

Accurate Inspections, Inc.

We have put our clients first since 1993

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Our March 14, 2024 inspection of 123 Home Street, Any Town, NJ

Home buying client
123 House Place
Living Place, NJ

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 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 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. 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.

E. PRIOR to expiration of your 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.

NEGOTIATIONS & WHAT TO DO NEXT:

I have the education, training, and three decades of experience to be a highly qualified home inspector (not an attorney).

Sending your attorney and the owner this entire report without a list of requests will confuse all.

1. Cut and paste from the PDF version of this report the issues you wish to address into a separate document to increase focus on the problems that are most important to you, saving time and obtaining greater accuracy when requesting corrective actions.

2. Discuss with your attorney what your and the owners' obligations are to each other.

3. Ask the seller in broad terms what problems found during the home inspection they are willing to address.

4. After reaching a consensus, have the problems found in your home inspection report further evaluated by qualified professionals to obtain detailed cost and scope of work estimates to cure the problems found during your home inspection. While time-consuming, showing the seller detailed cost and scope of work estimates for specific dollar amounts is more convincing than asking for what may seem to be a random dollar credit.

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

Corrective actions are necessary (not optional). **Soil is not sloped to drain away from the home. The existing stone around the perimeter of the home is not draining surface water away from the home, thus it has not cured the problem.** Failure to make immediate improvements to surface water controls and roof water drainage must be expected to result in expensive to cure water infiltration, structural damages, and other 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. 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>

The front and rear service walks are sloped, use extreme caution to help avoid slip and fall injury.

The last step down off the front steps onto the service walk is uneven and height and not onto a flat walkway. Corrective actions are necessary to cure the existing tripping and personal injury hazards.

There is some type of brook or waterway on or adjoining the property. Sometimes brooks or waterways flood without notice, even if they never overflowed in the past, especially if the water path is suddenly obstructed. Soil erosion is always a possibility. PRIOR to expiration of your inspection contingency, make sure you obtain detailed written documentation from the owner and municipality, as to the history of prior flooding and problems with the brook or waterway, as well as written documentation of exactly what you can and cannot do on the subject property. Make sure the brook or waterway is kept clear of all debris at all times.

There is a large shed in the yard. I was not able to determine if it is allowed by the municipality or not. PRIOR to expiration of your inspection contingency either obtain written documentation the existing condition is allowable or have the necessary and required corrective actions taken.

Some rotted logs exist on the property, have them removed to help avoid further problems and damages.

A downspouts improperly drains onto the driveway; corrective actions are necessary in order to cure the existing slip and fall hazard.

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

During the inspection I showed you water damages on the underside of the roof sheathing, on the underside of roof joists, and that there were at least 3 buckets located under stains. PRIOR to expiration of your inspection contingency, either obtain a written guarantee that survives closing of title from the owner stating all necessary corrective action has already been performed OR obtain a written guarantee that survives closing of title from the owner stating all the necessary corrective action will be performed, in order to avoid additional damages and surprises after closing. Sometimes latent water, insect and other damages exist, in addition to those I could see today. Read the LATENT DAMAGES MAY EXIST, and the INDOOR AIR QUALITY FUNGUS, MILDEW, and MOLD sections of this report. If leaks are not cured promptly MOLD, mildew and fungus may grow, wood destroying insects and rot damage should also be expected to occur. Therefore, any time any stains are observed you are advised to order MOLD testing, PRIOR to expiration of your inspection contingency, in order to determine if MOLD is growing in this home today with or without visual signs of MOLD growth. 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.

The front screen door is difficult to operate, corrective actions are necessary to avoid delayed egress in the event of an emergency.

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.

Garage: The home has an electric garage door opener - question the owner to see if the electric garage door opener reverses when obstructed. If the owner represents the electric garage door opener reverses when obstructed - test it during your walk through, if not corrective actions are necessary to avoid an unsafe condition. In any case make sure you test garage door opener reversing devices during your walk through, and then every single month 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.*

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

Changes have been made (**installation of rear wood deck, installation of shed, installation of central air conditioning system, boiler replacement, water heater replacement, installation of electric sub panel, installation of main electric panel, installation of electrical wiring, installation of generator interlock, installation of basement finishes, kitchen renovation, bathroom renovations, installation of plumbing, and etc.**). Use the attached 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 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.

Problems exist with the deck installation including wood rot, rusted connectors, inadequate bolting of the ledger board to the home, inadequate flashing, unsafe steps, uneven stair treads, gap between the side of the steps and the home, and etc. The defects may cause serious personal injury and property damage. Do not use the deck until it is made safe, even if the deck conformed to standards when it was built. IMMEDIATE further evaluation by a New Jersey Licensed Professional Engineer and implementation of all prescribed corrective actions are necessary because the existing deck does not meet modern standards for safety detailed by the American Wood Council downloadable from: <https://AccurateInspections.com/AWC-DCA62015-DeckGuide-1804.pdf> Since the deck was first installed, water, rot, insect damage, and / or connector rust have all occurred making the deck weaker today than the day it was built. If you think my concerns about deck safety are overblown please Google "Deck Injury Study by Legacy Services LLC".

Deck paragraph # 2 Decks with defects like these sometimes fail without warning, causing serious personal injury and property damage. Safety requirements for decks have changed because old deck designs are inadequate, causing serious personal injury and property damages. Among the defects that exist are: wood rot, rusted connectors, inadequate bolting of the ledger board to the home, inadequate flashing, unsafe steps, uneven stair treads, gap between the side of the steps and the home, and etc. In addition to the defects listed, please realize additional defects may exist due to water damage, wood rot, insect damage, footings defects, and in the way the deck is secured to the home, that may create additional safety hazards. Latent problems and other hazards may very well exist in addition to the defects that I could see or report on today. Further reviews of the existing deck by the contractors, especially those who build decks, may be inadequate to protect your safety. In order to avoid serious personal injury and property damages IMMEDIATE further evaluation by a New Jersey Licensed Professional Engineer and implementation of all prescribed corrective actions are necessary

Inaccessible areas exist under the structure of the home. The rear most exterior window into the crawl space was locked from the inside, the wood entry door with restricted height under the deck into the crawl space was further restricted by a 4" cast iron waste pipe, the window that allows viewing from the basement into the crawl space is installed in place without an obvious way to open it. I did not traverse the large crawl space under the rear left side bedroom, rear most bathroom, and etc. because, in my opinion, it was unsafe and likely to be dangerous to me do so due to the lack of a reasonable and safe entrance with adequate clearance, sharp concrete on the floor of the crawl space, restricted clearance between the underside of the floor structure and concrete floor, improperly installed insulation with a reversed vapor barrier, and etc.. 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.

Insulation on the underside of the first floor over the crawl space was improperly installed with the vapor barrier facing down. Latent damages may exist above the insulation that I was not able to see or report on today. PRIOR to expiration of your inspection contingency, have the insulation removed, any necessary repairs made to the structure and the insulation properly installed in order to avoid finding expensive to repair problems with the structure after you purchase the home.

Insulation on the attic floor was improperly installed with the vapor barrier facing up. Latent damages may exist above the insulation that I was not able to see or report on today. PRIOR to expiration of your inspection contingency, have the insulation removed, any necessary repairs made to the structure and the insulation properly installed in order to avoid finding expensive to repair problems with the structure after you purchase the home.

I did not traverse the attic today because in my opinion it was unsafe and likely to be dangerous to me do so due to the lack of secure, installed flooring. Problems or hazards may very well exist that I could not see or report on today. PRIOR to expiration of your inspection contingency, have the area made safe to access and professionally inspected to determine if problems or hazards exist that I could not see or report on today.

1. I suspect the home may have been treated for termites. Therefore, PRIOR to expiration of your inspection contingency either:

A. Obtain a written guarantee that survives closing of title from the owner stating all the necessary corrective action (including any necessary repairs to the structure and a wood destroying insect treatment) will be performed, in order to help avoid your having to pay for what can be expensive wood destroying insect damage to the structure and future treatments.

B. Obtain invasive testing, destructive testing, removal of finishes, and further evaluation, by experienced contractors and specialists, to determine the scope & cost of any necessary corrective action.

2. I suspect the home may have been treated for termites - Failure to prevail in obtaining A or B above may cause you to get stuck with very expensive repair bills that this company will not be responsible for. Realize additional latent wood destroying insect and other damages often exist that may be uncovered during invasive testing, destructive testing, and removal of finishes. I was not able to determine if latent damages exist, or the extent of the damages, because I was not contracted to perform invasive or destructive testing (such as the 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. It is recommended you also obtain a wood destroying insect treatment warranty.

I did not traverse the attic today because in my opinion it was unsafe and likely to be dangerous to me do so due to the lack of secure, installed flooring. Problems or hazards may very well exist that I could not see or report on today. PRIOR to expiration of your inspection contingency, have the area made safe to access and professionally inspected to determine if problems or hazards exist that I could not see or report on today.

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

UNSAFE AND HAZARDOUS WIRING EXISTS: PRIOR to expiration of your inspection contingency, it is necessary for you to contract for further evaluation of the entire electrical system within the home by a state licensed electrical contractor to determine the actual cost and scope of work required to correct all the listed unsafe and hazardous conditions, and to determine the scope and cost of all additional corrective actions that are necessary, to avoid subjecting yourself to open ended financial, fire and shock risks against my professional advice. .

* When visible electrical modifications and changes exist that were improperly installed, (like the ones I saw today) additional latent defects must be expected to exist that will also be expensive and difficult to cure. Expect the state licensed electrical contractor who performs further evaluation of the entire electrical system within the home to find problems and / or hazards in addition to those listed in this report that will also be expensive to cure.

** Immediate changes and upgrades are necessary to make the home safe, as is immediate removal and replacement of all improperly installed electrical work. See <https://AccurateInspections.com/NFPA-EF.pdf>

A generator interlock and generator inlet have been installed. Use the provided form to determine if all the required permits, inspections and approvals were obtained for this work, OR obtain them PRIOR to expiration of your inspection contingency. Production of a Certificate of Occupancy, Dwelling Certificate or Continued Certificate of Occupancy is NOT adequate. Obtain from the owner a list of what circuits are able to be powered by the existing temporary generator configuration. In order to help avoid exposure to toxic and hazardous fumes do NOT ever under any circumstances operate any generator or gasoline powered equipment inside the garage, outside the garage with the garage door open (even if the equipment is not inside the garage) or within ten feet of any operable window or door.

The necessary and required sign does not exist on the electric meter pan indicating there is a secondary power source, corrective actions are necessary to avoid personal injury to first responders.

Devices exist without the necessary and required face plates. 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.

Loose ground wire connections exist inside junction boxes. Immediate corrective actions are necessary to cure the existing fire and shock hazards.

Romex ground wires at metal electrical boxes are improperly doubled back under junction box cover screws. This method of grounding is not approved because it is unsafe. Immediate corrective actions are necessary to cure the existing fire and shock hazards.

Electric distribution within the basement and 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.

Too many wires exist in junction boxes. Immediate corrective actions are necessary to cure the existing fire and shock hazards.

BX type wiring was improperly installed using romex type connectors. Immediate corrective actions are necessary to cure the existing fire and shock hazards.

The newer wiring in home 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 home 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 home fires.

No electric receptacle exists in the basement powder room, installation of a GFCI protected electric receptacle is necessary to avoid hazards posed by extension cords.

Open live wires exist in the ceiling over the laundry sink. Immediate corrective actions are necessary to cure the existing fire and shock hazards.

At least one two prong electric receptacle exists 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.

There is a round cover plate over a rectangular device box in the garage. Immediate corrective actions are necessary to cure the existing fire and shock hazards.

During the inspection I showed you at least one electric receptacle in the rear right bedroom at the wall closest to the center of the home. Immediate corrective actions are necessary to cure the existing hazard.

Too many wires exist in junction boxes. Immediate corrective actions are necessary to cure the existing fire and shock hazards.

Wiring is in improper contact with hot heating pipes and sharp heat exchanger fins within the rear crawl space. Immediate corrective actions are necessary to cure the existing fire and shock hazards.

I was not able to find a way to turn on the laundry room light fixture within the basement to allow the light to be turned on or off. Corrective actions are necessary to help avoid tripping and personal injury.

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

The air conditioning system is old, it is beyond its statistical useful life. I cannot predict when failure will occur. Consider near term replacement to avoid failure at an inopportune time and the possibility of damages, and / or hazards. PRIOR to expiration of your inspection contingency, obtain cost estimates from qualified contractors in order to avoid expensive surprises after closing as expensive changes and upgrades may be required beyond simple removal, and replacement.

The required and necessary whole house fan guard does not exist, install a fan guard to cure the existing personal injury hazards.

There is no installed heating or cooling source for the basement area.

The pressure relief discharge valve from the boiler is in improper contact with wall finishes. Alter the wall finishes to cure the existing unsafe and hazardous conditions.

The expansion tank for the heating system is in improper contact with the boiler smoke pipe. Immediate corrective actions are necessary to avoid problems, hazards, and damages.

I was not able to test or operate the air conditioning system today because 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. Doubters of this limitation are invited to Google "Will Running an Air Conditioner in Cold Weather Damage It?" for verification. Today's visual inspection will not find refrigerant leaks if they exist. I was not able to determine if the air conditioning system is functional or what will be required to make it functional. 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. PRIOR to expiration of your inspection contingency, obtain a written representation from the seller, that survives closing of title, indicating the system will be functioning properly during your walk through, no refrigerant leaks exist, the system is properly sized, proper distribution exists to effectively cool the home during all weather conditions, and / or have it further evaluated by an air conditioning professional (who has the equipment and capability to test it during cold weather). In order to avoid causing damage to the air conditioning unit, we did not operate, test, or inspect the equipment or evaluate air flow.

It is vital PRIOR to expiration of your inspection contingency you discuss the implications of such a tank with your Attorney, and 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 inspection contingency:

a) 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, if soil contamination exists soil contamination is very expensive to cure.

b) If an underground tank has been documented to have been properly removed, I recommend soil samples to be taken and analyzed, if soil contamination exists because soil contamination is very expensive to cure.

c) If neither of the above two conditions apply - PRIOR to expiration of your 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.

d) 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, to avoid a potentially unsafe and hazardous conditions.

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

The laundry sink is loose, secure it to the home to help avoid damages and water leakage.

The necessary and required expansion tank does not exist over the water heater. Installation of an expansion tank is necessary to avoid pressure relief valve leakage since the home has a pressure reducing valve at the water main.

The sump pump is improperly discharging into the sanitary sewer. Immediate corrective actions are necessary to cure the existing unsafe and hazardous conditions.

PRIOR to expiration of your inspection contingency obtain a video camera inspection of the sanitary sewer pipe to determine the condition of the sanitary sewer pipes within the home, and out to the sanitary sewer pipe (often located out in the street). The sanitary sewer line was not inspected today. If replacement of the sanitary 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. Risk factors for latent problems in the underground sewer pipe from the home include the age of the home.

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. 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 (improper flexible duct and improper discharge under the deck). 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>

**** **Consider this upgrade** that may "save the day" when (not if) plumbing leakage occurs: To help avoid catastrophic damages when plumbing leakage occurs, consider installing devices similar to: Smart Water Leak Protection System: Bulldog Valve Robot, Smart Valve Controller, Water Leak Sensors & Hub <https://a.co/d/8OfBUfT> with water leakage sensors placed under the water heater, under ice makers, on the floor near sewage ejectors, and on the laundry room floor. When the sensors get wet, a Wi-Fi signal will be sent to a motorized device to shut the main water supply to help minimize potential damages, even if no one is home. Please realize this is an endorsement of a concept and NOT an endorsement of any specific product or manufacturer.

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

The lack of access under the rear most bathroom will make corrective actions difficult and expensive.

Inaccessible areas exist under the structure of the home. The rear most exterior window into the crawl space was locked from the inside, the wood entry door with restricted height under the deck into the crawl space was further restricted by a 4" cast iron waste pipe, the window that allows viewing from the basement into the crawl space is installed in place without an obvious way to open it. I did not traverse the large crawl space under the rear left side bedroom, rear most bathroom, and etc. because, in my opinion, it was unsafe and likely to be dangerous to me do so due to the lack of a reasonable and safe entrance with adequate clearance, sharp concrete on the floor of the crawl space, restricted clearance between the underside of the floor structure and concrete floor, improperly installed insulation with a reversed vapor barrier, and etc.. 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. (this paragraph is intentionally partly duplicated under the structure section)

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

No additional comments

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

No handrails or guardrails exist along the steps into the basement from the garage nor from the steps between the living room and the area with three bedrooms and a bathroom. 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 companies.

Flooring is not flat between areas of the home where flooring types transition. Installation of sloped transition saddles is necessary to cure the existing tripping and personal injury hazards.

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.

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

The newer casement windows in the front bedroom over the garage do not meet modern emergency escape and rescue opening requirements (minimum opening of 20" wide by 24" high, minimum opening of 5.7 square feet, and within 44" of the floor). Corrective actions are recommended in order to avoid being trapped in the event of a fire or emergency. PRIOR to expiration of your 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.

Openings exist in the garage ceiling and / or walls. These openings must all be sealed in order to cure the existing hazard. The existing condition is hazardous and unsafe as it will allow fire, smoke and toxic gases into the home.

More than the normal, expected, and typical movement of the floors was observed for a home of this age, and construction style in the hallway between the living room, three bedrooms, and bathroom area. There is a very noticeable hump in the floor. 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 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.

Replacement of the front bedroom window over the driveway area is necessary (broken glass) to avoid hazards and problems.

The door from the garage into the basement improperly swings out over the steps creating a trip, fall, and personal injury hazard. Corrective actions are necessary.

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

**** 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 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 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

"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 home (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 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 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 the hallway between the living room, three bedrooms, and bathroom area). 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 inspection contingency either contract for invasive testing, destructive testing, and removal of finishes 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.

Closed walls, installed insulation 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 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 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 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 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 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 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 home 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 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.

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:

PRIOR to expiration of your 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.

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 home 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 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 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. Please 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 inspection contingency. ALSO re-affirm that #1 - #5 are ALL complied with.

INSURANCE COMPANY REQUIREMENTS: PRIOR to expiration of your inspection contingency contact potential homeowner's insurance companies 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 potential homeowner's insurance companies 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.

NEW JERSEY OPEN PUBLIC RECORDS ACT (OPRA): This report contains a specimen official request for public records under N.J.S.A 47:1A-1 et seq. 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 - UNSAFE AND HAZARDOUS CONDITIONS MAY EXIST IF ANY PORTION OF THE HOME WAS BUILT BEFORE 1978: Therefore, PRIOR to expiration of your inspection contingency, you are advised to have a lead hazard inspection performed by a NJ licensed specialist to determine if lead paint hazards exist in this home. The Federal Department of Housing, and Urban Development advises lead-based paint was in use until approximately 1978. Exposure to lead paint is a known health hazard, especially to children, and pregnant women. Various Federal, State, and Local recommendations, laws, and regulations may apply. No lead paint hazard inspections were performed as part of this inspection. You are advised to have a lead hazard inspection performed by a NJ licensed specialist to determine if lead paint hazards exist in this home, PRIOR to expiration of your inspection contingency.

PRIOR TO EXPIRATION OF YOUR 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 Two 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 Two 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.

Request the owners obtain and provide you with a Comprehensive Loss Underwriting Exchange report (a history of homeowners insurance claims), by calling 888-497-0011. The report may tell you about problems that exist, have existed or may occur again.

IMPORTANT: PRIOR to expiration of your 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 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 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 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 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

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

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