

Accurate Inspections, Inc.

We have put our clients first since 1993

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Our »Inspect. Date« inspection of »Insp. Address«, »City«, »State«

»Purchaser, # 2's full name«

»Purchaser, # 1's full name«

»Purchaser, Address«

»Purch. City«, »Purch. State« »P. Zip«

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

It replaces ONLY the hand written comments on the attached key sheets.

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

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.

PRIOR to expiration of your home inspection contingency you must obtain cost estimates and additional information from experts and or reputable firms for the repair of material and other concerns mentioned in the inspection report. DO NOT rely upon cost estimates provided by your home inspector.

Your failure to obtain additional 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.

This report is prepared for you exclusively for your use with this transaction only. Use of this report for use in this or other transactions by appraisers, banks, insurance companies, future buyers, third parties, Realtors and mortgage companies is prohibited, as it a violation of our contract and cause for immediate denial of all claims.

Immediately provide 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. Remind real estate agents - 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.

REPORT LIMITATIONS: This report is intended only as a general guide to help you make your own evaluation of the overall condition of the home. It does not reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses my opinion, based upon my visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not technically exhaustive, nor was every component inspected, nor was every possible defect was discovered. No disassembly of equipment, or other areas which may be blocked or impeded or opening of walls or ceilings, lifting of carpets or area rugs or ceiling tiles or insulation, moving of furniture or appliances or personal items or stored items or debris, or excavation were performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report including interiors of chimney flues and underground items. Sometimes homeowners purposefully conceal damage or defects, this type of concealment is particularly difficult to detect during a visual inspection and therefore is excluded. This report does not certify the existence, absence or the condition of underground (fuel or private waste disposal) tanks or systems. Hazardous wastes and toxic substances that may exist. Timer operation of the stove/oven; the condition of the heat exchanger; radiant heating system; evaluation or analysis of soil conditions and geological stability; evaluation of engineering and architectural issues; broken window panes or failed double pane window seals. I am not an Engineer or Architect. I did not determine if any components of the home have been recalled or are the subject of litigation. *PRIOR to expiration of your home inspection contingency all the above services should be contracted for.*

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 effect 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.

GROUNDNS

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.

Soil is not sloped 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.

Please go to: <http://AccurateInspections.com/Specimen-Grading-Diagram.pdf>

There is no guardrail along the top of the retaining wall between the two driveways. Immediate installation of a guardrail strong enough to resist a vehicle is necessary to cure the existing personal injury, property damage and personal injury hazard.

No exterior stair handrails exist. Immediate corrective action is necessary to help avoid the potential for serious personal injury. Installation of proper and safe handrails that meet modern standards is necessary in order to help avoid the potential for serious personal injury even if not required by law or regulation. Handrails must be secure, continuously graspable and between 34" and 36" high.

The drain at the basement stairwell must be kept free from obstruction at all times. The drain must be maintained to keep it free flowing in order to avoid flooding, standing water, icing conditions and possible injury. We were not able to determine if the drain is operational or not during today's visual inspection. PRIOR to expiration of your home inspection contingency either obtain a certified statement from the owner the drains is effective and functional or take additional corrective actions to avoid water infiltration and damages.

Signs of a utility mark out exist. Utility mark outs are done for many different reasons. Some reasons have a material impact on the property others do not. There is simply no way for me to know why the utility mark out was performed. PRIOR to expiration of your home inspection contingency contact New Jersey One Call at 800-272-1000 and obtain information as to who requested the mark out and why. Review this information with your attorney to determine if it is significant or not.

Weep holes do not exist in the retaining wall along the driveway, installation of weep holes is recommended in order to help avoid premature failure of the walls.

Underground roof drains exist. I am not able to determine the condition of underground drain pipes or where the drain to. PRIOR to expiration of your home inspection contingency a video camera inspection of the underground drains should be contracted for to determine the condition of the drain pipes and where they drain to as I was not able to determine that information today.

The guardrail along the exterior of the basement steps is unsafe. Immediate corrective action is necessary to help avoid the potential for serious personal injury. Installation of proper and safe guardrails that meet modern standards is necessary even if not required by law or regulation to help avoid the potential for serious personal injury. To avoid injury guardrails must be secure, at least 36" high and have vertical openings less than 4" wide. Horizontal members that child could climb are unsafe.

During the inspection you indicated driveways might be shared or there may be an easement. PRIOR to expiration of your home inspection contingency discuss the implications of this with your attorney.

No handrail exists to the basement along the exterior steps. Immediate corrective action is necessary to help avoid the potential for serious personal injury. Installation of proper and safe handrails that meet modern standards is necessary in order to help avoid the potential for serious personal injury even if not required by law or regulation. Handrails must be secure, continuously graspable and between 34" and 36" high.

The slate walks are loose, remove and replace the slates.

I am not qualified to inspect the swings and or playground equipment. PRIOR to expiration of your home inspection contingency have a qualified person inspect it to determine if it is safe or if corrective actions are necessary in order to avoid serious injury.

The drain at the lower left rear room stairwell must be kept free from obstruction at all times. The drain must be maintained to keep it free flowing in order to avoid flooding, standing water, icing conditions and possible injury. We were not able to determine if the drain is operational or not during today's visual inspection. PRIOR to expiration of your home inspection contingency either obtain a certified statement from the owner the drains is effective and functional or take additional corrective actions to avoid water infiltration and damages.

EXTERIOR & ROOF

Many broken, cracked, loose, missing, delaminated and deteriorated slates were observed over the home and garage. Many valleys were improperly coated with roofing cement that will dissolve the copper causing additional problems, hazards and damages. PRIOR to expiration of your home inspection contingency the roofing must be further evaluated by a qualified contractor to determine the scope of the required repairs, to determine if repairs are feasible and to provide written cost estimates. Slate roofs have a 40 to 80 year useful life (depending on the type slate used), they must be inspected and repaired at least once a year to help prolong their life. Budget for the very expensive complete removal and replacement of the entire slate roof over the older section of the home and garage.

The roof structures over the home and garage have significant sagging. Movement like this is not at all normal, typical or expected. 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.

The framing over the garage door is lighter than expected, budget for additional corrective actions when the area over the door starts to sag.

The wood steps up to the attic over the garage are not strong enough, replace them to cure the existing personal injury hazard.

The guardrail and handrail to the attic is inadequate and unsafe. 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 child could climb are unsafe.

Major water and rot damage exists to the let in wood trim around the windows. I showed you several areas where the trim was so soft I could stick my plastic pen in them. Wood filler, patching up and several coats of paint are covering up additional damages that should be expected to be significant. Latent damages may exist behind the trim and stucco that I could not see or report on today. 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 specialist, tradesman or service technician to define the scope & cost of the necessary corrective action.

The exterior finish of on portions of the home appears to me to be a synthetic stucco. The remainder of the stucco was painted over, potentially trapping moisture and creating problems similar to synthetic stucco. Synthetic stucco siding systems limit the ability of moisture to escape from the interior of the structural wall cavity once it enters through a poorly caulked window, pipe penetration, roof leak, etc. THE RESULT CAN BE SEVERE STRUCTURAL DECAY (ROTTED WALLS) DUE TO PROLONGED MOISTURE BUILD-UP THAT CAN BE VERY EXPENSIVE TO CURE. THIS DECAY WILL NOT BE DETECTED DURING A VISUAL INSPECTION, INVASIVE TESTING IS NECESSARY.

Obvious blatant installation defects and problems exist such as missing flashing, damaged let in trim and etc. One must expect additional blatant and latent installation defects exist that I was not able to report on because I am not a direct applied stucco expert. THE PERMANENT SOLUTION IS REMOVAL AND REPLACEMENT OF SYNTHETIC STUCCO AND ANY DAMAGED STRUCTURE PRIOR to expiration of your home inspection contingency IN ORDER TO AVOID EXPENSIVE SURPRISES AFTER CLOSING.

Testing by a specialist familiar with synthetic stucco must be performed PRIOR to expiration of your home inspection contingency to determine if concealed moisture build-up or decay is present and the scope and cost of corrective actions. Destructive testing is recommended. At a minimum the invasive inspection you contract for should meet the guidelines specified by "EIFS FORENSICS INSPECTION PROTOCOL FOR EXISTING CONSTRUCTION" published by Association of the Wall and Ceiling Industries - International (703) 534-8300 and the current recommendations of the EIFS Industry Members Association, EIMA, (800) 294-3462 or <http://EMIA.com>. Synthetic stucco testing must be repeated on an annual basis in order to catch small problems before they become much larger.

Please perform an internet search for terms like "synthetic stucco defects" in order to obtain additional information.

Make sure you read the INDOOR AIR QUALITY FUNGUS, MILDEW AND MOLD Section of this report. Conditions may exist inside the walls that would allow latent insect damage, wood rot, fungus, mildew and mold to grow inside the walls undetected during today's visual inspection.

Several large class action suits have been filed against companies that manufacture synthetic stucco. Speak with your attorney to determine the effects of pending legal actions.

You are advised to contact your home owner's insurance agent immediately, to determine if they can find a company to offer insurance coverage at normal rates for homes that have synthetic stucco.

The exterior masonry window wells are broken and cracked, remove and replace them.

Access to the garage was blocked by excessive storage and insulation. Latent problems or hazards may very well exist that I could not see or report on today. PRIOR to expiration of your home inspection contingency have the area made accessible and professionally inspected to determine if problems or hazards exist that I could not see or report on today or you must agree to accept open-ended risks against my professional advice!

Install guards around the larger exterior window wells. Immediate corrective action is necessary to help avoid the potential for serious personal injury. Installation of proper and safe guardrails that meet modern standards is necessary even if not required by law or regulation to help avoid the potential for serious personal injury. To avoid injury guardrails must be secure, at least 36" high and have vertical openings less than 4" wide. Horizontal members that child could climb are unsafe.

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 and destructive testing (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

Inaccessible areas exist under the structure of the home. 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. All areas under the structure of the home must be made accessible so they can be safely traversed and professionally inspected PRIOR to expiration of your home inspection contingency OR you must agree to accept open-ended risks against my professional advice!

Many times inaccessible crawl spaces 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 that are not ventilated like these present special risks. Installation of adequate and proper ventilation is necessary in order to help avoid further problems and hazards.

Soil to siding with wood structure contact (with expensive to repair wood structure directly behind it) exists. Although this is a common defect so are the problems caused by this defect that include expensive to cure latent damages to the structure that I could not see or report on today. It is vital to regrade the exterior in order to provide at least 8" of clearance between the siding (and the wood structure behind it) and the soil in order to help avoid further damages from rot, insects and water. I know of no cure for this defect other than regrading. Please be advised additional latent damages may very well be occurring that I was not able to see today due to installed interior and exterior finishes. Invasive testing PRIOR to expiration of your home inspection contingency is necessary to determine if damages or problems have already occurred. Homeowners loath the idea of invasive and destructive testing (removal of the bottom course of exterior siding) because it is costly, messy and it can expose latent damages that can be very expensive to repair. Smart home buyers loath the thought of not demanding invasive and destructive testing PRIOR to expiration of their home inspection contingency because latent damages may very well exist that can be very expensive to repair. Some home buyers that fail to contract for invasive and destructive testing get stuck with very expensive repair bills, others are lucky.

Evidence of water infiltration into the basement was visible in the basement during today's inspection (water damage to unpainted finishes and foundation wall stains). It is impossible for me to determine if water infiltration or moisture penetration will pose a problem in the future on the basis of a one-time inspection, however if corrective actions are not taken one must expect water infiltration and or flooding to occur again. PRIOR to expiration of your home inspection contingency, you must obtain a sworn statement from the sellers detailing the frequency and severity of water infiltration that has occurred in the past. The vast majority of water infiltration problems are the result of insufficient control of storm water at the surface. It is necessary to regrade the soil around the perimeter of the home to encourage surface water to drain away from the foundation walls. Remove debris from gutters and downspouts regularly and configure their discharge so they effectively discharge water at least 10 feet from the home. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation, are the most common sources of water infiltration. Lot and roof drainage improvements should be undertaken as a first step. Excavation, damp-proofing and/or the installation of drainage tiles may be necessary. Make sure you read the INDOOR AIR QUALITY FUNGUS, MILDEW AND MOLD Section of this report.

Homes of this construction type (part slab on grade) sometimes have water, rot and or wood destroying insect and other structural damages that were not discovered during today's inspection. Wood framing, footings and foundations are not visible for inspection in this style home. Defects may exist that I could not see today. These are inherent risks in buying this type home. There is always the possibility that latent structural defects (including problems with wood destroying insects, wood framing, footings and foundation) were not discovered during today's visual inspection of the accessible components. Hidden damages MAY exist that can be VERY expensive to repair. I was not able to determine if latent damages exist, because I was not contracted to perform invasive or destructive testing (such as opening of walls or ceilings, lifting of carpets or area rugs or ceiling tiles or insulation, moving of furniture or appliances or stored items or debris), or excavation. PRIOR to expiration of your home inspection contingency period it is necessary to have invasive and destructive testing (removal of interior trim and wall finishes) in order to determine if latent damages exist and further evaluation by experienced contractors and specialists to define the scope & cost of any necessary corrective action. Invasive and destructive testing is usually costly and the home owner is likely to require finishes be returned to pre-testing condition.

Changes have been made (asbestos removal, oil tank removal, electrical work, plumbing work, conversion of rear right room to living space, conversion of rear left room to living space, installation of boiler, installation of basement finishes, installation of basement bathroom, installation of three air conditioning systems, conversion of attic to bedrooms, kitchen renovation and master bathroom renovation.) Use the form provided at <http://AccurateInspections.com/OPRA-Request.doc> 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.

Closed walls and fixed ceilings in the lower level of this structure, blocked access to 90% of 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 may exist behind these finishes that represent open ended risks to you.

PRIOR to expiration of your home inspection contingency, make sure you are provided with an updated Seller's Disclosure reflecting any changes that have occurred since you entered into contract.

I was told the existing owner has not lived in the home for very long, 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. It never hurts to remind Realtors in writing that National Association of Realtors Standard of Practice 1-9 "Information concerning latent material defects is not considered confidential information"

If you are provided with a relocation inspection report or a report from another home inspector by the seller or real estate agent and the report did not identify the name, address and license number of the licensed home inspector who prepared it, please forward the report immediately to Mr. Karl Reidel, Executive Director, Home Inspection Advisory Committee, P.O. Box 45043, Newark, N.J. 07101 to determine why.

Typical movement 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 were not detected by today's visual non invasive home inspection. I am not an Engineer or Architect. PRIOR to expiration of your home inspection contingency either contract for invasive and destructive testing by a 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.

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 occur or have occurred even though no visible signs of water infiltration, wood rot and or insect damages were observed today. I can offer no assurance as to the existence of past or active water infiltration, wood rot and or insect damages or even if water infiltration, wood rot and or insect damages are occurring today 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 and destructive testing (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.

Implement the changes recommended in the GROUNDS & EXTERIOR sections of this report to help keep the basement drier.

Newer rules usually require lenders to supply a copy of the appraisal to the borrower before the loan closes. Make sure you review the appraisal with your attorney PRIOR to expiration of your home inspection contingency.

Home inspectors have limited knowledge. Sometimes it is all but impossible to exactly describe the existing state, a future outcome or predict possible outcomes as many gray areas exist. Decisions made by home inspectors on what to report and how to do so are largely based on experience; subjective assessments and conclusions based on conditions that are visible at the time of the home inspection. As a home inspector I am a generalist, one must expect future detailed further evaluations by experts in individual fields who have additional training, expertise and access to find additional problems, hazards and latent damages. Your failure to obtain additional information from experts about ALL the problems and concerns listed in this report PRIOR to expiration of your home inspection contingency subjects you to open ended risks we are not responsible for. PRIOR to expiration of your home inspection contingency you must obtain cost estimates and additional information from experts and or reputable firms for the repair of material and other concerns mentioned in the inspection report. 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 reinfest 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. To help avoid wood destroying insect infestation keep wood debris, mulch and firewood away from the home, slope soil away from the home to provide drainage, remove any soil from contact with siding, keep trees and shrubs trimmed well away from the home. PRIOR to expiration of your home inspection contingency, you must either contract for invasive and destructive testing (removal of finishes to search for insect damages) or accept the risk that latent defects exist that can be very expensive to cure.

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.

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 can not 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 and destructive testing (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 a Building Code Compliance Inspection today. I offer NO assurance the home conforms to 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 form provided at <http://AccurateInspections.com/OPRA-Request.doc> or the specimen 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

Cap the open wire and circuit breaker knockouts in the electric panels in order to cure the existing hazards.

240 volt electrical appliances exist (electric cooking equipment) further evaluation by a licensed electrical contractor is necessary to determine if the appliances are properly bonded or grounded in order to avoid serious electric shock hazards that may result from changes in the way 240 volt appliances are now vs. how they have historically been electrically connected.

Install the missing device face plates, cover the open junction boxes, have all loose ground bonding wires secured, install the missing junction box covers, remove wires from contact with pipes, secure the loose wiring, remove line voltage wires from contact with communications cables, in order to cure the existing fire and shock hazards.

Potential fire and shock safety concern: Typically in home of this age portions of an old type (knob and tube) wiring system exist. PRIOR to expiration of your home inspection contingency it is NECESSARY to have the condition of the wiring further evaluated by an electrical contractor to either provide written certification: 1. The existing knob and tube wiring is safe. or 2. All knob and tube wiring has been replaced to lessen the risk of fire and shock. If any of the wiring is covered by insulation it MUST be replaced due to the elevated risk of fire. Please realize removal and replacement of knob and tube wiring can be very expensive as many times walls and ceilings will have to be opened to gain access to the wire to remove and replace it. PRIOR to expiration of your home inspection contingency it is NECESSARY to check with your home owners insurance agent to determine if knob and tube type wire will be an issue with your home owners insurance company, I have been told it is likely to be an issue and that replacement of the knob and tube wiring may be NECESSARY in order to obtain home owners insurance due to increased fire risk. Please realize removal and replacement of knob and tube wiring can be very expensive. Often walls and ceilings will have to be opened to gain access to the wire to remove and replace it.

Romex ground wires at metal electrical boxes are improperly doubled back through the connectors. This method of grounding is not approved because it is unsafe. The ground wires must be properly attached inside the electric boxes to cure the existing fire and shock hazards.

Exposed incandescent light bulbs exist in the closets. Exposed incandescent light bulbs can get hot enough to ignite items. PRIOR to expiration of your home inspection contingency, have an electrical contractor replace and or relocate the existing light fixture in order to cure the existing fire hazard.

Many two prong electric receptacles exist in the home. Upgrading to three prong receptacles is a desirable upgrade. Never use two to three prong adapters because they are a known fire hazard.

Circuit breakers exist that are too large to protect the connected wires. In the event of an overload the wires may over-heat and allow a house fire to occur. The existing fire hazard must be cured by an electrical contractor.

Relocate all the electric receptacles that are over the electric heaters to cure the existing fire and shock hazards.

Installing line voltage set back thermostats may help save energy. This is especially important as electric baseboard heat is very expensive. Have your electrical contractor determine if a thermostat such as the Honeywell TL8230A1003 or similar product is appropriate.

Protect the exposed and accessible romex wires in the garage, under the kitchen sink, basement, unfinished attic, on the exterior of the home in order 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.

Unsafe and hazardous wiring exists. PRIOR to expiration of your home inspection contingency it is necessary for you to contract for further evaluation by a state licensed electrical contractor to further investigate the cost and scope of work required to correct all the above listed unsafe conditions and to determine if additional corrective actions are necessary. According to the National Fire Protection Association 2015 Home Structure Fires about 2,470 people die in home fires each year. Electrical defects are responsible for 15% of the deaths and 9% of the injuries. Immediate changes and upgrades are necessary to make the home safe, as is immediate removal and replacement of all improperly installed electrical work. Permits and inspections should be obtained from the municipality. Visible electrical modifications and changes exist that were improperly installed, additional latent defects are likely to exist.

HEATING & AIR CONDITIONING

There are gaps between chimney liner sections and a large gap at the fireplace lintel. The existing conditions are fire hazards. Even if you have no intention of ever using the fireplace PRIOR to expiration of your home inspection contingency have a Level II chimney flue inspection, as required by The National Fire Protection Association NFPA 211, 2010 Edition, 14.4.1 (3) <http://www.nfpa.org> in order to determine the scope and cost of the necessary corrective actions in order to avoid a house fire when the fireplace is used. Level II chimney flue inspections cost a few hundred dollars. Often the required and necessary fireplace and chimney repairs cost thousands of dollars. Either have the fireplace and chimney made safe for use or have the fireplace sealed up in order to avoid having an uninformed person from inadvertently starting a house fire.

Although excluded from our contract I suspect an underground fuel tank that is no longer in use might exist (age of home). State regulations generally require the proper abandonment or removal of underground fuel storage tanks that are no longer in use. Determine if a tank exists and cure any issues 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.

Loose pipes exist, secure them to the structure to cure the existing hazard.

The quantity of electric heat in the rear right room is not adequate to heat the room, corrective actions are necessary.

In order to avoid causing damage to the air conditioning unit we did not operate, test or inspect the equipment or evaluate air flow. Exterior temperatures were too cold (less than 65 F degrees for the last 24 hours) to operate the air conditioning without the chance of causing permanent damage to the unit. If you or the owner operates the air conditioning system when it is too cold outside, it may function for a short time, but may NOT function next time it is operated. Today's visual inspection will not find refrigerant leaks if they exist. PRIOR to expiration of your home inspection contingency, obtain a written representation from the seller indicating the system will be functioning properly during your walk through and or have it further evaluated by an air conditioning professional (who has the equipment and capability to test it during cold weather). Check the operation of the air conditioning during your walk through if the exterior temperature has been warm enough. If an air conditioning unit is functioning properly, the air temperature at a supply register will be 14 to 20 F degrees cooler than air at the return.

Although excluded from our contract insulation remnants on the distribution piping is similar in appearance to materials known to contain asbestos. Although there is a very high probability the material is asbestos, it is simply not possible to visually determine if the material is asbestos with absolute certainty, laboratory analysis is necessary. If the insulation contains asbestos odds are it was improperly removed by amateurs and is likely to be in the air. Consultation with a licensed asbestos contractor is necessary PRIOR to expiration of your home inspection contingency to determine the proper course of action and to obtain an opinion as the necessity of air or bulk samples. Due to the age of construction, there may be other materials within the home that contain asbestos but are not identified by this inspection report. Asbestos fibers that get into the air represent a health hazard.

The air conditioning equipment is old, it is beyond their statistical useful life. I cannot predict when failure will occur. Near term replacement is advised in order to avoid failure at an inopportune time and the possibility of damages and or hazards. PRIOR to expiration of your home inspection contingency obtain cost estimates from qualified contractors.

The room in which the heating equipment is located does not have adequate fresh air entering it. Fossil fuel burning appliances must have a sufficient supply of oxygen. Insufficient oxygen may lead to carbon monoxide accumulation within the home. Openings to adjacent spaces must be provided (vents, grilles, or louvered doors). Two openings shall be provided, one near the top of the room and one near the bottom, to help facilitate circulation of the required combustion air. Each opening shall have an unobstructed area equal to a minimum of 1 square inch per 2000 BTU (British Thermal Unit) per hour input rating of all appliances installed in the space, double that when screens, louvers or grilles obstruct air flow. The existing conditions are hazardous and unsafe.

At least one leaking radiator exists. PRIOR to expiration of your home inspection contingency the boiler and heating system must be cleaned, adjusted, repaired and tested by a qualified service person. PRIOR to expiration of your home inspection contingency, obtain certification from a service person the equipment is operating effectively and safely after the necessary corrective action has been taken OR that the necessary replacement(s) was performed.

Access to the radiators and vents was blocked by installed finishes. Latent problems or hazards may very well exist that I could not see or report on today. PRIOR to expiration of your home inspection contingency have the area made accessible and professionally inspected to determine if problems or hazards exist that I could not see or report on today or you must agree to accept open-ended risks against my professional advice!

Even if heating and or cooling equipment were operational today I offer no assurance they will function later today or tomorrow. Make sure you thoroughly test all equipment 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 a Level II chimney flue inspection, as required by The National Fire Protection Association NFPA 211, 2010 Edition, 14.4.1 (3) <http://www.nfpa.org> in order to avoid hazardous conditions next time heating equipment and or fireplaces are used. Internal elements of the chimney were NOT evaluated during today's home inspection. 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. Please be reminded evaluation of the capacity of HVAC equipment and distribution is beyond the scope of this home inspection and are expressly excluded.

PLUMBING

Old galvanized and brass water supply exist. Old galvanized waste pipes may exist within the walls. These pipes beyond their statistical useful life. I cannot predict when failure will occur. Near term replacement is advised in order to avoid failure at an inopportune time and the possibility of damages and or hazards. PRIOR to expiration of your home inspection contingency obtain cost estimates from qualified contractors.

There is a newer sanitary sewer clean out cap. Problems with the sewer pipe to the street may exist. PRIOR to expiration of your home inspection contingency video camera inspection (\$ 300 +/-) of the sewer pipes within the home and out to the street should be contracted for to determine the condition of the sewer pipes within the home and out to the street as they were not inspected today. 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.

Loose pipes exist, secure them to the structure to cure the existing hazard.

Even if water heaters, plumbing fixtures and or pipes were operational today I offer no assurance they will function later today or tomorrow. Make sure you thoroughly test water heaters, test 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 either obtain documentation the home is serviced by a public sewer or obtain an open pit inspection of the private waste disposal system by a New Jersey State Licensed Professional Engineer

PRIOR to expiration of your home inspection contingency video camera inspection (\$ 300 +/-) of the sewer pipes within the home and out to the street should be performed to determine the condition of the sewer pipes within the home and out to the street as they were not inspected today. 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 have components that were not tested today such as water treatment systems (filters, water softeners, etc.), sump pumps, battery back up 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..

BATHROOMS

Access to the hydro tub motor was blocked by a caulked in place skirt. Latent problems or hazards may very well exist that I could not see or report on today. PRIOR to expiration of your home inspection contingency have the area made accessible and professionally inspected to determine if problems or hazards exist that I could not see or report on today or you must agree to accept open-ended risks against my professional advice!

I was not able to determine if the necessary and required GFCI protection exists for the hydro tub. Unless you are shown functional GFCI protection exist have a GFCI circuit installed in order to avoid electric shock hazards.

Do not fill the upper bathtub spout above the overflow in order to cure the existing health hazard.

The upper bathroom sink is stopped, corrective actions are necessary.

Even if bathroom fixtures and faucets 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.

KITCHEN

Not all kitchen counter electric receptacles have GFCI protection, install additional GFCI protection to cure the existing shock hazards.

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

The rear left first floor room has no heating or air conditioning system. Install permanent heat in order to avoid fire hazards posed by space heaters.

Glass in doors, stairwell windows and low to the ground windows is not tempered glass. Install tempered glass to cure the existing personal injury hazard.

The existing hazardous gas (smoke and or carbon monoxide detectors) are inadequate. At a minimum they 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 inside every bedroom. 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. 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.

The handrail and guardrail to the second floor is unsafe. The guardrail is not high enough and the rail is climbable. 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 child could climb are unsafe.

The handrail from the attic is inadequate (not along the whole flight of the steps). Immediate corrective action is necessary to help avoid the potential for serious personal injury. Installation of proper and safe handrails that meet modern standards is necessary in order to help avoid the potential for serious personal injury even if not required by law or regulation. Handrails must be secure, continuously graspable and between 34" and 36" high.

Clouded windows exists. PRIOR to expiration of your home inspection contingency have all the windows cleaned. Then hold an ice cube or frozen gel pack against each and every window for 120 seconds. After 120 seconds try to wipe the condensation off both the interior and exterior of the windows.

1. If the condensation can be 100% wiped off the window, it does NOT have a failed seal. Removal and replacement of the double pane glass is necessary, if possible. Sometimes the entire window pane or even the entire window must be removed and replaced.

2. If the condensation cannot be 100% wiped off the window does have a failed seal.

Looking through a window to determine it has a failed seal without the "ice cube test" does not always yield reliable results as windows with failed seals may or not show as having failed seals depending on the difference between interior and exterior temperature and humidity.

Replace the cracked windows in the rear left room.

The closet from the rear attic area exists onto a set of steps. The existing condition is a true personal injury hazard. Corrective actions are necessary to avoid falling down a flight of steps when exiting the closet.

The attic bedroom are too far off the ground to provide reasonable and safe fire egress. 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 attic must be immediately discontinued. PRIOR to expiration of your home inspection contingency, contact both the municipal building and fire departments to obtain written documentation as to the legal and allowable use for the attic. Immediate corrective actions are necessary to cure the existing hazard.

The rear left first floor door to the exterior could not be unlocked, repair or replace it to cure the existing hazard.

Access to the roof structure over the home was blocked by installed finishes . Latent problems or hazards may very well exist that I could not see or report on today. PRIOR to expiration of your home inspection contingency have the area made accessible and professionally inspected to determine if problems or hazards exist that I could not see or report on today or you must agree to accept open-ended risks against my professional advice!

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.

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

**** MOLD WARNING **** 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 unless you agree to take open ended financial and health risks. 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 cure any water or moisture problems in order to help avoid mold growth. If you do not keep the home dry and immediately cure 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 may take more. Even if there was no visual signs of mold today, extensive mold growth may have been occurring for some time, be occurring today or may be observed within hours or days. I did not 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.

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.

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.

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 MATERIAL DEFECTS 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 your mortgage and homeowners insurance company to determine what repairs, replacements and upgrades they will require. Avoid unsafe conditions by having a Level II chimney inspection, as required by The National Fire Protection Association NFPA 211, 2010 Edition, 14.4.1 (3). Obtain a Comprehensive Loss Underwriting Exchange report (a history of home owners 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 or destructive testing, must be made accessible, accessed, invasively or destructively tested and professionally inspected; all areas not accessed, not entered, inaccessible, not traversed or restricted access must be made accessible, accessed and professionally inspected, or you accept open-ended risks!

DURING YOUR WALK THROUGH: Today's home inspection is no substitute for a pre-settlement inspection. Damages, symptoms, clues, mechanical failures, etc. may appear after the home inspection is performed and before closing. A guide inside the home inspection book provides a list of suggested tests and inspections for which the CLIENT is solely responsible. CLIENT agrees to conduct a PRE-SETTLEMENT inspection of the home as close as possible to time of closing. The COMPANY will attend the presettlement inspection for a fee (see our contract with you) to determine if conditions have changed between the time of the inspection and the time of the closing. CLIENT waives any right to make a claim against COMPANY if CLIENT has not diligently performed a pre-settlement inspection or if CLIENT did not initiate more extensive investigation and follow through with specialists on all problems noted in the report. PRIOR to closing of title make sure all the conditions and problems listed in the home inspection report are fully addressed and that you have obtained detailed cost proposals from qualified contractors to correct the conditions marked or underlined in your report. Items that are hidden by personal belongings will be visible during the walk thorough. At the time of the inspection certain items such as doors, windows etc. were randomly sampled, check them again during the walk through as conditions in homes frequently change between the time of inspection and closing. Be sure to run water for a period of time from ALL fixtures ESPECIALLY BATHTUBS & SHOWERS to check for leaks and sewer blockages, especially if the home is unoccupied; sometimes the "temporary repairs" performed by the home owner just before the home inspection will fail. During the inspection I did lift carpets, area rugs or ceiling tiles nor was storage moved, check these areas during your walk through to determine if any unusual conditions exist that require further evaluation. Check the ceilings, floors and walls to be sure no water infiltration has occurred. Push on all wall and ceiling finishes to determine if they are firmly attached, this was not done during today's inspection for fear of causing damage to the home. If you have double pane windows check to be sure the seals are intact and that the windows are not clouded. Operate the appliances and mechanical systems to be sure they are functional, they can fail at any time without any warning.

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. Check the installation manuals to determine if the 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. **Garage:** Install spring savers for all garage door springs (if you have a garage door). Test garage door opener reversing devices during your walk through and then monthly (if you have them) to be sure it reverses when it strikes an object to avoid an unsafe condition. Testing of the door opener to determine if it reverses when obstructed (as it MUST to avoid unsafe conditions) *was not included as a part of today's inspection.*

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.

WARNING! LATENT DAMAGES MAY EXIST: *Latent insect, water, rot, mold and or other damages to the structure of the home that were not discovered during today's visual inspection of the accessible components may exist, that can be expensive to repair. I was not able to determine if latent damages exist to the structure, because NO opening of walls or ceilings, lifting of carpets or area rugs or ceiling tiles or insulation, moving of furniture or appliances or stored items or debris, or excavation were performed. PRIOR to expiration of your home inspection contingency, all areas requiring invasive or destructive testing, must be made ACCESSIBLE, accessed, invasively or destructively tested and professionally inspected; all areas not accessed, not entered, inaccessible, not traversed or restricted access must be made ACCESSIBLE, accessed and professional inspected, or you must agree to accept open-ended risks. Under no circumstances will the COMPANY perform invasive or destructive testing*

IMPORTANT ADDITIONAL INFORMATION YOU MUST CAREFULLY REVIEW

WHAT TODAY'S HOME INSPECTION INCLUDED: A visual, functional, non-invasive (without moving personal property, furniture, equipment, plants, soil, snow, ice, or debris), inspection conducted using the mandatory equipment and including the preparation of a home inspection report of the readily ACCESSIBLE elements of the following components of a residential building: structural components, exterior components, roofing system, plumbing system, electrical system, heating system, cooling system, interior components, insulation components and ventilation system, fireplaces and solid fuel burning appliances, or any other related residential housing component, excluding recreational facilities and outbuildings other than garages or carports to determine if MATERIAL DEFECTS exist. The purpose of the home inspection is to identify and report on MATERIAL DEFECTS found in those systems and components.

ACCESSIBLE means available for visual inspection without requiring the moving of personal property, dismantling, destructive measures, or any action which will likely involve risk to persons or property.

MATERIAL DEFECT: A condition, or functional aspect, of a structural component or system that is readily ascertainable during a home inspection substantially affecting the value*, habitability or safety of the dwelling, excluding decorative, stylistic, cosmetic, or aesthetic aspects of the system, structure or component. The fact that a structural element, system or subsystem is near, at or beyond the end of its normal useful life is not by itself a MATERIAL DEFECT. *For the purpose of this inspection the parties agree to define "substantially affecting the value" as used above to be more than 3% of the home purchase price. Should client desire a report with a lower threshold client agrees to obtain one from another provider PRIOR to expiration of client's home inspection contingency.

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 and Skylink WA-434RTL Long Range Water Alert Sensors the water heater, on the lowest floor of the home, on bathroom floors, under ice makers, on the floor near sewage ejectors and on the laundry room floor. If a product like the FloodStop Water Auto Shutoff Sensor gets wet a motorized ball valve will shut the main water supply to help minimize potential damages, even if no one is home. If a product like the Skylink WA-434RTL Long Range Water Alert Sensor gets wet it sends an alarm to 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.

NON EXHAUSTIVE LIMITATIONS ON HOME INSPECTIONS: As allowed by N.J.A.C.13:40-15.16 I did not enter any area or perform any procedure which is, in my opinion, unsafe and likely to be dangerous to me or other persons, enter any area or perform any procedure which will, in my opinion is, likely damage the property or its systems or components, enter any area which does not have at least 24" of unobstructed vertical clearance and at least 30" of unobstructed horizontal clearance, identify concealed conditions and latent defects, determine life expectancy of any system or component, determine the cause of any condition or deficiency determine future conditions that may occur including the failure of systems and components including consequential damage; determine the operating costs of systems or components, determine the suitability of the property for any specialized use, determine compliance with codes, regulations and/or ordinances; determine market value of the property or its marketability; determine advisability of purchase of the property; determine the presence of any potentially hazardous plants, animals, diseases, suspected hazardous substances or adverse conditions such as mold, fungus, toxins, carcinogens, noise, and contaminants in soil, water, and air; determine the effectiveness of any system or method utilized to control or remove suspected hazardous substances, operate any system or component which is shut down or otherwise inoperable or which does not respond to normal operating controls; operate shut-off valves; determine whether water supply and waste disposal systems are public or private; insert any tool, probe or testing device inside electrical panels; dismantle any electrical device or control other than to remove the covers of main and sub panels, walk on unfloored sections of attics; light pilot flames, ignite or extinguish fires.

I DID NOT: Inspect for the presence or absence of birds, animals, rodents, wood destroying insects (unless I performed a wood destroying insect inspection), insects or underground tanks and wells, or damage caused by animals, rodents, wood destroying insects, other insects, inspect or evaluate water treatment systems, conduct efficiency measurement of insulation or heating and cooling equipment; determine the condition of internal or external underground drainage or plumbing, concealed wiring, telephone systems, intercoms, security systems, cantilevers, water or sewer lines, chimney flues, lawn and fire sprinklers, water wells (water quality and quantity). Systems and conditions which are not within the scope of today's visual inspection also include the following by example but are not limited to these examples: formaldehyde, lead paint, asbestos, water and air quality, toxic or allergenic substances, flammable materials and other environmental hazards, mold, mildew, pest or insect infestation, out buildings, detached buildings, playground equipment, private waste disposal systems, swimming pools, hot tubs, heat, carbon monoxide and smoke sensors cosmetics. Comments about the above items are informational only and do not represent an inspection (unless contracted for in a separate agreement). *PRIOR to expiration of your home inspection contingency* you are advised to obtain information from experts about the existence and condition of all the above items and to obtain information about environmental contamination in the area from your local health department and order a Environmental Report.

GUARANTEES AND WARRANTIES: The home inspection that was performed today does not include latent or concealed defects that may exist. Today's inspection and the inspection report are NOT a guarantee or warranty, expressed or implied, regarding the present or future condition of the building, present or future adequacy or performance of the structure, its systems, or their component parts. All warranties express and implied are expressly excluded. Furthermore this report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are *general estimates* based on information about similar components. *Expect wide variations between general estimates and actual experience.* Should you desire exhaustive technical evaluations, guarantees or warranties as to the future performance of any component(s) or system(s) contract for them **PRIOR to expiration of your home inspection contingency.** *Minimize your future maintenance expenses by purchasing a home warranty.*

SMOKE 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 diminish as 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 carbon monoxide detectors are less than three years old they should be replaced as carbon monoxide detector effectiveness diminish as they age. In all cases make sure you read and strictly follow the manufacturers 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.

WARNING! LATENT DAMAGES MAY EXIST (duplicated because it is very important you understand the risks):

Latent insect, water, rot, mold and or other damages to the structure of the home that were not discovered during today's visual inspection of the accessible components may exist, that can be expensive to repair. I was not able to determine if latent damages exist to the structure, because NO opening of walls or ceilings, lifting of carpets or area rugs or ceiling tiles or insulation, moving of furniture or appliances or stored items or debris, or excavation were performed. PRIOR to expiration of your home inspection contingency, all areas requiring invasive or destructive testing, must be made ACCESSIBLE, accessed, invasively or destructively tested and professionally inspected; all areas not accessed, not entered, inaccessible, not traversed or restricted access must be made ACCESSIBLE, accessed and professional inspected, or you must agree to accept open-ended risks. Under no circumstances will the COMPANY perform invasive or destructive testing

PRIOR TO EXPIRATION OF YOUR HOME INSPECTION CONTINGENCY, please, carefully review our contract, the Home Inspection Book, our site discussion, nine key sheets and this addendum. The **'PRIOR TO EXPIRATION OF YOUR INSPECTION CONTINGENCY'** section of this Addendum is important! If you wish to avoid taking *open-ended risks* all areas that are listed in the **"NON EXHAUSTIVE LIMITATIONS ON HOME INSPECTIONS"**, **"I DID NOT"** & **"REPORT LIMITATIONS"**, sections as well as those areas listed as inaccessible, not traversed or restricted access must be accessed and inspected PRIOR to expiration of your home inspection contingency!

Sincerely yours,

Michael Del Greco

Michael Del Greco, President, ACCURATE INSPECTIONS, INC.

New Jersey Home Inspector License Number GI0121

Member # 102273 American Society of Home Inspectors®

»Purchaser, # 2's full name«
»Purchaser, # 1's full name«
»Purchaser, Address«
»Purch. City«, »Purch. State« »P. Zip«
Fax or Email: »P fax#«

Municipal Clerk
»Clerk Address«
»City«, New Jersey »SiteZip«
FAX: »Clerk Fax«

RE: Open Public Records Act Request for »Insp. Address«, »City«, N.J.

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: »Insp. Address«, »City«, New Jersey. Your co-operation in providing the records as quickly as possible is important.

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: (especially documents required to be kept by N.J.A.C. 5:23 Uniform Construction Code including all permits, inspections, approvals and violations for the asbestos removal, oil tank removal, electrical work, plumbing work, conversion of rear right room to living space, conversion of rear left room to living space, installation of boiler, installation of basement finishes, installation of basement bathroom, installation of three air conditioning systems, conversion of attic to bedrooms, kitchen renovation and master bathroom renovation).

Tax office: including current property tax record information indicating the number of rooms, bedrooms and bathrooms as well as lot size including the property tax history.

Health department: including any 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: »P cell #« »P Business Phone« »P Home Phone« 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,

»Purchaser, # 1's full name« »Purchaser, # 2's full name«

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 »Inspect. Date« inspection of:
»Insp. Address«, »City«, »State«**

Performed for our client(s)

»Purchaser, # 2's full name«

»Purchaser, # 1's full name«

»Purchaser, Address«

»Purch. City«, »Purch. State« »P. Zip«