glass. If the glass is not tempered replace it in order to cure the existing personal injury hazard.

## **8. KITCHEN - PROBLEMS, HAZARDS, DAMAGES, AND MATERIAL DEFECTS**

The necessary and required anti tip bracket was not installed to stop the range from tipping, falling forward and causing personal injury. Install anti tip protection in order to cure the existing personal injury hazard (burns that could result if the range falls forward).

## **9. INTERIOR - PROBLEMS, HAZARDS, DAMAGES, AND MATERIAL DEFECTS**

In my opinion, immediate corrective actions are necessary to cure the existing hazard, because I feel the attic bedroom lacks the required and necessary fire egress. A sign on the door to the attic indicates the attic is the fourth bedroom. In the event of a fire or emergency, the lack of proper fire egress can be expected to result in death or serious injury. In order to avoid being trapped in the event of a fire or emergency, use of the attic as a bedroom must be immediately discontinued, unless otherwise advised by the fire department. PRIOR to expiration of your home inspection contingency contact the fire department to determine the scope of the necessary corrective actions to avoid being trapped in the event of a fire or other emergency. PRIOR to expiration of your home inspection contingency, contact municipal building department, to obtain written documentation as to the legal and allowable use for the attic. If you are not satisfied with the answers you are given, PRIOR to expiration of your home inspection contingency, contact the State of New Jersey, Department of Community Affairs, Division of Codes, and Standards at: (609) 292-7898 or (609) 292-7899 Fax: (609)-633-6729

PRIOR to expiration of your home inspection contingency, obtain written documentation from the municipality indicating the legal, safe and approved number of bedrooms in the home. Then determine if the above bedrooms count is consistent with the real estate listing, and the bedroom count your real estate appraiser is using to determine the value of the home. The number of the legal, safe and approved bedrooms in the home often has a material effect on the value of the home.

Stairwell window glass does not appear to be tempered glass. Glass in doors within the home and garage does not appear to be tempered glass. Corrective actions are necessary to cure the existing personal injury hazards.

Head height and clearances within the stairwells is very restricted. Use extreme caution to help avoid personal injury and choose your furniture carefully.

No safe handrails or guardrails exist along any of the stairwells. Immediate corrective action is necessary to help avoid the potential for serious personal injury. Installation of proper and safe handrails and guardrails, that meet modern standards, is necessary even if not required by law or regulation to help avoid the potential for serious personal injury. Handrails must be secure, continuously graspable, and between 34" and 36" high. Guardrails must be secure, at least 36" high and have vertical openings less than 4" wide. Horizontal members that a child could climb are unsafe. Often installation of handrails and guardrails are required by home owner insurance policies.

Loose plaster exists on walls and ceilings. Corrective actions are necessary to cure the existing personal injury and property damage hazards.

There is an unsafe ledge along the edge of the steps into the basement. Install a steeply tapered trim to cure the existing child safety. tripping, and personal injury hazard.

The existing attic ventilation is inadequate, improving attic ventilation might help avoid ice damming, and increase the useful life of the roof covering.

The necessary and required hazardous gas (explosive gas and / or smoke and / or carbon monoxide detectors) do not exist. At a minimum hazardous gas detectors must be upgraded to the satisfaction of the municipality. I recommend the installation of at least one ceiling mounted smoke detector on every floor of the home, in the hallways within ten feet of every bedroom, and one inside every bedroom unless more are required by the as indicated in the manufacturer's instructions. I recommend the installation of at least wall mounted carbon monoxide detector on every floor of the home, in the hallways within ten feet of every bedroom, and inside every bedroom unless more are required as indicated in the manufacturer's instructions. I recommend the installation of explosive gas detectors as indicated in the manufacturer's instructions. My recommendations may exceed minimums established by the municipality. Smoke detectors older than ten years, and carbon monoxide detectors more than five years old must be replaced. Some type smoke detector may not activate quickly enough during some types of fire, do your own research, and select smoke detectors carefully. Hazardous gas (smoke, and / or carbon monoxide detector) upgrades may increase your chances of surviving a fire for a minimal cost.

### **VISUAL INSPECTION LIMITATIONS:**

**\*\* MOLD WARNING \*\*** (part # 1 of # 4) **UNLESS CONTRACTED FOR BY A SEPARATE AGREEMENT I DID NOT PERFORM A MOLD INSPECTION. UNDER NO CIRCUMSTANCES DID I TEST THE AIR QUALITY WITHIN THE HOME OR DETERMINE IF FUNGUS, MOLD OR MILDEW EXISTS.** PRIOR to expiration of your home inspection contingency testing MUST be conducted by experts, to determine if trouble spots exist, and how they should be addressed because these conditions can cause acute health problems, and be difficult, and expensive to correct.

**\*\* MOLD WARNING \*\*** (part # 2 of # 4) PRIOR to expiration of your home inspection contingency it is vital, and necessary for you to obtain mold testing by a qualified professional in order to determine if mold is growing in this home today. Mold testing is necessary if visual signs of mold growth were observed, and even if NO visual signs of mold growth were observed today in order to avoid open-ended financial, and health risks.

**\*\* MOLD WARNING \*\*** (part # 3 of # 4) Most people are surprised to learn how quickly mold grows.

According to: [https://www.fema.gov/pdf/rebuild/recover/fema\\_mold\\_brochure\\_english.pdf](https://www.fema.gov/pdf/rebuild/recover/fema_mold_brochure_english.pdf)

"If your home has water damage due to flooding, sewage back-up from flooding in the area, plumbing or roof leaks, damp basement or crawl space, overflows from sinks or bathtub, or high humidity: steam cooking, dryer vents, humidifiers, mildew and mold will develop within 24-48 hours of water exposure. Even worse, it will continue to grow until steps are taken to eliminate the source of moisture, and effectively deal with the mold problem." Sometimes the mold growth is in areas that are not readily accessible during home inspections. Even if there were no visual signs of mold today, extensive mold growth might have been occurring for some time, might be occurring today or might be observed within hours or days.

**\*\* MOLD WARNING \*\*** (part # 4 of #4) Mold should be expected to grow in this specific house (just like every other home), without any warning anytime there is moisture. It is vital you keep the interior of the home dry, and immediately remedy any water or moisture problems in order to help avoid mold growth. If you do not keep the home dry, and immediately remedy any water or moisture problems you must expect mold to grow. Mold can cause health problems and be very expensive to cure. Mold and mold spores in housing can result in mild to severe health problems in humans. These health effects include but are not limited to asthma, allergy symptoms, watery eyes, sneezing, wheezing, difficulty breathing, sinus congestion, blurry vision, sore throat, dry cough, aches, and pains, skin irritation, bleeding of the lungs, headaches, memory loss, and fever. A number of infant deaths have been attributed to mold spore exposure. As humans vary greatly in their chemical make-up, so does the individual reaction to mold exposure. For some people, a small number of spores can cause ill effects. In others, it might take more. Even if there were no visual signs of mold today, extensive mold growth might have been occurring for some time, might be occurring today or might be observed within hours or days.

### **GROUND - CATEGORY SPECIFIC VISUAL INSPECTION LIMITATIONS INCLUDE:**

PRIOR to expiration of your home inspection contingency discuss with your attorney the advantages, and disadvantages of having property corner marker pins set in order for you to be able to determine if the property perimeter is where you believe it to be.

### **EXTERIOR & ROOF - CATEGORY SPECIFIC VISUAL INSPECTION LIMITATIONS INCLUDE:**

Even if no signs of active water infiltration was observed to be occurring today (other than specified), you must realize water infiltration may occur or have occurred during precipitation even though no visible signs of water infiltration were observed today. I can offer no assurance as to the existence of past or active water infiltration or even water infiltration is occurring today unless I was able to observe signs or visual clues today (stains that have not been covered up or concealed). Latent water infiltration, mold, insect, and damages may be occurring or may already exist. PRIOR to expiration of your home inspection contingency, you must either contract for invasive testing, destructive testing, and

removal of finishes or accept the risk that latent water, rot, insect, and or mold problems or defects exist that were not discovered during today's visual inspection.

**STRUCTURE - CATEGORY SPECIFIC VISUAL INSPECTION LIMITATIONS INCLUDE:**

Typical movement (cracks, separations, and etc.) of the floors, walls, and ceilings was observed for a home of this age, and construction style (other than specified). It is possible, and even likely that problems exist with the structure that was not detected by today's visual noninvasive, non-destructive (without removal of finishes) home inspection. I am not an Engineer or Architect. PRIOR to expiration of your home inspection contingency either contract for invasive testing, destructive testing, and removal of finishes by an New Jersey State Licensed Professional Engineer or New Jersey State Registered Architect or choose to accept the risk that structural defects exist that were not discovered during today's visual inspection.

Closed walls and fixed ceilings in the lower level of this structure, blocked access to the wood framing, and foundation walls from inspection. Latent wood destroying insect, water, rot or other damages that could not be seen during today's visual inspection often exists behind these finishes that represent open-ended risks to you.

**Attention:** The **WARNING! LATENT DAMAGES MAY EXIST, INDOOR AIR QUALITY - FUNGUS, MILDEW AND MOLD**, & parts 1 to 4 of the **\*\* MOLD WARNING \*\*** sections of this report are incorporated into this paragraph by reference as if they are fully set out here.

Even if no signs of active water infiltration, wood rot, and or insect damages was observed to be occurring today (other than specified), you must realize water infiltration, wood rot, and or insect damages may have occurred, may be occurring, or may occurring even though no visible signs of water infiltration, wood rot, and or insect damages were observed today. Sometimes serious latent structural problems exist. I can offer no assurance as to the existence of past, currently active or future water infiltration, wood rot, and or insect damages unless I was able to observe signs or visual clues today (such as stains that have not been covered up or concealed). Latent water infiltration, wood rot, and or insect damages, mold, insect, and damages may be occurring or may already exist. PRIOR to expiration of your home inspection contingency, you must either contract for invasive testing, destructive testing, and removal of finishes or accept the risk that latent water, rot, insect, and or mold problems or defects exist that were not discovered during today's visual inspection.

Your failure to obtain invasive testing, destructive testing, and removal of finishes when recommended, as well as obtaining additional cost to cure information from experts about ALL the problems, and concerns listed in our report PRIOR to expiration of your home inspection contingency subjects you to open-ended risks we are not responsible for. DO NOT rely upon cost estimates provided by your home inspector.

You are reminded to obtain, and maintain a wood destroying insect treatment warranty, and to obtain annual wood destroying insect inspections. Wood destroying insects should be expected to infest or re-infest any home without any warning. Wood destroying insects can, do, and will swarm or suddenly attack a home with no advanced warning at any point in time. If you do not immediately obtain, and maintain a treatment warranty with annual inspections you run a very real risk of paying for a treatment at any point in the future, and sustaining ongoing damage to the structure. PRIOR to expiration of your home inspection contingency, you must either contract for invasive testing, destructive testing, and removal of finishes to search for insect damages) or accept the risk that latent defects exist that can be very expensive to cure.

I can offer no assurance past or active water infiltration has occurred or is occurring today unless I was able to observe signs or visual clues today (stains that have not been covered up or concealed). If the structure behind walls, floors or ceilings is covered by finishes I cannot see through them. You are advised water infiltration may occur during precipitation even though no visible signs of water infiltration were observed today due to the lack of visual clues that may be exacerbated by deliberate concealment. Therefore, it is very possible latent water infiltration, rot, mold, insect, and or other damages may be occurring that I did not see or report on today. PRIOR to expiration of your home inspection contingency, you must either contract for invasive testing, destructive testing, and removal of finishes or accept the risk latent water infiltration, rot, mold, insect, and or other defects exist that were not discovered during today's visual inspection.

I did NOT perform an inspection today to determine compliance with: Building Code and / or Underwriters Laboratories and / or manufactures installation instructions. I did NOT perform an inspection today to determine if components are adequate to perform intended function such as HVAC equipment size or distribution. I offer NO assurance the home conforms to Building Code and / or Underwriters Laboratories and / or manufactures installation instructions any codes or regulations. I have not determined if any or all the necessary and required permits, inspections, approvals, and real estate tax updates were completed for any, and all work performed on the home or on the property. Use the Open Public

Records Act Request at the end of this report to determine if they were all completed. If permits, inspections, approvals, and real estate tax updates were not completed make sure you obtain them PRIOR to expiration of your home inspection contingency. Production of a Certificate of Occupancy, Dwelling Certificate or Continued Certificate of Occupancy provides no assurance permits, inspections, approvals, and real estate tax updates were completed.

#### **ELECTRIC - CATEGORY SPECIFIC VISUAL INSPECTION LIMITATIONS INCLUDE:**

Electrical systems, components, and receptacles in the home do not meet modern requirements for GFCI protection nor are all receptacles tamper resistant to help avoid electric shock hazards. Modern AFCI protection does not exist to help avoid house fires. Immediate corrective actions are necessary to upgrade to modern GFCI protection, tamper resistant receptacles, service surge protection, outdoor emergency disconnects, and AFCI protection to help avoid shock and fire hazards, even if upgrades are not required by law or regulation.

#### **HEATING & AIR CONDITIONING - CATEGORY SPECIFIC VISUAL INSPECTION LIMITATIONS INCLUDE:**

I did not: conduct efficiency or efficacy measurement of insulation, heating equipment, or cooling equipment; determine if the HVAC equipment is properly sized to perform its intended function; determine if the existing system will provide uniform temperatures throughout the home; or determine compliance with manufactures installation instructions. If you desire these services obtain them from an HVAC professional PRIOR to expiration of your home inspection contingency. Make sure you thoroughly test all equipment again during your pre-settlement walk through to make sure they are still functioning and are functional. After the closing, they are yours, functional or not.

PRIOR to expiration of your home inspection contingency have a Level III chimney inspection, as specified in standards detailed in Chapter 15 of the National Fire Protection Association NFPA 211 <http://www.nfpa.org> in order to determine the scope and cost of work necessary to avoid hazardous conditions next time heating equipment, and or fireplaces are used. Level III chimney flue inspections cost a few hundred dollars; too often the required and necessary repairs cost thousands of dollars. Internal elements of the chimney were NOT evaluated during today's home inspection. Hazards such as internal damage such as cracking, holes, separation, and or deterioration may be present as they are common in many chimneys that can be hazardous, and unsafe.

Even if heating, and / or cooling equipment and systems were operational today I offer no assurance: the equipment and systems will function later today or tomorrow. Make sure you thoroughly test heating, and / or cooling equipment and systems again during your pre-settlement walk through to determine if they are still functional. After the closing, they are yours, functional or not.

#### **PLUMBING - CATEGORY SPECIFIC VISUAL INSPECTION LIMITATIONS INCLUDE:**

Risk factors for latent problems in the underground sewer pipe from the home include the age of the home, trees on the property, and etc., therefore, PRIOR to expiration of your home inspection contingency video camera inspection of the sewer line must be contracted for to determine the condition of the sewer pipes within the home, and out to the sewer main (often located out in the street). The sewer line was not inspected today. If replacement of the sewer line is necessary, it is expensive. In addition contact a plumbing contractor to determine if the water service pipe is leaking, the water service pipe was not inspected today. Removal and replacement of these pipes is very expensive.

PRIOR to expiration of your home inspection contingency either obtain documentation the home is serviced by a public sewer or obtain an open pit inspection of the private waste disposal system by qualified entity.

PRIOR to expiration of your home inspection contingency have components that were not tested today such as water treatment systems (filters, water softeners, etc.), sump pumps, battery backup for sump pumps, lawn sprinklers, and fire sprinklers; all valves especially safety valves professionally inspected. Common bathroom, and kitchen fixtures, and faucets were inspected today, make sure you thoroughly test them for leakage, and function again during your pre-settlement walk through to determine if they are still functional. After the closing, they are yours, functional or not.

Even if water heaters, plumbing fixtures, water supply, wastewater, sewer vent, and or gas pipes were operational today I offer no assurance they will function later today or tomorrow. Bathtubs and showers often only leak with the weight of a person in them. Plumbing and fixture leaks may not soak through ceilings enough to present visual clues till after the inspector has left the home. Sewer vent and or gas leakage odors may be too subtle to notice today. Make sure you thoroughly test water heaters, plumbing fixtures, and pipes again during your pre-settlement walk through to determine if they are still functional. After the closing, they are yours, functional or not.

PRIOR to expiration of your home inspection contingency have any laundry equipment moved away from the wall in order to allow you to check the equipment connections especially the clothes dryer vent connection, and have the owner show you laundry equipment is operational as those services were not provided as part of this inspection.

Our inspection today will NOT detect the presence of lint in the clothes dryer vent pipe and often will not determine the type of concealed clothes dryer vent pipe, which are potential fire hazards. In order to avoid a house fire have the dryer vent replaced with one meeting modern safety standards and that you have it professionally cleaned and inspected annually.

**BATHROOMS - CATEGORY SPECIFIC VISUAL INSPECTION LIMITATIONS INCLUDE:**

Even if bathroom fixtures and faucets were operational today I offer no assurance they will function later today or tomorrow. Bathtubs and showers often only leak with the weight of a person in them, these leaks usually do NOT soak through ceilings enough to present visual clues till after the inspector has left the home. Plumbing and fixture leaks usually do NOT soak through ceilings enough to present visual clues till after the inspector has left the home. Make sure you thoroughly test all fixtures (especially fiberglass fixtures and tiled shower floors) for leakage, and function again during your pre-settlement walk through to determine if they are still functional. After the closing, they are yours, functional or not.

**KITCHEN - CATEGORY SPECIFIC VISUAL INSPECTION LIMITATIONS INCLUDE:**

Even if kitchen plumbing fixtures, drawers, doors, and appliances such as ranges, dishwashers, refrigerators, and waste grinders were operational today I offer no assurance they will function later today or tomorrow. Make sure you thoroughly test them for leakage, and function again during your pre-settlement walk through to determine if they are still functional. After the closing, they are yours, functional or not.

**INTERIOR - CATEGORY SPECIFIC VISUAL INSPECTION LIMITATIONS INCLUDE:**

I did not determine if any components of the home have been recalled or are the subject of litigation. If you wish to determine if any components in the home were recalled do so PRIOR to expiration of your home inspection contingency.

Even if windows and doors were operational today I offer no assurance they will function later today or tomorrow. Make sure you thoroughly test them again during your pre-settlement walk through to determine if they are still functional. After the closing, they are yours, functional or not.

Even if no signs of active water infiltration, wood rot, and or insect damages was observed to be occurring today (other than specified), you must realize water infiltration, wood rot, and or insect damages might have occurred, might be occurring, or might occurring even though no visible signs of water infiltration, wood rot, and or insect damages were observed today. Sometimes serious latent structural problems exist. I can offer no assurance as to the existence of past, currently active or future water infiltration, wood rot, and or insect damages unless I was able to observe signs or visual clues today (such as stains that have not been covered up or concealed). Latent water infiltration, wood rot, and or insect damages, mold, insect, and damages might be occurring or might already exist. PRIOR to expiration of your home inspection contingency, you must either contract for invasive testing, destructive testing, and removal of finishes or accept the risk that latent water, rot, insect, and or mold problems or defects exist that were not discovered during today's visual inspection.

**RESOLVING DIFFERENCES OF OPINION** Often homeowners, others, real estate agents and brokers have opinions that differ from my opinion.

In that case, I recommend that our clients obtain the following five documents from the person providing the differing opinion:

1. A written representation (satisfactory to your attorney) that survives closing of title, indicating that they agree to be financially responsible for any losses, and costs you may incur for taking their opinion as fact vs. my opinion.
2. Their resume. My resume is posted to: <http://accurateinspections.com/qualifications-michael-del-greco/>
3. An explanation as to why they believe they are correct.
4. An explanation as to why my opinion is incorrect.
5. A certified statement indicating that the individual read this entire home inspection report (not a summary or synopsis prepared by a third party).

Many real estate purchase real estate contracts specifically state real estate agents and brokers have no special training, knowledge or experience with discovering or evaluating (by example but not limited to these examples) structural defects, roof, basement, mechanical equipment, heating, air conditioning, electrical systems, sewage, plumbing, exterior drainage, termite, insect infestation or damages, radon, asbestos, and etc. If your real estate agents and brokers have special expertise, please make sure that your contract is modified PRIOR to the expiration of your home inspection contingency. ALSO re-affirm that #1 - #5 are ALL complied with.

**INSURANCE COMPANY REQUIREMENTS:** PRIOR to expiration of your home inspection contingency contact your homeowner's insurance company to determine exactly what changes, upgrades, and or replacements they will be requiring. As a home inspector I have no way of knowing what requirements your homeowner's insurance company will have. There is a trend among homeowners insurance companies to deny coverage or require corrective actions to be taken depending on the individual insurance companies' assessment of the condition of items like (provided as examples not as an exhaustive list) the condition of walkways, driveways, decks, ponds, pools, roofing, trees on the property, types of electrical wiring and service panels, types of piping, handrails, guardrails, and etc. Any comments in this report about insurance company requirements are for your educational benefit provided as examples not as an exhaustive list.

**This report contains a specimen official request for public records under N.J.S.A 47:1A-1 et seq. the New Jersey Open Public Records Act (OPRA).** Discuss with your attorney the wisdom of sending the request to the municipality as is or modifying it, by also requesting additional information from 1. Health Department, 2. Fire Department, 3. Police Department, 4. Department of Public Works, 5. Engineering Department, 6. Zoning Department, 7. Any information the municipality has regarding environmental problems, and or hazards that may affect the subject property. 8. The locations of municipal emergency sirens, for what emergency events, and during what hours. (#1 to #8 are examples, not an exhaustive list) PRIOR to submitting the request, please check with the municipality to determine if the address for the clerk is accurate: if not please advise if the information in our records must be corrected.

**WHAT DOES THE PHRASE "AS IS" MEAN?** Please discuss with your attorney the meaning of the phrase "as is", as used in your real estate transaction. Often the definition is similar to the one provided at <http://www.businessdictionary.com/definition/as-is.html>: "*Term included in sale agreements to notify the buyer that no express or implied warranty is provided. The buyer therefore takes the goods or property at his or her own risk, without recourse against the seller for their condition or performance. 'As is' may translate to 'with all faults'.*"

I have not been able to find any definition where "as is" translates to "buyer gets stuck paying for defective, hazardous, or unsafe conditions or components", if you find one please let me know.

**HOW TO USE THE HOME INSPECTION BOOK: The book is broken down nine categories. Items that are underlined or have Code Letters refer to the subject property. You must read the backup material contained in the Home Inspection Book for additional information on every one of these items, they are all very important!**

**Code Letter Definitions:**

**M** - Monitor the condition, should any changes be observed take corrective action.

**S** - Potential safety hazard corrective action should be taken to avoid unnecessary risks.

**\** - Denotes a Component or Application that exists in the home.

**/** - Corrective action repairs, replacement or improvements are necessary to avoid additional future expenses.

**X** - Immediate further evaluation by experienced, licensed, insured, and reputable contractors or specialists that you retain is necessary to define the scope & cost of the necessary corrective action.

**How long will components last?** Any and all equipment, systems, and sub systems that are outside warranty must be expected to fail without notice. If the company that made the product is no longer able to warranty its performance, then failure must be expected to occur at any point in time without notice. Opinions expressed regarding the expected life of components are general estimates based on my experience with similar components. Expect wide variations between my general estimates, and your actual experience. We advise our clients to annually budget 2% to 3 % of the purchase price of the home for regular maintenance, upkeep, and replacement of components that fail. Some years there will be money left in the budget. Some years the budget may not be adequate.

**IT IS YOUR RESPONSIBILITY TO ADDRESS ALL THE FOLLOWING IMPORTANT ITEMS:**

**LEAD PAINT HAZARD WARNING:** PRIOR to expiration of your home inspection contingency, you are advised to have a lead hazard inspection performed by a specialist to determine if lead paint hazards exist in this home. According to the Federal Department of Housing, and Urban Development lead-based paint was in use until approximately 1978. Exposure to lead paint is a known health hazard, especially to children, and pregnant women. On April 22, 2008, EPA issued the Renovation, Repair, and Painting Rule. It requires that firms performing renovation, repair, and painting projects that disturb lead-based paint in pre-1978 homes be certified by EPA, and that they use certified renovators who are trained by EPA-approved training providers to follow lead-safe work practices that are likely to increase the cost of renovation, repair, and painting projects in order to prevent contamination, and additional hazards.

## **PRIOR TO EXPIRATION OF YOUR HOME INSPECTION CONTINGENCY:**

It is vital you have any, and all repairs, as well as corrective actions, performed to your satisfaction.

It is vital you have all obstructed areas made accessible and professionally inspected to determine if latent problems or hazards exist. After you pay for the home, the home is your home with all the defects. The biggest leverage you have as a home buyer is your checkbook, use it to your advantage.

Obtain cost estimates from reputable & qualified contractors for the repair of all problems, damages, hazards, and other concerns mentioned in the inspection. Do not rely upon cost estimates I provided.

Visit the property after a period of heavy rain to determine if water or moisture infiltration is occurring in the basement or attic.

Smoke and carbon monoxide detectors were not inspected or evaluated as part of this inspection. Obtain certification smoke and carbon monoxide detectors are installed and operational from the municipality.

Contact a plumbing contractor to determine if the water service pipe is leaking, the water service pipe was not inspected today.

Have testing performed to determine if the air, surfaces, water or paint in home contain lead or asbestos by a certified entity, because they are known health hazards.

Obtain certified statements from the sellers that they have disclosed to you all previous radon tests that have been performed at the home, and a full history of underground storage tanks.

Ask BOTH your mortgage and homeowners insurance company to tell you what changes, repairs, replacements, and upgrades they will require.

Avoid unsafe conditions by having a Level III chimney inspection, as specified in standards detailed in Chapter 15 of the National Fire Protection Association NFPA 211 <http://www.nfpa.org> in order to determine the scope and cost of work necessary to avoid hazardous conditions next time heating equipment, and or fireplaces are used. Level III chimney flue inspections cost a few hundred dollars, too often the required and necessary repairs cost thousands of dollars. Internal elements of the chimney were NOT evaluated during today's home inspection. Hazards such as internal damage such as cracking, holes, separation, and or deterioration may be present as they are common in many chimneys that can be hazardous, and unsafe.

Obtain a Comprehensive Loss Underwriting Exchange report (a history of homeowners insurance claims), by calling 866-527-2600. The report may tell you about problems that exist, have existed or may occur again.

**IMPORTANT: PRIOR to expiration of your home inspection contingency period, all areas requiring invasive testing, destructive testing, and removal of finishes must be made accessible, accessed, invasively or destructively tested, with finishes removed and professionally inspected; all areas not accessed, not entered, inaccessible, not traversed or restricted access must be made accessible, accessed, invasively tested, destructively tested with finishes removed, and professionally inspected, or you accept open-ended risks!**

**TO AVOID UNSAFE CONDITIONS AND HAZARDS:** Obtain, review, and implement the U.S. Consumer Product Safety Commission (800-638-2772) recommendations for home safety. Upgrade all glazing to safety glass, and change closet lights (if any) to fluorescent lighting. Install additional ground fault circuit interrupters and test them monthly. Replace the existing non bathroom, and kitchen branch circuit breakers with arc fault current interrupters. Check the installation manuals to determine if your cooking appliances are properly secured to the wall or floor as required. Carefully review the operating manuals for all mechanical equipment, obtain service, and maintenance contracts on them. To avoid injury install handrails that meet modern safety standards along all stairs, and guard rails that meet modern safety requirements along all openings, and platforms. If you have a sump pump, install a cover over it to avoid injury. Rekey all the existing locks and remove any double-sided dead bolt locks. *Immediately remove and replace* the clothes dryer vent with a rigid metal pipe *to lessen the risk of fire. Immediately remove and replace all flexible gas pipes with new approved flexible gas pipes to avoid hazards.* Old flexible gas pipes may fail at any time without warning and cause dangerous gas leaks.

**TO PROTECT YOUR INTEREST:** Obtain, and carefully review the operating manuals for all mechanical equipment, obtain service, and maintenance contracts. Install sump pumps with a battery backup for additional protection (if you have a basement, floor slab or crawl space). If roof materials, flashings, vent collars, valleys, sidewalls, and chimneys are maintained regularly, roof leakage will be less likely to occur.

**INDOOR AIR QUALITY - FUNGUS, MILDEW AND MOLD:** I did not test the air quality within the home or determine if fungus, mold or mildew or asbestos exists. PRIOR to expiration of your home inspection contingency, it is vital, and necessary for you to obtain air testing by a qualified professional in order to determine if asbestos exists or if mold is growing in this home today. Mold testing is necessary if visual signs of mold growth were observed, and even if NO visual signs of mold growth were observed today unless you agree to take open-ended financial, and health risks.

PRIOR to expiration of your home inspection contingency obtain further information regarding the issues of fungus, mold, mildew or asbestos, and or other indoor air contaminants from The Center for Disease Control at 800-311-3435, and the Environmental Protection Administration at 202-260-2090.

**NEIGHBORHOOD ENVIRONMENTAL REPORT (TM):** PRIOR to expiration of your home inspection contingency go to: <http://accurateinspections.com/neighborhood-environmental-report-request/> for a COMPLIMENTARY Neighborhood Environmental Report. The report usually identifies many potential environmental risks such as leaking underground tanks, landfills, and toxic waste sites on or near a property that may threaten a family's health or the value of their investment. The Neighborhood Environmental Report is not all inclusive; some hazards may not show up in it.

**CHILD SAFETY:** I lack the training, qualifications, and expertise to determine if child safety hazards exist. PRIOR to expiration of your home inspection contingency have the home evaluated by an expert to determine the cost, and scope of any necessary corrective action in order to cure any unsafe, and or hazardous conditions that may result in personal injury.

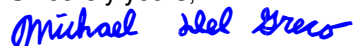
#### **IMPORTANT ADDITIONAL INFORMATION YOU MUST CAREFULLY REVIEW**

**IN ORDER TO HELP AVOID WATER DAMAGE FROM PLUMBING LEAKS:** Installing products like these may help to avoid catastrophic damages when water leakage occurs. Install products like the FloodStop Water Auto Shutoff Sensor (714) 710-9260 or Dome Home Automation Water Shut-Off Valve right after the water main shut off. Then install water leakage sensors under the water heater, under ice makers, on the floor near sewage ejectors, and on the laundry room floor. If a product like the above examples get wet, a motorized ball valve will shut the main water supply to help minimize potential damages, even if no one is home. If devices like the Skylink WA-434RTL Long Range Water Alert Sensor get wet an alarm is sent the wireless alarm module located where you can hear it in order to help minimize potential damages. Please realize the above are endorsements of concepts. They are absolutely NOT an endorsement of any specific product or manufacturer.

**SMOKE, EXPLOSIVE GAS AND CARBON MONOXIDE DETECTORS:** Unless you are provided with written documentation the existing smoke detectors are less than ten years old they should be replaced. Smoke detector effectiveness diminishes they age. Smoke detectors that are either photo electric or ionization may not activate during some type of fires. Unless you are provided with written documentation the existing explosive gas, and carbon monoxide detectors are less than five years old they should be replaced as detector effectiveness diminishes as they age. In all cases make sure you read, and strictly follow the manufacturer's recommendations, and instructions to the letter in order to avoid hazardous, and unsafe conditions. **MUST SEE VIDEO** <http://AccurateInspections.com/smoke>

**PHOTOGRAPHS:** If photographs are attached to this report they are included as a service to assist you in remembering the on-site conditions, and in describing them to others. The photographs are NOT an all-inclusive list of problems. Not every problem, hazard or condition will be photographed.

Sincerely yours,



Michael Del Greco, President, ACCURATE INSPECTIONS, INC.

**Certified Master Inspector ®**

InterNACHI ® Member NACHI09091610

FAA Remote Pilot Certificate 3950081

**New Jersey Home Inspector License Number GI0121**

American Society of Home Inspectors® Member 102273

Client Name  
123 Home Street  
Home Town, NJ 99999  
Fax or Email:

Municipal Clerk

Anytown, New Jersey 99999  
FAX:

**RE: 123 Main Street, Anytown, N.J. Common Law Right Of Access & Open Public Records Act Request**

Dear Clerk,

Please accept this letter as my official request for public records under **N.J.S.A 47:1A-1 et seq** the New Jersey Open Public Records Act (OPRA). I am aware OPRA requires you, as the custodian of the municipal records to: Respond to, and usually fulfill this OPRA request within seven business days as required by the law, and that I do **NOT** have to appear to personally inspect the records as per instructions provided in the Citizen's Guide To OPRA shown at <http://NJ.Gov/grc/public/citizens>

Time is of the essence because I am under contract to purchase: 123 Main Street, Anytown, New Jersey. Your co-operation in providing the records as quickly as possible is important. As the contract purchaser of the property I believe I have additional rights under common law as memorialized in Division of Code and Standards Bulletin 03-3 see <https://AccurateInspections.com/OPRA-DCA03-3.pdf>

I am requesting copies of records the municipality possesses especially those records maintained by the specific departments listed below relating to the subject property by example but not limited to the records maintained by the:

**Construction Code Enforcement:** (documents required to be kept by N.J.A.C. 5:23 Uniform Construction Code including the permits, inspections, approvals, and violations **for the installation of central air conditioning, installation of two furnaces, water heater replacement, installation of plumbing, installation of electrical wiring, installation of newer electrical wiring without AFCI protection, installation of basement finishes, installation of basement bathroom, installation of attic bedroom without fire egress, alterations to the roof structure, and etc.**).

**In order to make sure the requested documents are provided PLEASE CC this letter to Code Enforcement.**

**Fire department:** List of the responses to the subject property.

**Tax office:** Current property tax record information indicating the date the assessment was last updated, records of open and recently closed construction permits, number of rooms, bedrooms, and bathrooms as well as lot size.

**Health department:** Records of water wells, and on site sanitary disposal systems indicating the number of bedrooms the systems are designed for if they are still in use.

Please call me at: within seven business days, as required by law to make arrangements for delivery of copies of the documents.

Thank you for your assistance, and co-operation.

Sincerely yours,

Client Name

**PRE-CLOSING INSPECTION CHECKLIST TO BE USED BY OUR CLIENT(S)**

**GENERAL**

Were ALL your questions answered that you have for the home inspector? \_\_\_\_\_  
Were ALL your questions for the home owner answered in writing to your satisfaction? \_\_\_\_\_  
Were ALL the previously agreed to repairs been professionally completed? \_\_\_\_\_  
Have warranties, and guarantees been provided for agreed upon repairs? \_\_\_\_\_  
Did you follow ALL your home inspectors recommendations, and have ALL recommended additional inspections, invasive testing, destructive testing, and removal of finishes performed? \_\_\_\_\_  
**OR** Are you willing to take these open-ended risks? \_\_\_\_\_

**EXTERIOR**

Have you checked the operation of ALL the windows, and screens? \_\_\_\_\_  
Have steps been taken to stop water from accumulating near the building? \_\_\_\_\_  
Did you check ALL doors, decks, siding, windows & fences for damage / deterioration? \_\_\_\_\_  
Are there any signs of water infiltration from the roof, siding or windows? \_\_\_\_\_  
Are there any signs of gutter or downspout problems, and are they draining away from the foundation? \_\_\_\_\_  
Have you checked the electric garage door opener to make sure it reverses when it strikes, an object? \_\_\_\_\_  
Has the soil around the home been pitched away from the foundation? \_\_\_\_\_

**INTERIOR**

Have ALL the areas listed in your home inspection report as inaccessible or not traversed been accessed & professionally inspected to determine if defects exist? \_\_\_\_\_  
Do the garage doors, and their openers function? \_\_\_\_\_  
Did you test the reversing devices for the garage door openers? \_\_\_\_\_  
Did you find out why any stains or cracks on any of the walls or ceilings that have become larger or have appeared since the time of the home inspection? \_\_\_\_\_  
Have ALL cracked windows or mirrors been repaired? \_\_\_\_\_  
Have ALL the clouded double pane windows been replaced? \_\_\_\_\_  
Are ALL the permanently installed fixtures or appliances in place, and in good condition? \_\_\_\_\_  
Did you check for any signs of birds, rodents or animals? \_\_\_\_\_  
Has any damage to the walls, floor or ceilings occurred? \_\_\_\_\_

**PLUMBING**

Did you check ALL the plumbing fixture faucets to determine if they leak or drip? \_\_\_\_\_  
Did you check ALL the plumbing fixtures for chips or damage? \_\_\_\_\_  
Did you check the operation of laundry equipment to determine if it meets your needs? \_\_\_\_\_  
Did you run water for a long time through ALL plumbing fixtures, and check for leakage and/or stoppage? \_\_\_\_\_

**ELECTRICAL**

Did you make sure ALL the light fixtures are in place? \_\_\_\_\_  
Do ALL the light fixtures, switches, and receptacles function? \_\_\_\_\_  
Does the doorbell work? \_\_\_\_\_

**HEATING AND COOLING**

Are the heating and cooling systems heating and cooling the home? \_\_\_\_\_  
Is there adequate air flow through ALL the heating, and cooling registers in ALL rooms of the home? \_\_\_\_\_  
Did ALL the radiators or convectors get warm in a reasonable amount of time? \_\_\_\_\_

**KITCHEN APPLIANCES AND LAUNDRY EQUIPMENT**

Do ALL the kitchen appliances and laundry equipment function properly? \_\_\_\_\_  
Did you check for any damage to the counter tops or cabinets? \_\_\_\_\_  
Did you check the operation of ALL the cabinets, and drawers? \_\_\_\_\_

**The inspection company accepts no liability for problems that should have been found at 123 Main Street, Anytown, New Jersey by our client(s) using this check list. It is vital that you complete this check list during your walk through, and go over it with your attorney PRIOR to closing on the property. Please take the time to carefully, and completely perform your pre-settlement walk through.**

## ***Accurate Inspections, Inc.***

*We have put our clients first since 1993*

56 Woodland Drive, Woodland Park, N. J. 07424

(973) 812-5100 FAX (973) 812-6342

Web site: <http://AccurateInspections.com>

**Our Jan 1, 2099 inspection of:  
123 Main Street, Anytown, New Jersey**

**Performed for our client(s)**

**Client Name  
123 Home Street  
Home Town, NJ 99999**