building inspection service, inc.

307 Ridge Road ▪ West Milford, NJ 07480 ▪ 973-857-4220

Willy Dittmar NJ Home Inspector Lic. #24GI00027100
Anthony Chimko NJ Home Inspector Lic. #24GI00029200
Michael McCarthy NJ Home Inspector Lic. #24GI00099600

CONFIDENTIAL INSPECTION REPORT

Property Inspected
Address of Property
New Jersey

Requested By:	*Name of Client* *Address*
Style of Building:	Single Family
Age of Building:	Approximately 1 Year
Date/Time of Inspection:	*Date of Inspection* / 10:00 AM
Duration of Inspection:	3 Hours
Weather:	Clear - 90° F
Client Present:	Yes
Attorney:	*Attorney Name*
Inspector:	Willy C. Dittmar

QUALIFICATIONS

State of New Jersey Home Inspector License # 24GI00027100
State of New Jersey Licensed Building Inspector R.C.S. #001161
State of New Jersey Radon Measurement Specialist License #MES10048
State of New Jersey Licensed Commercial 7A, 7B Exterminator #59293
American Society of Home Inspectors (ASHI) Member #2024
Member of the New Jersey Association of Licensed Professional Home Inspectors

1. ROOF

All roof areas are visually inspected from either the ground, the ground with binoculars, from a ladder at the roof eaves or from the roof when walked on, providing the inspector or the roofing material is not put at risk. Steep roofs, roofs that are heat cupped, heat blistered or that have some other deteriorated condition, as well as roof covering materials that are slate, cement asbestos or tile are not walked on. Roofs cannot be walked on when weather conditions are not permitting such as rain, snow or icy conditions. Snow and icy conditions may also limit and/or prevent the roof covering from being inspected. Roofs that are beyond the view of the inspector and therefore cannot be inspected are listed as such and should be inspected by a roofing contractor with the proper equipment prior to contractual limitations. These factors, which limit an inspection, are excluded from an inspection by the NJAC 13:40-15.16 Standards of Practice. Solar heating equipment, lightening arresters, satellite dishes and other antennae are not inspected and should not be considered as part of this report.

The roof was of gable style of construction. As viewed from the ground with binoculars the composition asphalt shingle roof covering material was in overall serviceable condition for its age with no visible signs of active water leakage detected at the time of the inspection.

The roof covering material was approximately 1 year old with approximately 10+ years of service life remaining. The estimated useful life expectancy for this type of roofing material is 25 years provided it is properly maintained.

FLASHINGS

The flashing around the chimney, valleys, sewer vent pipes and cheek walls was in overall serviceable condition.

VENTILATION

The roof ventilation was adequate for this building.

2. GUTTERS & LEADERS

The purpose of the gutters and leaders/downspouts is to collect water draining from the roof and to direct it away from the foundation of the building. The guttering system helps to prevent: water entry into the interior of the building; water and freeze thaw cycle damage to the foundation; damage to siding materials; damage to shrubbery; and damage to soil around the perimeter of the building. For a gutter and leader system to function properly it must be maintained. Debris from trees can clog gutters both in the Spring and Fall seasons. Buds and pollen sacs must be cleaned in the Spring after the leaves have fully developed on surrounding trees. The gutters must again be cleaned in the fall after most of the leaves have fallen from the trees. Snow and ice tend to build up inside gutters, which can pull them away from a building and cause them to lose their pitch. Flushing the gutters with a garden hose is helpful in removing small debris as well as allowing you to observe how the water is draining. Gutters should not retain any water.

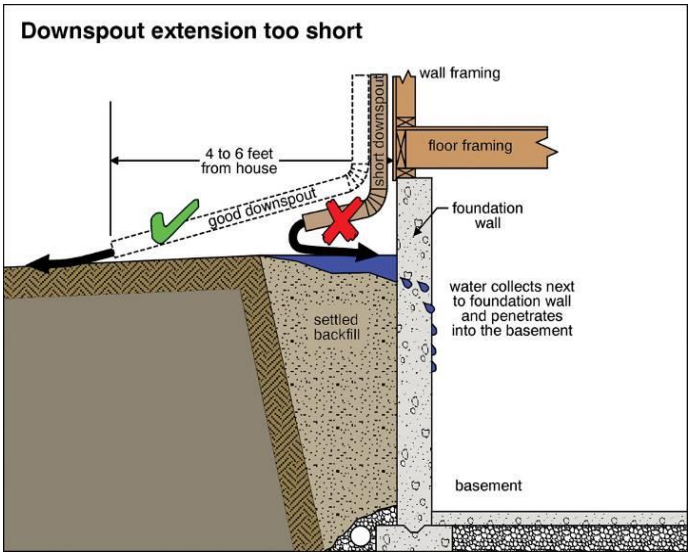
GUTTERS

As viewed from the ground with binoculars the aluminum gutters were in overall serviceable condition.

LEADERS

The aluminum leaders were in overall serviceable condition with defects noted that will require correction.

Defects
The roof leaders incorrectly terminated at the foundation of the building. See photo #'s 19, 20, 29, 30 & 63. They should discharge 4 to 6 feet away from the foundation. This will help to prevent water entry and excessive moisture in the foundation walls. The installation of 4-inch diameter PVC pipe extensions will be required. Please refer to Article #'s G1 & G2 on our website at http://www.dicoinspect.com/helpful-articles.html for additional information on this topic. See illustration below.



Advisory Recommendations and Observations
It is recommended that the leader on the front left side by the front entrance walkway, be directed into an underground drain line, which would discharge roof runoff away from the building. See photo #'s 13 & 14. Please refer to Article # G2 on our website at http://www.dicoinspect.com/helpful-articles.html for additional information on this topic.

3. SIDING

All exterior wall coverings, flashings, trim, eaves, soffits and fascias that are accessible from ground level are inspected. Because flashings are sometimes concealed behind the siding material, are painted over, or are too high to be properly observed from the ground, even with the use of binoculars, it may be desirable and prudent to have a painter or siding contractor inspect these areas in more detail. Holes not visible from the ground can allow insect, water and animal entry to occur. Buildings painted prior to 1978 may have been painted with lead based paints. Additional testing for the presence of lead based paints may be desired prior to contractual limitations. DICO Building Inspection Service, Inc. does not test for the presence of lead and this type of inspection is excluded from an Inspection by the NJAC 13:40-15.16 Standards of Practice.

The brick siding on the front of the dwelling was in overall serviceable condition.

The vinyl siding on the remainder of the dwelling was in overall serviceable condition.

Defects
A hole and loose flashing were noted in the rear right side of the family room. Permanent sealing of this hole will be required to help prevent mice and insect from entering the dwelling. Obtaining cost estimates for any repairs or replacement will be required prior to contractual limitations. See photo #'s 39 & 40.

Advisory Recommendations and Observations
A dirt stain was noted on the vinyl siding in the rear of the dwelling. Cleaning will be required. See photo # 79.

Gaps and openings were noted around vent pipes that were installed through the siding. Sealing/caulking of gaps around any pipes, wires, faucets or vents going through the exterior of the building will be required to prevent insect, rodent and water entry as well as to prevent energy loss. See photo #'s 28 & 31as examples.

4. WINDOWS

A representative number of windows are inspected from both the exterior and interior of the building. This section of the report describes the style, condition, defects and observations/recommendations of the exterior portion of the windows only. The interior portions of the windows' defects are listed in each of the Interior Rooms section of this report. Storm windows, screens, awnings and other similar seasonal accessories are excluded from Inspection by the New Jersey NJAC 13:40-15.16 Standards of Practice.

The insulated glass windows in the dwelling were in overall serviceable condition.
The basement windows in the dwelling were in overall serviceable condition.

5. STEPS & WALKWAYS

Because these components are located on the exterior of the building, their maintenance is often overlooked by the owners. They are inspected and reported on for safety reasons. It is recommended that the defects and recommendations listed below be corrected because of safety concerns.

The front masonry walkway was in overall serviceable condition. See photo #'s 13 & 15.

The front masonry steps were in overall serviceable condition. See photo # 17.

The rear deck wood steps were defective.

Defects
Rear Deck Steps: The stringers and staircase have settled into the ground and moved when you walked on them. See photo #'s 73 – 76. The installation of a masonry landing or footings under the staircase stringers to prevent them from settling will be required.

6. ENTRY DOORS

Entry doors are inspected for their overall operation and condition. Weather seals are checked and deterioration is reported on. Doors are subject to changes in weather conditions, therefore doors, which operated perfectly one day, may be sticking or difficult to operate another day. Locking mechanisms and door hardware are not inspected and should not be considered as part of the Inspection Report. If an inspection of door locking mechanisms and hardware is desired, contacting a lock smith prior to contractual limitations will be required.

The front entry door was in overall serviceable condition. See photo # 18.

The rear entry door was in overall serviceable condition.

Advisory Recommendations and Observations
Rear Entry Door: The screen and the screen door gasket were loose at the bottom left side of the rear screen door. Minor repairs are required. See photo #'s 77 & 78.

7. CHIMNEY

All Chimney exteriors are visually inspected from either the ground, the ground with binoculars, from a ladder at the roof eaves, from the roof when walked on and/or from the attic. Draft characteristics, fire screens, doors, seals and gaskets are not inspected. The interior flues of most chimneys cannot be inspected because of their construction and lack of visibility. Buildings older than 40 years should have a Level II video camera internal inspection of the chimney and their flues inspected by a licensed chimney sweep to reveal any hidden defects that may exist. Buildings over 60 years old may not have any flue liners installed. This is a safety concern, which would require the installation of a new flue liner. A Level II video camera inspection of chimneys older than 40 years by a licensed chimney sweep should therefore be conducted prior to contractual limitations.

The exterior of the insulated metal chimney which was located on the rear of the roof, was viewed from the ground and was in overall serviceable condition.

8. EXTERIOR FOUNDATION

The foundation of the building is designed to support the load of the building including its contents. The foundation is usually constructed of masonry although other material such as wood can also be used. The foundation transmits the load of the building downward to the footing. The footing must be below the frost line. It transmits and spreads the load of the building to the soil under the footing. Since the foundation is rigid, normal stress settling cracks usually develop. Because most of the foundation is located under the ground, only the portion above the ground on the exterior and only the visible portion inside the basement can be inspected and reported on. Inaccessible areas are excluded from a Building Inspection by the New Jersey Administrative code NJAC 13:40-15.16 Standards of Practice. Soil conditions and

the stability of the soil to support the building are beyond the scope of this inspection and can only be performed by a licensed professional engineer. Structural components are probed where deterioration is suspected unless such probing would damage any finished structure. Hydrostatic loading (water pressure) against the foundation walls of a building can have detrimental effects. Attention to the recommendations given in the Property Drainage and Gutters and Leaders sections of this report will help to prevent and/or correct the negative effect of hydrostatic loading.

The poured concrete exterior foundation is in overall serviceable condition.

9. PROPERTY DRAINAGE

The lawn and landscaping of this property were not inspected and should therefore not be considered as part of this inspection report. If an inspection of the lawn and landscaping is desired, hiring a trained horticultural specialist or landscaper will be required. Vegetation, grading, drainage and retaining walls with respect to their immediate detrimental effect on the condition of the building are inspected and reported on. Fences, geological and/or soil conditions, sea walls, break-walls, bulkheads and docks, and/or erosion control and earth stabilization are not inspected and should not be considered as part of this report and are excluded from a Building Inspection by the New Jersey Administrative code NJAC 13:40-15.16 Standards of Practice. If an inspection of these items is desired, hiring a professional in their field will be required. The property should slope away from all sides of the building and be allowed to drain naturally off the property. Water leakage through the building foundation is caused in large part by poor property drainage or from the failure of maintaining drainage systems such as gutters, leaders and proper grading of soil around the exterior perimeter of the building. Current building practice is to pitch the soil 1-inch per foot 8-feet to 12-feet away from the building. In other words, the soil should be 8-inches higher at the foundation, completely around the perimeter of the building, then it is 8-feet to 12-feet away from the building. Water is an extremely destructive force. It can find its way through the smallest of cracks in a foundation, therefore, proper grading as well as maintenance of gutters and leaders is very important. If defects in the property drainage are mentioned, they should immediately be corrected to help prevent water entry into the building from occurring. The lawn sprinkler system, if installed, was not inspected and should not be considered as part of the inspection report and is excluded from a Building Inspection by the New Jersey Administrative code NJAC 13:40-15.16 Standards of Practice. If an inspection of the lawn sprinkler system is required, contacting a lawn sprinkler company, gardener, or having the building owner explain the use of the sprinkler system and testing of the sprinkler system is recommended.

The topography of the land pitched from the front of the dwelling toward the front street, from the left side of the dwelling toward the left side driveway, from the right side of the dwelling toward the right-side yard and from the rear of the dwelling toward the swale in the middle of the rear yard.

Defects

The soil grading on the right side, on the rear left side and on the rear of the dwelling under the deck was incorrectly sloped into the foundation rather than away from the foundation. See photo #'s 25, 30, 31, 63, 64, 70 – 72 & 80. This condition will cause surface water to drain into the building rather than away from the building. Grading of the soil away from the building will be required to help prevent water from draining against the foundation and from entering the interior of the building. The ground adjacent to the foundation wall must be graded to slope away from the building at a ratio of 1:12, meaning that for every 12-foot out horizontally the ground level is to descend 1-foot. This grading requirement is to be applied for 8-feet or more, measured perpendicular to the foundation wall. Please refer to Article #'s PD1, PD2 & PD3 on our website at http://www.dicoinspect.com/helpful-articles.html for additional information on this topic.

Ponding / stagnant water was noted in the rear yard area. Draining this area will be required to help prevent mosquitos from breeding in this water. See photo #'s 42 – 46 & 48 – 56.

Water saturated soggy yard areas were noted on the left side and front yards of this property. See photo #'s 2 – 4, 7 – 10 & 23. This is the result of a water saturated soil condition in this area. The site foreman said that this problem was from the lawn sprinklers. I do not agree with this statement. Even with the sprinklers the grass should not be rotting and so very wet. The installation of French drain or another ground water drainage method would be required to drain and dry out these yard areas. Further discussions with an excavation contractor or a landscape architect prior to contractual limitations are recommended. Please refer to Article #'s PD1, PD2 & PD3 on our website at http://www.dicoinspect.com/helpful-articles.html for additional information on this topic.

Many dead and dying trees were noted on the property in the rear yard area. See photo #'s 35 – 37 & 41. This condition is a safety concern with removal of the dead and dying trees required for safety reasons. Obtaining cost estimates for there removal will be required prior to contractual limitations.

A large amount of dead wood that was bull dozed / pushed into the rear yard area, was noted. Some of this wood was sticking out of the ground and rear yard area. This material is conducive to wood destroying insect and rodent infestations. It is also a safety hazard with its removal required. See photo #'s 54 – 56 & 58 – 61.

Advisory Recommendations and Observations
The shrubs should be kept trimmed 18-inches to 24-inches away from the building to allow for adequate air circulation, to prevent damage to the siding material and to help prevent mold growth. See photo #'s 16 & 20.

A lawn irrigation / sprinkler system was installed on this property. Dico Building Inspection Service does not inspect lawn irrigation systems. It was not tested or inspected and should not be considered as part of this inspection and is excluded from being inspected by the NJAC 13:40-15.16 Standards of Practice. Testing of the sprinkler system by the purchaser prior to contractual limitations is recommended to insure its functional condition.

A back-flow preventer was installed. See photo #'s 24 & 25.

10. DECKS, PATIOS, BALCONIES

Because of safety concerns, decks, porches and balconies should be inspected frequently. We will inspect for and report on any safety concerns however, rot, weathering and loose guardrails can occur over time, which will compromise the safety of the deck, porch and/or balcony. If any defects were found during this inspection, those defects should immediately be corrected and for safety reasons, the deck, porch or balcony should not be used until these repairs have been conducted.

The rear wood deck was in overall serviceable condition with defects noted that will require correction.

Defects
The stringers and staircase have settled into the ground and moved when you walked on them. See photo #'s 73 – 76. The installation of a masonry landing or footings under the staircase stringers to prevent them from settling will be required.

11. DRIVEWAY / PARKING AREA

The driveway/parking area is visually inspected for its overall serviceability. The depth of the gravel below the surface of the driveway and the thickness of the surfacing material is not visible and is therefore unknown. Inaccessible areas are excluded from a Building Inspection by the New Jersey Administrative code NJAC 13:40-15.16 Standards of Practice. Driveways should be sloped away from garage openings. If they slope into the garage opening, a drainage swale or catch basin should exist so that surface water is drained away from the interior of the building. Maintenance of these drains to insure that they are free flowing and functional is the responsibility of the building owner. If a more in depth inspection of the driveway/parking area is desired, a paving company specializing in driveway installation and repair should be contacted prior to contractual limitations.

The asphalt driveway was in overall serviceable condition. See photo #'s 11 & 12.

12. GARAGE

Both attached and/or detached garages are inspected. If roofing problems exist, they will be written up in the roofing section of the report. Powered/automatic garage door openers are inspected for their proper operation and to insure that the safety stops are working. Safety stops are adjustable and should be frequently tested by the owner for safety reasons. Remote control devices are not tested and should not be considered as part of this report. These devices should be obtained from the sellers prior to contractual limitations and tested by the buyers for operation.

The three-car built-in garage was in overall serviceable condition with defects noted that will require correction.

Advisory Recommendations and Observations
All three of the garage door openers were operated and the safety stops were tested. The garage door openers operated properly, however, the safety stops were incorrectly adjusted. Adjustments to the open and close force settings will be required. Please refer to Article # M11 on our website at http://www.dicoinspect.com/helpful-articles.html for additional information on this topic.

Painting of the interior of the garage is recommended. See photo #'s 82 & 83.

13. BASEMENT

The basement is a below soil grade area, therefore it is subject to moisture, insect infestations, as well as soil and hydrostatic pressures. Care should be taken to insure that the soil around the exterior perimeter of the building is graded away from the foundation and that surface water and water runoff from the roof is directed to discharge away from the foundation. Hydrostatic pressure (water pressure) from improper grading and/or from ground water can easily damage a foundation and flood the basement and/or below grade areas. Parts of the foundation may not be visible for inspection due to storage, because the basement may be finished, and/or there may be plant growth around or on the exterior foundation walls. We cannot inspect what we cannot see. Inaccessible areas are excluded from an Inspection by NJAC 13:40-15.16 Standards of Practice. This includes subterranean water conditions which can occur at any time without past history of this event being visible to an inspector. If an inspection of foundation walls or framing systems that have permanent coverings over them is desired, removal of the covering materials would be required. Inspections through the use of a tool called a Bora-scope that uses fiber optics may be conducted. This tool requires that 1/4-inch diameter holes be drilled through the permanent covering materials but does not require their removal. If these in-depth inspections are desired, than contacting our company prior to contractual limitations will be required. Written permission from the owner of the building to drill these inspection holes into the walls of the building would be required. This type of inspection is beyond the scope of a normal building inspection, therefore, additional inspection fees will apply.

The visible sill plates, floor joists, girders and lally columns were in overall serviceable condition.

The visible concrete foundation was in overall serviceable condition.

The 2 inch by 10 inch TJI joists were spaced 16 inches on center.

The basement was unfinished.

Advisory Recommendations and Observations

The foundation walls were covered with insulation. See photo #'s 84 – 87. This prevent the inspection of the foundation walls. Inaccessible areas are excluded from a Building Inspection by the New Jersey Administrative code NJAC 13:40-15.16 Standards of Practice. A re-inspection fee will apply.

The operation of the sump pump was checked at the time of the inspection. See photo # 92. The sump pump did turn on and discharged any water that was inside the sump pump pit. This is not a guarantee or warrantee that the sump pump can remove all the water entering the basement during a storm or heavy rain. A further inspection of this system by a basement waterproofing company therefore may be desired. It is also recommended that homeowner's insurance be obtained for ground water intrusion should the sump pump fail and the basement flood. Normal homeowner's insurance policies do not cover losses caused by ground water. The installation of a 'battery back-up sump pump system' is also recommended should a power failure, pump motor failure, or discharge pipe failure occur. A 'battery back-up sump pump system' uses a 12-volt deep cycle Marine battery, a 12-volt operated second pump, and a separate discharge pipe that terminates at the exterior of the foundation wall. We have also heard good results from plumbers who have installed the 'Liberty Water Sump Jet Pump' model #SJ10 and SJ12. This is a water actuated pump that is much better than older models of water actuated pumps. Because you usually do not lose city water pressure they should have power during a storm. Note: These are emergency systems which help prevent flooding. Be sure to install a second discharge pipe for the back-up system. Do NOT connect the emergency back-up pumps discharging piping into the 120-volt pump's discharge pipe. If the main discharge pipe fails for any reason or if it gets crushed, clogged, or frozen, both systems will fail. Most battery back-up systems can remove approximately 10,000 gallons of water on a single battery charge. Please refer to Article # B10 on our website at http://www.dicoinspect.com/helpful-articles.html for additional information on this topic.

The use of a dehumidifier during summer months will help to prevent excessive moisture in the basement.

14. CENTRAL HEATING SYSTEM

Inspections of heating systems are limited due to weather conditions. During the summer months, or when the temperature is above 80°F, heating systems cannot be fully evaluated. During winter weather conditions heating systems may fail to operate properly leaving areas of the building either too cold or too hot. We cannot evaluate this problem during the summer months. It is beyond the scope of our inspection to determine if heating systems will function

properly during extreme winter weather unless they are tested during those extreme weather conditions. The installed heating equipment and energy sources are inspected without determining the correctness of its installation, the heat supply adequacy or distribution balance, without operating automatic safety controls and when weather conditions or other circumstances may cause damage to the heating system. Inspections exclude humidifiers, electronic air filters and solar heating systems. A further inspection by a heating/air conditioning contractor or a heating engineer, who would perform heat loss calculations for each room in the building and conduct air balancing calculations for each room, may therefore be desired prior to contractual limitations. Thermostats are not inspected or tested for accuracy and clock mechanisms are not inspected. Air quality is not tested or inspected for. In forced air heating and air conditioning systems potential contaminants can sometimes be found inside duct work. These contaminants may affect people differently just as allergies to pets affect people differently. Testing of the air quality and/or having the air ducts cleaned are wise investments in environmental hygiene. Temperature / pressure safety relief valves are not tested. This is because when operated, they may not shut off or will drip water. Testing this very important and necessary safety device should only be conducted by a licensed plumber who is capable of immediately replacing it if it fails to shut off.

The two Carrier, gas fired, forced air furnaces were 1 zone heating systems with a capacity of 80,000 BTUs each. (It is recommended that the local utility company be contacted to obtain a worry-free service contract. This is a very worthwhile contract that covers many common heating system repairs as well as cleaning any rust scale from the burners.)

The heating systems were in serviceable condition at the time of the inspection with defects noted that will require correction.

The age of the furnaces is approximately 1 years. The normal service life for this type of unit is 20 to 25 years.

The heater exchanger material was steel.

Heating was supplied to the habitable rooms through registers and duct work.

Defects
The furnace air filter was not properly installed in the first-floor basement unit because the filter holder was not properly constructed and was not airtight. See photo # 93. The furnace filter must have an airtight fit inside the ducting system to prevent dust, pollen and mold spores from bypassing the furnace's filter.

There was no filter installed in the attic furnace / second floor unit. See photo # 108. This condition could cause dust to build up on the evaporator coil to occur which acts as an insulator that prevents proper cooling as well as clogging air flow through the system. This buildup of dust and dirt is also food for mold growth. To inspect the evaporator coil, some disassembling of the furnace will be required which is beyond the scope of a home inspection. Contacting a heating and air conditioning contractor to perform this inspection will therefore be required prior to contractual limitations.

The first floor furnace's blower motor access door was bent preventing this door from closing and sealing properly. A piece of paper was stuck into the door to keep the fan safety shutoff switch on. Repairs to or replacement of the access door will be required. See photo #'s 94 – 97.

Screens were missing from the exterior end of the first floors vent pipes. See photo #'s 26 – 28, 32 & 64 – 66. Exhaust openings that terminate outdoors shall be protected with corrosion resistant screens, louvers or grills. Openings shall be sized not less than ¼ and not larger than ½ inch. These openings shall be protected against local weather conditions. It is required that screening be installed to help prevent foreign objects from getting lodged inside these vent pipes.

15. COOLING SYSTEM

Inspections of cooling systems/heat pump systems are limited due to weather conditions. During the winter months, or when the temperature is below 60 degrees F, cooling systems cannot be fully evaluated. During extreme weather conditions cooling systems/heat pump systems may fail to operate properly leaving areas of the building either too cold or too hot. It is beyond the scope of this inspection to determine if these systems will function properly during extreme conditions. The installed cooling/heat pump equipment is inspected without: determining the correctness of its installation or the cooling/heating adequacy or distribution balance. The interiors of equipment cabinets, the interiors of air handlers, the interiors of ducting systems are not inspected. The compressors/condensing units are not operated when weather conditions or other circumstances may cause damage to these units. A further inspection by a heating/air conditioning

contractor or a heating/air conditioning engineer, who would perform heat loss calculations for each room in the building and conduct air balancing calculations for each room may be desired. Only a CFC certified technician is allowed to put gauges on a condenser unit. Electric heating elements inside the air handler are not inspected. An HVAC contractor or a licensed electrician can be hired to test and inspect the heating elements using specialized instruments. These inspections require some disassembly of the system, which is beyond the scope of an inspection. If any further heating or air conditioning inspections are desired or are recommended in our report, they should be conducted prior to contractual limitations.

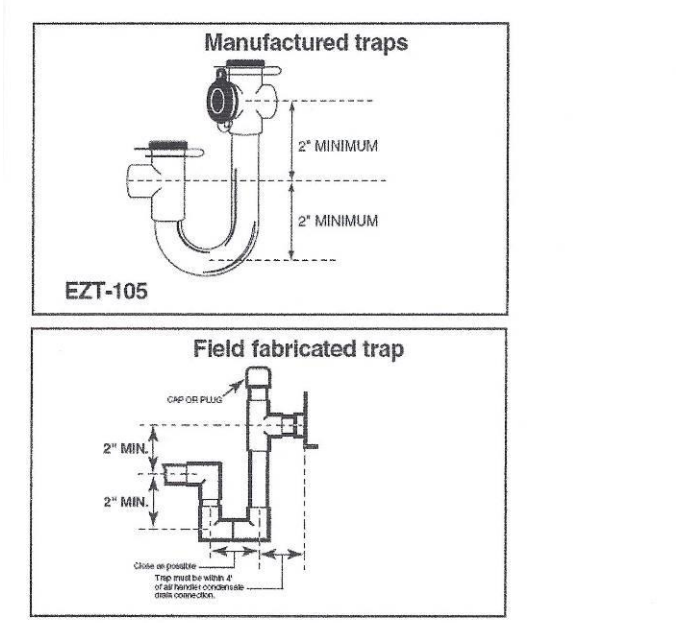
There were two Carrier central air conditioner condensers installed. These units had an approximate 3-ton cooling capacity each.

The air conditioner appliances were manufactured approximately 1 year ago. The average life expectancy of a condenser is 10 to 15 years for a standard condenser and 15 to 20 years for a high-quality condenser. The year of manufacture is very close to the installation date. Checking with the owner of the building maybe desired to obtain the contract from the HVAC installation company which, would verify their installation date.

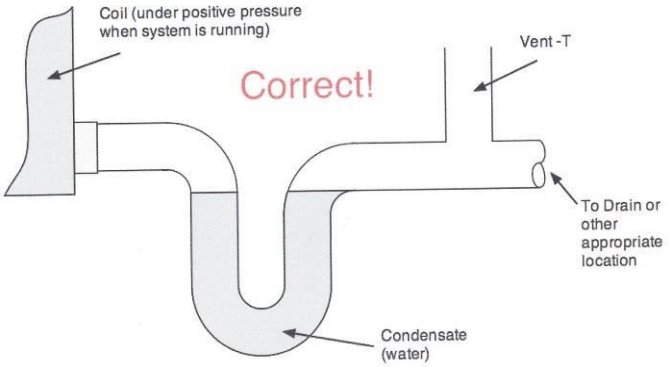
The central air conditioning systems were turned on using the building's thermostatic controls and were operational at the time of the inspection. The condensing units' coils and the return air filters should be cleaned. These appliances were operated using only the normal thermostat controls inside the building. No gauges or other testing devices were used to evaluate the air conditioning systems. Efficiency and adequacy to cool all parts of the building are not evaluated and therefore should not be considered as part of the air conditioning systems inspection. If a more in-depth evaluation of the air conditioning systems is desired, contacting a heating/air conditioning contractor will be required prior to contractual limitations.

Defects

Condensate drain traps were not installed on the condensate drain pipes as required. See photo #'s 90 – 92 & 109. A trap prevents bacteria, radon gas, insects, etc. from entering the evaporator and the indoor air stream. It also helps to improve the drainage of the condensate because it eliminates the positive pressure created when the system is running and prevents back draining of condensate. Repairs by a licensed HVAC or Plumbing contractor will be required. Obtaining cost estimates for any repairs or replacement will be required prior to contractual limitations. See illustrations below.



Recommended trap configurations. Illustration from Trane installation manual.



There was no air filter installed in the air handler of the second-floor unit. See photo # 108. This condition could cause dust to build up on the evaporator coil which will act as an insulator that prevents proper cooling as well as clogging the flow of air through the system. This buildup of dust and dirt is also food for mold growth. To inspect the evaporator coil, some disassembling of the air handler would be required which is beyond the scope of a building inspection.

Contacting a heating and air conditioning contractor to perform this inspection will therefore be required prior to contractual limitations.

The first floors air conditioning system's air filter was not properly installed and/or the filter holder was not airtight. See photo # 93. The air conditioning system's filter must have an airtight fit inside the ducting system to prevent dust, pollen and mold spores from entering the interior of this system.

16. DOMESTIC HOT WATER SYSTEM

The domestic hot water heating system (water heater) was inspected to insure that it is operational, that it is properly vented if required, that it is not actively leaking water and that it has a temperature/pressure safety relief valve installed. The temperature/pressure safety relief valves are not tested because of their high probability of leaking after being operated. We do not turn on water heaters that have been turned off for safety reasons. The current thinking is that the water heater temperature should be at least 140 degrees Fahrenheit inside the water heater tank to help kill bacteria. However, if the hot water temperature coming out of the water heater is raised above 120 degrees Fahrenheit then an anti-scald mixing valve should be installed so that the hot water from the outlet pipe of the water heater is maintained at 120 degrees Fahrenheit. Remember, 135 degrees Fahrenheit is scalding and is dangerous especially for children. The temperature / pressure safety relief valve was not tested. This is because when operated it may not shut off or will drip water. Testing this very important and necessary safety device should only be conducted by a licensed plumber who is capable of immediately replacing it if it fails to shut off.

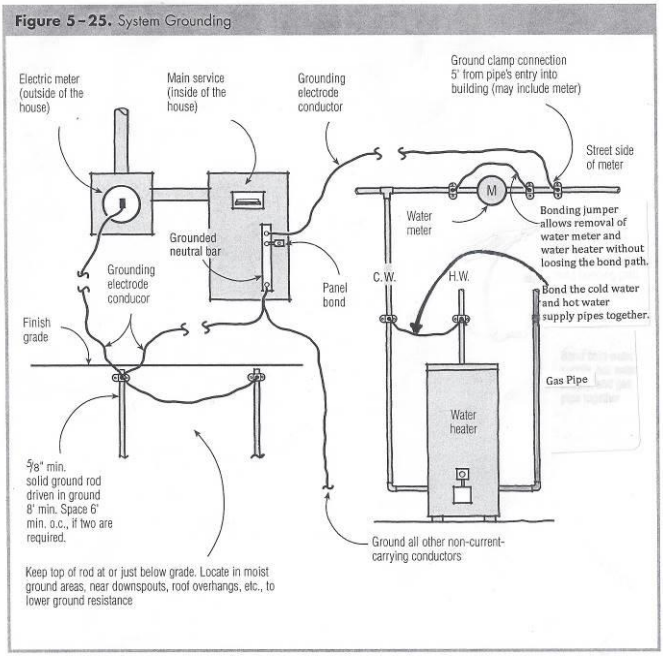
The water heater was a Bradford White, gas fired unit with a capacity of 75 gallons. The water heater was in serviceable condition at the time of the inspection with defects noted that will require correction.

The age of the water heater is approximately 1 year. The life expectancy for this type of unit is approximately 10 to 15 years.

Defects

Non-metallic piping (PEX) was incorrectly installed directly into the water heater. 18 inch lengths of metal piping (copper pipe) are required to be installed above the top of the water heater before the non-metallic piping (PEX) is installed. A bonding jumper cable is also required. A further evaluation and repairs by a licensed plumber will be required.

There was no bonding cable installed on the water heater's water supply piping. See photo # 88. Its installation is required by current electrical standards. See illustration below.



A screen was missing from the exterior end of the vent pipe. Exhaust openings that terminate outdoors shall be protected with corrosion resistant screens, louvers or grills. Openings shall be sized not less than ¼ inch and not larger than ½ inch. These openings shall be protected against local weather conditions. It is required that screening be installed to help prevent foreign objects from getting lodged inside this pipe. 501.3.2

17. PLUMBING

Due to the buried or hidden condition of most plumbing systems, their inspection is limited. While conducting your inspection we operated all of the plumbing fixtures and have run waste water through the piping system during the limited time of an inspection. Although this usually allows for the detection of systems already in failure, it may not be enough time to detect a slow leak or a waste pipe that clogs with use or a crack in a pipe or shower floor pan that only leaks after it is in use for some extended amount of time. These conditions are only uncovered by constant use of a system. Interior water supply and distribution systems are inspected for functional water flow and functional drainage, excluding wells, well pumps, well water sample testing or water storage related equipment. The determination of water supply quality or quantity is not inspected nor are water conditioning systems or lawn irrigation systems inspected. The temperature pressure release valve (TPR) installed on the water heaters and boilers are not tested for operation. This is due to their high probability of leaking after being manually operated. Testing of these safety devices is recommended only by a licensed plumber who has the ability to replace the TPR valve if it fails to shut off after being operated. The report will only comment if the TPR valve has not been installed on the water heater or boiler, or if it was improperly installed or if it is actively leaking water. Shut off valves, located in the basement ceiling and below fixtures, are not tested or operated during the inspection. These valves are seldom used and if operated can leak. Further testing by a plumber who could repair these valves should they leak is recommended prior to contractual limitations. Automatic safety controls, computerized temperature sensing controls and solar heating system are not tested or inspected. It is also recommended that if the building you are purchasing is over 50 years old, a video camera inspection of the entire sewer main be conducted. This video inspection will determine if the sewer main has worn, cracked, deteriorated or if tree roots are entering it. This inspection is conducted by many plumbers and should be conducted prior to contractual limitations. If you cannot locate a company to conduct this type of inspection, please contact our office for a referral.

The domestic water was municipal.

The street to building main water supply pipe was in overall serviceable condition. The visually accessible portion of the main water supply pipe was copper. The main water supply pipe was in the front of the basement. See photo # 87.

The main water shut off valve was tested and was operational.

The predominately visible domestic branch water supply piping materials, which were manufactured of PEX and CPVC, were in overall serviceable condition.

The predominately visible drain, waste and vent piping materials that were polyvinyl chloride (PVC) plastic or a similar plastic piping material were in overall serviceable condition.

As represented to us at the time of the inspection the sewage system was municipal.

The gas meter and the gas shut off were located on the right-side exterior. See photo # 25.

18. ELECTRICAL SYSTEM

The extent of the electrical system inspection is a limited basic primarily visual, but not technically exhaustive, inspection of the installed wiring, receptacles, and switching devices. We are not licensed electricians. The electric power to or inside the building is not turned off or on. We will report on but will not turn on any branch circuits that are found turned off for safety reasons. Tests to determine amperage, impedance or voltage drops, when more than one appliance is used, are not conducted and are beyond the scope of an inspection. Branch wiring is not inspected to determine how many receptacles and / or switching devices are installed on each individual branch circuit. These types of tests and inspections can only be conducted by a licensed electrician who has the equipment and knowledge to inspect and test for these conditions. A representative number of installed lighting fixtures, switches and receptacles are inspected using their normal operation method. Remote controlled devices including outdoor lighting, motion controls, low voltage devices and ancillary wiring systems and components NOT a part of the primary electric power distribution system are NOT inspected. Solar systems / Photovoltaic (PV) power systems and any related equipment are NOT inspected and are beyond the scope of an Inspection and the expertise of the Inspector. Further inspections of the installed electrical system by a licensed electrician (and the fire department if a Solar / PV system is installed) are strongly recommended.

It should be noted that furniture, storage and fixed appliances such as stoves, refrigerators, freezers, etc… are not moved in order to inspect the receptacles behind them. Low voltage systems, telephone wiring, intercoms, alarm systems, television cables, timers and computer wiring are NOT inspected and should not be considered as part of this Inspection Report. Hiring the appropriate trade person to test these systems would be required if desired by the buyer. For your understanding of the wording in this report, the estimated amperage and voltage that is listed in this report is for the building / unit that is being inspected, as requested by our client. It is determined by the size of the service entrance wires as well as the size of the main service disconnect device. The service conductors are the cables used for delivering electrical energy from the utility company to the building being serviced. The service drop wires are overhead cables and service lateral conductors are underground cables.

According to the latest statistics from the National Fire Protection Association (NFPA), electrical distribution was the largest cause of property damage wreaking $643.2 million in property damage in home structure fires. According to the latest statistics from the US Consumer Product Safety Commission (CPSC), household wiring tied with small appliances as the leading cause of accidental electrocutions associated with consumer products. For this reason, the Electrical Safety Foundation International (ESFI) is urging homeowners to have their homes electrically inspected by a qualified, licensed electrician particularly if they fall into one of the following categories: 1) owner of a home 40 or more years old; 2) owner of a home 10 or more years old that had had major renovation, addition or major new appliance; or 3) new owner of a previously owner home. These and other electrical safety tips are available at the Foundation's web site at www.electrical-safety.org or by phone at 703-841-3229.

The total estimated ampere service to the building is 100 amperes and 125/240 volts.

The service lateral conductors were installed underground and were in overall serviceable condition.

The service entrance conductors were aluminum and were in overall serviceable condition.

The electric service had a copper grounding conductor installed. It was in overall serviceable condition.

The branch wiring that was predominately visible in this building, was non-metallic copper cable (Romex) and was in overall serviceable condition.

A Square D branch breaker overload protection was in the basement. It was in overall serviceable condition. The main circuit breaker capacity was 200 amp circuit breaker. It had sixteen 15 amp. 125 volt circuit breakers, eight 20 amp. 125 volt circuit breakers and three 30 amp. 240 volt circuit breakers. See photo #'s 98 – 102.

Defects
The arc fault circuit breakers for the bedroom's sitting room outlets # 21, was tripped and could not be reset.

The receptacles in the sitting room, in the front middle bedroom and in the attic were not operational. Repairs will be required. Contact a licensed electrician to further evaluate this condition and to give cost estimates to correct.

19. APPLIANCES

The inspection of appliances is limited to the kitchen range and oven to determine the operation of the burners or heating elements excluding microwave ovens and the operation of self-cleaning cycles and appliance timers, clocks and thermostats. The dishwasher is inspected to determine water supply and drainage. The garbage disposal is tested for operation and drainage. No other appliances should be considered as part of the inspection or inspection report. They may be superficially inspected as a courtesy to our client. The full operational capacity of the appliances is not tested and is beyond the scope of our inspection; therefore, it is recommended that these appliances be checked prior to contractual limitations.

The General Electric gas cook top was operational.

The General Electric electric wall oven was operational.

The General Electric exterior ducted stove hood was operational.

The In Sink Erator disposal was operational.

Advisory Recommendations and Observations
There was no refrigerator.

The dishwasher was not installed. Further testing after its installation is recommended.

20. INTERIOR ROOMS

Walls, ceilings and floors are inspected for their general condition. Paint, wallpaper, other finish treatments and non-permanent floor coverings are not inspected. Steps, stairways and railings are inspected. Fireplaces and solid fuel appliances are inspected without testing draft characteristics. Fire screens, fireplace equipment, doors, seals, gaskets, automatic fuel feed devices, mantles, non-structural fireplace surrounds, combustion make-up air devices or gravity fed and fan assisted heat distribution systems, and the interior of flues and chimneys are not inspected. These areas fall outside the scope of your inspection. If an inspection of these areas is desired, contacting a licensed chimney sweep or professional in those areas will be required. Installed kitchen wall cabinets are inspected to determine if they are secure but they are not inspected for scratches, wear or variations of colors and shading. All fixtures/faucets are operated and inspected for functional water flow and functional drainage. The tiles in the tub and shower areas are sounded by tapping with the inspector's hand. Any indication of loose tiles or grout is reported on, however, this does not guarantee that moisture has not migrated behind the tiles and is inside the walls nor does it guarantee the future condition of the tub and shower walls. Shower floor pans are not flooded with water to determine if they leak. Any cracks in the shower floor are an indication of potential leakage and water entry under the shower floor. Without the proper maintenance, walls constructed in wet locations can deteriorate rapidly. It is prudent for the buyer to re-inspect all plumbing fixtures/faucets prior to contractual limitations to insure that problems have not developed between the time of this inspection and the closing.

FOYER

The hardwood floor was in overall serviceable condition.

The wall finishing material was in overall serviceable condition.

The ceiling finishing material was in overall serviceable condition.

The doors were in overall serviceable condition.

KITCHEN

The hardwood floor was in overall serviceable condition.

The wall finishing material was in overall serviceable condition.

The ceiling finishing material was in overall serviceable condition.

The doors were in overall serviceable condition.

The windows were in overall serviceable condition.

The cabinets and counter tops were in overall serviceable condition.

The sink was in overall serviceable condition. The functional water flow and drainage for the sink were adequate.

Ground fault circuit interrupt receptacles were installed. They were tested and found to be operational at the time of the inspection. Monthly testing of these devices is recommended to insure their operational condition. Please refer to Article #'s E2, E3, E4 & E5 on our website at http://www.dicoinspect.com/helpful-articles.html for additional information on this topic.

Advisory Recommendations and Observations
A scratch was noted in the granite countertop to the right of the sink. Repairs are recommended to restore this item to its fully functional condition and to prevent further deterioration from occurring.

FAMILY ROOM

The hardwood floor was in overall serviceable condition.

The wall finishing material was in overall serviceable condition.

The ceiling finishing material was in overall serviceable condition.

The windows were in overall serviceable condition.

The metal manufactured fireplace with gas logs was in overall serviceable condition. (These units must be installed as per the manufacturer's directions. The fireboxes of these units should also be insulated around and under them to prevent drafts. These conditions are not visible and therefore cannot be inspected without the removal of wall covering materials. A more in-depth inspection may be desired.)

DINING ROOM

The hardwood floor was in overall serviceable condition.

The wall finishing material was in overall serviceable condition.

The ceiling finishing material was in overall serviceable condition.

The windows were in overall serviceable condition.

FORMAL LIVING ROOM

The hardwood floor was in overall serviceable condition.

The wall finishing material was in overall serviceable condition.

The ceiling finishing material was in overall serviceable condition.

The windows were in overall serviceable condition.

MASTER BEDROOM

The wall to wall carpeted floor was in overall serviceable condition.

The wall finishing material was in overall serviceable condition.

The ceiling finishing material was in overall serviceable condition.

The windows were in overall serviceable condition.

Defects
All five receptacles in the sitting room were not operational. Repairs will be required. Contact a licensed electrician to further evaluate this condition and to give cost estimates to correct.

FRONT MIDDLE BEDROOM

The wall to wall carpeted floor was in overall serviceable condition.

The wall finishing material was in overall serviceable condition.

The ceiling finishing material was in overall serviceable condition.

The doors were in overall serviceable condition.

The windows were in overall serviceable condition.

Defects
None of the five receptacle outlets in this room were operational. Repairs will be required. Contact a licensed electrician to further evaluate this condition and to give cost estimates to correct.

FRONT RIGHT SIDE BEDROOM

The wall to wall carpeted floor was in overall serviceable condition.

The wall finishing material was in overall serviceable condition.

The ceiling finishing material was in overall serviceable condition.

The doors were in overall serviceable condition.

The windows were in overall serviceable condition.

REAR RIGHT BEDROOM

The wall to wall carpeted floor was in overall serviceable condition.

The wall finishing material was in overall serviceable condition.

The ceiling finishing material was in overall serviceable condition.

The doors were in overall serviceable condition.

The windows were in overall serviceable condition.

HALF BATHROOM

The hardwood floor was in overall serviceable condition.

The wall finishing material was in overall serviceable condition.

The ceiling finishing material was in overall serviceable condition.

The doors were in overall serviceable condition.

The window was in overall serviceable condition.

The sink was in overall serviceable condition. The functional water flow and drainage for the sink were adequate.

The toilet was in overall serviceable condition. The functional water flow and drainage for the toilet were adequate.

Ground fault circuit interrupt receptacles were installed. They were tested and found to be operational at the time of the inspection. Monthly testing of these devices is recommended to insure their operational condition. Please refer to Article #'s E2, E3, E4 & E5 on our website at http://www.dicoinspect.com/helpful-articles.html for additional information on this topic.

MASTER BEDROOM BATHROOM

The tile floor was in overall serviceable condition.

The wall finishing material was in overall serviceable condition.

The ceiling finishing material was in overall serviceable condition.

The doors were in overall serviceable condition.

The window was in overall serviceable condition.

The cabinets and counter tops were in overall serviceable condition.

The two sinks were in overall serviceable condition. The functional water flow and drainage for the sinks were adequate.

The toilet was in overall serviceable condition. The functional water flow and drainage for the toilet were adequate.

The shower was in overall serviceable condition. The functional water flow and drainage for the shower were adequate.

Ground fault circuit interrupt receptacles were installed. They were tested and found to be operational at the time of the inspection. Monthly testing of these devices is recommended to insure their operational condition. Please refer to Article #'s E2, E3, E4 & E5 on our website at http://www.dicoinspect.com/helpful-articles.html for additional information on this topic.

The vent fan was in overall serviceable condition.

FRONT MIDDLE BEDROOM BATHROOM

The tile floor was in overall serviceable condition.

The wall finishing material was in overall serviceable condition.

The ceiling finishing material was in overall serviceable condition.

The doors were in overall serviceable condition.

The cabinets and counter tops were in overall serviceable condition.

The sink was in overall serviceable condition. The functional water flow and drainage for the sink were adequate.

The toilet was in overall serviceable condition. The functional water flow and drainage for the toilet were adequate.

The bathtub was in overall serviceable condition. The functional water flow and drainage for the bathtub were adequate.

Ground fault circuit interrupt receptacles were installed. They were tested and found to be operational at the time of the inspection. Monthly testing of these devices is recommended to insure their operational condition. Please refer to Article #'s E2, E3, E4 & E5 on our website at http://www.dicoinspect.com/helpful-articles.html for additional information on this topic.

The vent fan was in overall serviceable condition.

JACK & JILL BATHROOM

The tile floor was in overall serviceable condition.

The wall finishing material was in overall serviceable condition.

The ceiling finishing material was in overall serviceable condition.

The doors were in overall serviceable condition.

The window was in overall serviceable condition.

The cabinets and counter tops were in overall serviceable condition.

The two sinks were in overall serviceable condition. The functional water flow and drainage for the sinks were adequate.

The toilet was in overall serviceable condition. The functional water flow and drainage for the toilet were adequate. The bathtub was in overall serviceable condition. The functional water flow and drainage for the bathtub were adequate.

Ground fault circuit interrupt receptacles were installed. They were tested and found to be operational at the time of the inspection. Monthly testing of these devices is recommended to insure their operational condition. Please refer to Article #'s E2, E3, E4 & E5 on our website at http://www.dicoinspect.com/helpful-articles.html for additional information on this topic.

The vent fan was in overall serviceable condition.

21. ATTIC

The attic is the unfinished space between the ceiling joists of the uppermost habitable area of the building and the roof framing. Some attics provide limited or no space for a person to move around in. In this case, for safety reasons, the inspector would not enter the attic. Attic areas which do not have at least 24-inches of unobstructed vertical clearance or are not floored are not inspected and should not be considered as part of the Inspection Report. If an inspection of this type of attic is desired, a contractor must be hired. If the attic space is large enough that it can be entered, if it has an access ladder, and if it is floored as much of the area visible will be inspected. Due to insulation, ducting, mechanical equipment and/or storage an inspection may be difficult or impossible to conduct. Ventilation in an attic area is extremely important to prolong the life of the roofing material, to provide comfort for the occupants and to reduce moisture, mold and heat. Insulation is another important factor in an attic. The inspector will inspect the insulation where visible but will not disturb the insulation or vapor retarders. Indoor air quality is not determined. To learn more about insulating and air sealing go to www.energystar.gov.

The attic was entered and fully inspected from end to end.

The 2-inch by 4-inch roof trusses were spaced 24 inches on center and were in overall serviceable condition.

VENTILATION

The attic ventilation was adequate for this building. However, a defect existed which will require correction. Please refer to Article #'s R4, 5, 6, 7, 12, 14, 18, 28, 29, 30 & 31 on our web site at http://www.dicoinspect.com/helpful-articles.html for additional information on this topic.

Defects
The thermostatically controlled attic vent fan was not operational and the attic light and the electric receptacle installed in this area were not operational. Repairs will be required. Contact a licensed electrician to further evaluate this condition and to give cost estimates to correct. Testing of this vent fan is recommended prior to contractual limitations.

VENTILATION

There was 10 1/2 inches of fiberglass insulation visible in the attic area at the time of the inspection. The thickness of the insulation was adequate for today's energy standards.

A vapor barrier was installed between the ceiling and the insulation material where it was lifted up and spot checked.

22. SMOKE DETECTORS

The smoke detectors and carbon monoxide detectors were not inspected. Smoke detectors and carbon monoxide detectors are required to be installed in all buildings in the State of New Jersey and are required to be inspected according to local municipal government regulations prior to contractual limitations. We recommend that you install the photoelectric type of smoke detector and have separate carbon monoxide detectors installed in the appropriate locations for safety reasons. This is because the vast majority of residential fire fatalities are due to smoke inhalation, not actual flames. Ionization alarms respond on average between 15 to 50 minutes slower in a smoldering fire than photoelectric alarms. It is important to remember to change the batteries annually. The sellers should provide you with a smoke detector and carbon monoxide detector certification or certificate of occupancy (CO) should be provided to you at closing. Please refer to Article #'s H17 & H18 on our website at http://www.dicoinspect.com/helpful-articles.html for additional information on this topic.

23. WOOD DESTROYING ORGANISMS

DICO Building Inspection Service does not conduct Wood Destroying Organism Inspections. This includes, but is not limited to, an active or inactive infestation as well as any damage caused by these wood destroying organisms. Wood destroying organisms include, but are not limited to; termites, carpenter ants, carpenter bees, powder post beetles, lucid beetles, wood fungi, wood rot and mold. Our client may have chosen an independent company to conduct that inspection. Please review the wood destroying organism inspection report provided by that company. If an independent inspection for Wood Destroying Organisms was not ordered, DICO strongly recommends that a Wood Destroying Organism Inspection be conducted, prior to contractual limitations. If any wood destroying organisms / insect conditions were observed by DICO at the time of the inspection, (which may or may not be mentioned as part of the independent company's report) they should not be considered as part of a Wood Destroying Insect Inspection or Report.

24. RADON

A test for radon gas was performed on *06/12/17* and started at *11:33 AM*. A continuous radon gas monitor was utilized for this test. Computer # *CRM5105164* was located in the *basement* / level *0*. This test will run for approximately forty-eight hours. A 'Non-Interference Agreement & Required Test Conditions' document was left at the building for the owner/occupant to sign and return to us when we retrieve the radon testing device. Results of the findings will be sent as an addendum to this report. For further information about radon and radon testing, contact our office at 973-857-4220 or the State Radon Office at 800-648-0394. Please refer to Article #'s EN1 - EN13 on our website at http://www.dicoinspect.com/helpful-articles.html for additional information on this topic.

Defects
A receptacle outlet was not installed by the radon vent pipe. Its installation is required.

Radon is a naturally occurring radioactive gas. It results from the radioactive decay process of natural uranium in the soil, and is found in rocks and soil everywhere in varying concentrations.

While radon disperses quickly in the outdoor environment, it can accumulate in enclosed spaces, and can be an unwelcome part of our home or building environment. Long-term exposure to radon has been linked to increased risk of lung cancer. The greater the concentration and the longer the exposure, the greater the risk of lung cancer. Since radon is invisible and odorless, the only way to detect the presence of radon is with a specialized test.

The New Jersey Department of Environmental Protection (NJDEP) recommends that all homeowners test their homes for radon, and consider mitigating (fixing) their homes if tests reveal elevated levels. Even in areas that generally have low radon potential, elevated levels of radon have been found in some homes.

Radon concentration is affected by many factors including: the concentration of uranium in the soil beneath the home; the ease with which radon moves through the soil; and the number and size of openings into the home (such as cracks in the flooring, openings around pipes and sump pits).

In addition, slight differences between indoor and outdoor air pressure will affect the rate at which radon enters the home. Reduced indoor pressure draws radon gas in greater amounts from underlying soil into the building. Since warm air rises, and air in a building is often warmer than the outside air, this 'stack effect' causes lower indoor air pressure. Lower indoor air pressure also results from use of kitchen or attic exhaust fans; venting of air by furnaces, clothes dryers and other appliances; and opening the downwind windows in a home. Lower indoor air pressure increases radon concentrations. Another means of entrance for radon gas is from water supplies, when radon escapes from water during showering, cooking, etc.

All these factors vary greatly from home to home, and the lifestyle of a particular family can affect these factors as well (for example, how much the family uses vented appliances and heating systems). As a result, one home may have a high level of radon while the home next door may have a low level.

The higher the level of radon gas in a home, the greater the amount that is inhaled. As radon goes through the radioactive decay process, it produces other radioactive materials in the form of solids. These decay products can attach to particles in the air, such as dust or cigarette smoke, which can become trapped in the lungs. The decay products continue to emit a type of radiation that has the potential to damage lung cells and possibly start the formation of cancer. The risk of lung cancer from radon is much greater for smokers than non-smokers.

Lung cancer is the only known health effect from radon exposure. The National Academy of Sciences estimates that between 15,000 and 22,000 deaths from lung cancer are caused by radon each year in the United States. Radon is the second leading cause of lung cancer after smoking.

DICO Building Inspection Service, Inc. uses continuous radon monitors (CRMs) and charcoal canisters to test for the presence of radon. The minimum testing time is two days (48 hours). Please refer to the handout 'Radon Testing and Mitigation: The Basics' for additional information on conducting the test and interpreting the results.

25. NOTES

Repairs to all defects listed under the defects sections will be required. Obtaining cost estimates for all repairs is also recommended prior to contractual limitations.

Photos were taken at the time of the inspection. They are on file and were either emailed to our client or included in the report.

DICO Building Inspection Service, Inc. assures the buyer that every reasonable effort was made to ascertain the present condition of the building through a visual inspection. This inspection is the oral and written professional opinion of those conditions which existed at the time of the inspection. We do not, under any circumstances, make any representation, guarantee or warranty as to the reported condition or to the property's future condition. The purchaser should re-inspect the property and all mechanical systems, before closing, with this report in hand. Recommended replacements, repairs, and investigations should be performed prior to contractual limitations, or as advised by your attorney. If the buyer is unable to properly re-inspect the property and its mechanical systems, he/she should consult the proper professional in order to ascertain the conditions of all items at the time of the final walk through.

INSPECTOR'S CERTIFICATION

WILLY C. DITTMAR
INSPECTOR
NJ LICENSE NJ #24GI00027100

DATE INSPECTED: ***DATE OF INSPECTION***