

POLO & ASSOCIATES HOME INSPECTIONS, LLC

“THE PROFESSIONAL VALUE DIFFERENCE”

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*Survey Abstract (*Summary of Concerns*)

Concerns: Structure

[1C.43](#) Beam (main in garage) bearing surface for both ends and at center (splices) have inadequate support. Repair is recommended for structural integrity and safety





[1C.50](#) Instability/settling indicators & phenomena: typical, (within 1\8") vertical hairline/step cracks: Mortar and monitor for continued movement and if cracking continues contact a structural engineer; diagonal cracks in interior walls denotes structural settling; repair wall properly, adjust door if needed and monitor for future movement/cracking; sag/creep likely; settling/shrinkage/seating of wood frame likely

[1C.34](#) **Structural settling/out of level construction. Repair is recommended for structural integrity and safety where out of level for corner of rear porch addition**



- [1C.18](#) Structure/foundation moisture indicators and phenomena: Painted walls/floors may be concealing possible deterioration or chronic water intrusion conditions, termite mud tunnels, etc. Consult sellers as to any moisture/insect issues; efflorescence; moisture penetration from outside through foundation wall; stains visible from burst and leaking piping in crawl space
- [1A.20](#) Structure comparative rating: apparently fair

Concerns: Exterior

7C.09 Garage door safety sensor (optic eye laser) is installed more than 6" above floor:
Lower for increased safety on the right side

Garage door should have safety sensors for increased safety on the left side



2P Paint, siding appears to be relatively recent and may be concealing rot, insect damage, mold, water damage, structural cracking, etc. Recommendation: Monitor for functionality

2C.23 Water penetration possible from many areas through inferior grade siding where poorly installed/damaged. Recommendation: Repair or replace as needed to prevent damage, etc



[2C.17](#) Step riser height should be less than 8" and apparently is not at the front and at the rear. Repairs are recommended to walks. This is a safety concern



- [2C.08](#) Dense vegetation on/too close to structure should be maintained/removed to deter termites, fungi, rot, etc. Assess when accessible
- [1D](#) Grading/drainage: Improve then maintain (remove mulch) to minimize water intrusion, settling, hydrostatic pressure, termite/ant infestations, mold, rot, etc. all around dwelling; especially at front of house; at left side of house; add high density clay/flatwork (concrete, pavers, etc.) pitched away to minimize water intrusion, settling, etc
- [9B](#) Caulk, exterior now and periodically to seal out elements especially at dissimilar materials and junctions to minimize water intrusion, rot and air exfiltration
- [2C.10](#) Wood: "First" wood untreated, too close to earth (6" or less) is prone to rot carpenter ant and especially termite damage as discussed. Repair is recommended to deter/stop termite activity
- [1C.06](#) Wood rot, apparently not widespread here and there for siding, columns, rear porch, roof trim, etc. Recommendation: Repair or replace as needed
- [2A.20](#) Exterior comparative rating: apparently fair
Amateur or unprofessional workmanship discussed may be a tell-tale sign of what may be present but cannot be seen and therefore may increase risk
- Check with town (request and obtain OPRA report) confirming that ALL permits were opened AND closed that were needed of work performed for your safety, expense (you could owe back taxes, fees, etc.) and liability

Consult with sellers as to repairs that were performed (obtain contractors' receipts, contact repair contractors, etc.), any applicable warranties/guarantees, etc

Concerns: Roof and Related

- [3C.06](#) Downspouts should extend further from house and terminate in open air to minimize water intrusion, settling, termite/pest infestation, etc
Commercial size gutters & downspouts are always recommended (especially with steep pitches, valleys, etc.) to prevent heavy rains from caroming over gutters
Leaves, seeds/water in gutters; service now and periodically to prevent water intrusion, ice dams, mold, rot, insect damage, etc. The addition of a permanent, professional gutter guard system is recommended to control excessive gutter debris and minimize maintenance (but only if soffits are properly ventilated in order to prevent ice damming)
- [1S.07](#) Trees/limbs are not assessed but must be maintained/removed so they cannot damage house or allow animals and insects on roof



- [3C.12](#) Repairs silicone or caulk (temporary) on addition roof may indicate past or present leak:
Consult with sellers as to why this is needed or if it is just sloppy work
- [3C.03](#) Shingles, asphalt: eroded/pitted/granules missing is consistent with the aging process.
Recommendation: Monitor for future functionality
Multiple layers and darker colors of roofing will adversely affect roofs longevity of require additional ventilation, etc
- [3A.00](#) Slope (shallow pitch) 3/12 or less? Conventional shingles are not appropriate.
EPDM/modified roof is more appropriate and will provide a better seal for

wind, rain, ice damming, etc. Replacement is recommended prior to damage for rear addition. This is an expense concern



[3A.20](#) Roof (not roof structure) comparative rating: apparently fairly good

Concerns: Plumbing

Silicone (mold proof) grouting recommended around junctions of tiled areas to prevent water from leaking behind tiles and causing damage

4C.22 Backflow prevention/check valve is always recommended on waste/sewer line to prevent sewage back-ups from outside. Camera scoping/assessment of sewer/waste line is also always recommended prior to your contractual contingency (not assessed as per the Standards of Practice)

4A.00 Freeze-vulnerable piping. Repairs are recommended for pipes in crawl space; insulate perimeter and piping; seal off/eliminate ventilation and add thermostatically controlled heated cables to piping, etc. so pipes do not freeze again



4C.01 Leak, water: drain from bathroom sink in the foundation crawl space. Recommendation: Repair or replace



- [1C.17](#) Sump pump: Not found and is always recommended to prevent possible water damage
Water heater temperature should deliver around 120 degrees for safety, longevity and efficiency (scalding can occur from 122 degrees and up). Anti-scald valves are also recommended for all showers and tubs for safety
Jumper cable/grounding is loose and needs to be tightened to ground hot and cold copper piping for safety



[4A.20](#) Plumbing comparative rating: apparently fairly good

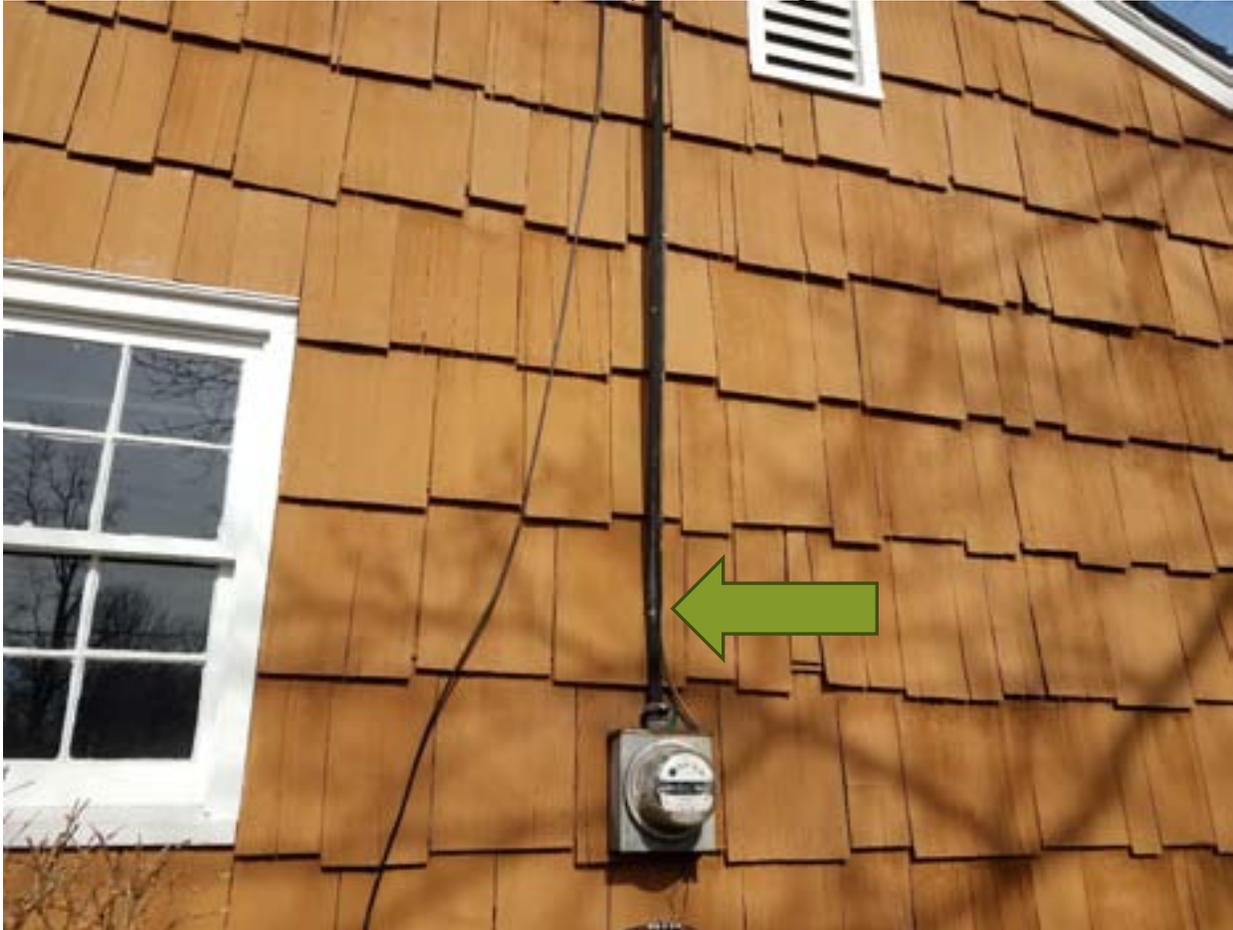
Concerns: Electrical

[5C.67](#) Labels and an accurate is legend recommended for ALL panel/sub-panel box circuits. This is a safety concern

Double lugged neutrals in panel box must be separated for safety

[5C.17](#) Cable not attached to structure at 4 1/2' intervals

[5C.17](#) Cable not attached to structure within 12" of box. This is a safety concern. Repair is recommended. This is a safety concern. Repair is recommended



[5C.19](#) Dedicated circuits are always recommended (and cannot be confirmed) for major appliances such as refrigerator, dishwasher, or anything that produces heat. Upgrade as needed for safety and proper function

Ceiling fans should be at least 7'6" above floor and secured to structure or removed for safety

Aluminum single strand wiring was found in the panel box. This wiring is 55 times more likely to have safety issues as opposed to copper. Evaluation by a licensed electrician is recommended prior to contractual obligation. This is an expense concern



[5W](#) Aluminum wiring was found: The presence or absence of approved connectors for pigtails (if present) in 120-volt boxes could not be determined without disassembly that exceeds the scope of a cursory examination. Evaluation by an electrician is recommended. This is a safety concern

[5C.04](#) **Anti-oxidant paste is recommended for safety on all aluminum connections**

[5A.40](#) Electrical comparative rating:

Professional? Electrician should re-inspect and correct work

Concerns: Heating and Air Conditioning

- [9A](#) Suspected, partially asbestos 9"x 9" floor tiles and/or mastic may be present. Sampling by an asbestos inspector was recommended and lab results are pending. This is a health concern



The internal elements of chimneys fall outside the scope of a visual, non-technically exhaustive home inspection. Since hidden defects may be present, a Level 2 Internal Camera Evaluation (including photos) is always advised. Contact 973-539-0715 to schedule prior to contractual obligation. This is a health, safety & expense concern

- [6C.60](#) Outdoor condensing unit location is less than 12' from clothes dryer vent discharge:
Distance appliances for improved function and efficiency
Obtain certification for decommissioned/filled/removed septic system prior to sale for safety and liability
- [6C.09](#) **Source of A.C. not found in individual rooms. This may affect habitability/even comfort. Repair as needed**
- [6A.40](#) Central A.C., comparative rating: unknown; outdoors under 65F within last 12 hours A.C. not able to be tested (too cool, may damage unit) test when warm enough or budget for a new system
- [6A.40](#) Heat, comparative rating: apparently fairly good
- [6E](#) Carbon monoxide detectors are recommended especially in the immediate vicinity of all bedrooms

Concerns: Interior

Minor door/cabinet adjustments/repairs are recommended (possibly seasonally) here and there for proper/improved function

Insulate attic accesses to increase efficiency and comfort while potentially decreasing mold, fire, ice damming, elevated radon levels, etc

3C.34 Fire resistant wall recommended in garage for safety. This is an expense concern



7P Paint peeling/older: Contact 973-539-0715 for lead testing and safety prior to contractual obligation. This affects habitability. Lead testing was declined

9I Mice and bee evidence is present in virtually every home and are not part of the standards of practice. Recommendation: Contact a pest control operator for a pest inspection. Monitor and deter as needed

9I Rodent poison packets found in the attic and in the foundation crawl space apparently for pest infestation can be deadly to pets, children. Recommendation: Remove. This is a safety concern

7A.20 Interior comparative rating: apparently fairly good

Check with town (request & obtain OPRA report) to confirm that ALL opened AND closed permits exist that were needed for your safety and liability (back taxes, fees, etc.) prior to your contractual obligation

Consult with sellers as to repairs that were performed (obtain ALL contractors' receipts, contact repair contractors, etc.), applicable warranties/guarantees, etc

Obtain C.L.U.E. Report online (home insurance LOSS history for dwelling) for ANY loss claims in the homes' history prior to contractual obligation

Concerns: Kitchen, Bath, Utility, Insulation, Ventilation, etc.

[8C.07](#) Dishwasher not secured and electrical tape of drain may indicate leak/amateur work. Repair is recommended. This is a safety concern



[8C.09](#) Dryer exhaust piping should be metal, smooth walled, as straight and as short as possible for safety (add 5' per 90 degree elbow and no longer than 25' total) vent to the exterior and not have duct tape on it. Repair is recommended

[8C.09](#) Dryer hose detached/separated. Repair is recommended. This is a safety concern
Excessive lint very possible in dryer discharge piping. Repair is recommended now and periodically to prevent a possible fire

[4C.42](#) Washing machine drip tray and drain recommended underneath to prevent water damage (drain presence not able to be fully assessed)

[8C.17](#) Hoses for washing machine should be replaced to braided/reinforced hoses to prevent possible water damage (2nd most reported claim on homeowners' insurance)

Counters not properly secured in the kitchen. This is a safety concern. Repair is recommended

Fiberglass insulation missing under floors with crawl space below and is recommended for efficiency, health, etc



[9E.20](#) Insulation comparative rating: poor-r-13-19?

[1C.03](#) Condensation/excess humidity/indoor air quality concerns: Typical in crawl space

[9D.20](#) Ventilation comparative rating: apparently fair

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*Survey Report, **PART 1: Significant Observations**

This report was produced for the property at [REDACTED], to comply with the terms of a signed contract and is for the sole use of [REDACTED], whose signature(s) appear on the contract, hereafter referred to as "Client(s). Client(s) were requested provide the Sellers' Disclosure and participate with note taking/undivided attention during the home inspection. Was this accomplished? Yes.

The inspector's obligations extend exclusively to the Clients whose names appear on the Inspection Agreement. **NO** obligations can transfer or extend to persons or entities. This report represents a cursory (not a technically exhaustive) home inspection report that was produced in accordance with the NJ Standards of Practice, NJ Code of Ethics and the signed Inspection Agreement. Since conditions do change, report contents are relevant during the time of inspection only. If needed, review your inspection agreement and the NJ Standards of Practice for full details.

Underlined/numbered references are for office use only.

Items listed in the **"Concerns"** sections and/or areas that have limited access or cluttered conditions are deficient (in need of repair/replacement etc.) or in need of a full assessment **Prior Contractual Obligation!** Estimates for repairs can be obtained by local contractors and are not provided by home inspectors. The specialist should consider the listed deficiencies as possible signs of greater problems not able to be seen or fully assessed during the inspection. **ALL CONCERNS SHOULD BE VIEWED AS MATERIAL DEFECTS (defects that can significantly affect value, desirability, habitability, functionality or safety)! Should any question or need for any additional information arise, please contact us ASAP! All Concerns Should Be Solved Prior To Contractual Obligation!**

Where "concerns" or "defects" are noted, hidden damage that is not readily visible is likely! However, the author of this report was not retained to do so and issues no representation on ANY hidden defects.

Factors that limited the thoroughness of this cursory examination of the structure: typical (areas behind coverings such as siding, dense vegetation, finished walls, drop ceilings, beneath carpets/flooring, etc. are mostly hidden and are often NOT accessible or assessed). “Accessible” means, available for visual inspection without requiring the moving of personal property, dismantling, destructive measures, or any action that will likely involve risks to persons or property; attic accessed from scuttle hole on the far left side only; no access to attic was found in the center (assess prior to contractual obligation to assess condition of what is and isn’t present); no access beneath dwelling was found on the left side or beneath garage (assess prior to contractual obligation to assess condition of what is and isn’t present); belongings; cluttered in the garage (assess fully prior to contractual obligation as discussed with Client to assess condition of what is and isn’t present)

Concerns: Structure

[1C.43](#) Beam (main in garage) bearing surface for both ends and at center (splices) have inadequate support. Repair is recommended for structural integrity and safety

[1C.50](#) Instability/settling indicators & phenomena: typical, (within 1\8”) vertical hairline/step cracks: Mortar and monitor for continued movement and if cracking continues contact a structural engineer; diagonal cracks in interior walls denotes structural settling; repair wall properly, adjust door if needed and monitor for future movement/cracking; sag/creep likely; settling/shrinkage/seating of wood frame likely

[1C.34](#) **Structural settling/out of level construction. Repair is recommended for structural integrity and safety where out of level for corner of rear porch addition**

[1C.18](#) Structure/foundation moisture indicators and phenomena: Painted walls/floors may be concealing possible deterioration or chronic water intrusion conditions, termite mud tunnels, etc. Consult sellers as to any moisture/insect issues; efflorescence; moisture penetration from outside through foundation wall; stains visible from burst and leaking piping in crawl space

[1A.20](#) Structure comparative rating: apparently fair

***Part 1 (B): EXTERIOR, INCLUDING DOORS & WINDOWS**

Factors that limited the thoroughness of this cursory examination of the exterior: typical; fresh paint on exterior may be concealing cracks, rot, past repairs, insect damage, water staining, etc; trees and accessories such as awnings storm windows/doors and screens are not assessed at cursory inspections

Good Features of the Exterior

[7C.09](#) Garage door safety: reversing with moderate force

Concerns: Exterior

- 7C.09** Garage door safety sensor (optic eye laser) is installed more than 6" above floor:
Lower for increased safety on the right side
Garage door should have safety sensors for increased safety on the left side
- 2P** Paint, siding appears to be relatively recent and may be concealing rot, insect damage, mold, water damage, structural cracking, etc. Recommendation: Monitor for functionality
- 2C.23** Water penetration possible through inferior grade siding where poorly installed/damaged. Recommendation: Repair or replace as needed to prevent damage, etc
- 2C.17** Step riser height should be less than 8" and apparently is not at the front and at the rear. Repairs are recommended to walks. This is a safety concern
- 2C.08** Dense vegetation on/too close to structure should be maintained/removed to deter termites, fungi, rot, etc. Assess when accessible
- 1D** Grading/drainage: Improve then maintain (remove mulch) to minimize water intrusion, settling, hydrostatic pressure, termite/ant infestations, mold, rot, etc. all around dwelling; especially at front of house; at left side of house; add high density clay/flatwork (concrete, pavers, etc.) pitched away to minimize water intrusion, settling, etc
- 9B** Caulk, exterior now and periodically to seal out elements especially at dissimilar materials and junctions to minimize water intrusion, rot and air exfiltration
- 2C.10** Wood: "First" wood untreated, too close to earth (6" or less) is prone to rot carpenter ant and especially termite damage as discussed. Repair is recommended to deter/stop termite activity
- 1C.06** Wood rot, apparently not widespread here and there for siding, columns, rear porch, roof trim, etc. Recommendation: Repair or replace as needed
- 2A.20** Exterior comparative rating: apparently fair
Amateur or unprofessional workmanship discussed may be a tell-tale sign of what may be present but cannot be seen and therefore may increase risk
Check with town (request and obtain OPRA report) confirming that ALL permits were opened AND closed that were needed of work performed for your safety, expense (you could owe back taxes, fees, etc.) and liability
Consult with sellers as to repairs that were performed (obtain contractors' receipts, contact repair contractors, etc.), any applicable warranties/guarantees, etc

***Part 1 (C): ROOF AND RELATED ITEMS**

Factors that limited the thoroughness of this cursory examination of the roof: typical;

Good Features of Roof

Roof (7 years old) according to seller (obtain permit and receipt from licensed contractor to verify)

Very durable roof.

Concerns: Roof and Related

- [3C.06](#) Downspouts should extend further from house and terminate in open air to minimize water intrusion, settling, termite/pest infestation, etc
Commercial size gutters & downspouts are always recommended (especially with steep pitches, valleys, etc.) to prevent heavy rains from caroming over gutters
Leaves, seeds/water in gutters; service now and periodically to prevent water intrusion, ice dams, mold, rot, insect damage, etc. The addition of a permanent, professional gutter guard system is recommended to control excessive gutter debris and minimize maintenance (but only if soffits are properly ventilated in order to prevent ice damming)
- [1S.07](#) Trees/limbs are not assessed but must be maintained/removed so they cannot damage house or allow animals and insects on roof
- [3C.12](#) Repairs silicone or caulk (temporary) on addition roof may indicate past or present leak: Consult with sellers as to why this is needed or if it is just sloppy work
- [3C.03](#) Shingles, asphalt: eroded/pitted/granules missing is consistent with the aging process.
Recommendation: Monitor for future functionality
Multiple layers and darker colors of roofing will adversely affect roofs longevity of require additional ventilation, etc
- [3A.00](#) Slope (shallow pitch) 3/12 or less? Conventional shingles are not appropriate.
EPDM/modified roof is more appropriate and will provide a better seal for wind, rain, ice damming, etc. Replacement is recommended prior to damage for rear addition. This is an expense concern
- [3A.20](#) Roof (not roof structure) comparative rating: apparently fairly good

***Part 1 (D): PLUMBING**

Factors that limited the thoroughness of this cursory plumbing examination: typical; filters, shut offs, concealed or underground piping/drainage, mold, sprinkler systems, (unless otherwise stated) etc. is not assessed at these cursory inspections

Good Features of the Plumbing System

Mostly copper supply lines seen

[4A.10](#) Functional drainage: fairly good

[4A.09](#) Functional flow: fairly good

Concerns: Plumbing

Silicone (mold proof) grouting recommended around junctions of tiled areas to prevent water from leaking behind tiles and causing damage

4C.22 Backflow prevention/check valve is always recommended on waste/sewer line to prevent sewage back-ups from outside. Camera scoping/assessment of sewer/waste line is also always recommended prior to your contractual contingency (not assessed as per the Standards of Practice)

4A.00 Freeze-vulnerable piping. Repairs are recommended for pipes in crawl space; insulate perimeter and piping; seal off/eliminate ventilation and add thermostatically controlled heated cables to piping, etc. so pipes do not freeze again

4C.01 Leak, water: drain from bathroom sink in the foundation crawl space. Recommendation: Repair or replace

1C.17 Sump pump: Not found and is always recommended to prevent possible water damage
Water heater temperature should deliver around 120 degrees for safety, longevity and efficiency (scalding can occur from 122 degrees and up). Anti-scald valves are also recommended for all showers and tubs for safety

Jumper cable/grounding is loose and needs to be tightened to ground hot and cold copper piping for safety

4A.20 Plumbing comparative rating: apparently fairly good

***Part 1 (E) ELECTRICAL**

Factors that limited the thoroughness of this cursory electrical examination: typical; doorbells, alarms, low voltage lighting/wiring, cable, antennas, satellites, phone, intercoms, solar equipment, backup generators and equipment, transfer switches/panels, etc. are not assessed at cursory inspections nor are concealed features assessed. A representative # of receptacles (at least 1 per room) are assessed according to S.O.P. Backup generators or similar is recommended for all properties!

Good Features of the Electrical System

5W 120-volt branch circuits: copper seen

5A.12 GFI protection found for 120-volt receptacles (recommendation: Update to current standards and test ALL gfci's at least monthly for function and safety)

Arc fault receptacles are recommended for all non-gfci circuits for safety

Disconnect box condition: fairly good

5C.67 Disconnect box access and light: fairly good

Concerns: Electrical

[5C.67](#) Labels and an accurate is legend recommended for ALL panel/sub-panel box circuits. This is a safety concern

Double lugged neutrals in panel box must be separated for safety

[5C.17](#) Cable not attached to structure at 4 1/2' intervals

[5C.17](#) Cable not attached to structure within 12" of box. This is a safety concern. Repair is recommended. This is a safety concern. Repair is recommended

[5C.19](#) Dedicated circuits are always recommended (and cannot be confirmed) for major appliances such as refrigerator, dishwasher, or anything that produces heat. Upgrade as needed for safety and proper function

Ceiling fans should be at least 7'6" above floor and secured to structure or removed for safety

Aluminum single strand wiring was found in the panel box. This wiring is 55 times more likely to have safety issues as opposed to copper. Evaluation by a licensed electrician is recommended prior to contractual obligation.

This is an expense concern

[5W](#) Aluminum wiring was found: The presence or absence of approved connectors for pigtails (if present) in 120-volt boxes could not be determined without disassembly that exceeds the scope of a cursory examination. Evaluation by an electrician is recommended. This is a safety concern

[5C.04](#) **Anti-oxidant paste is recommended for safety on all aluminum connections**

[5A.40](#) Electrical comparative rating:

Professional? Electrician should re-inspect and correct work

***Part 1 (F): HEATING, VENTILATION, AND COOLING (HVAC)**

Factors that limited the thoroughness of this cursory HVAC examination: typical; shut offs, smoke/c/o detectors, conditioned air sizing, propane tanks, underground tanks etc. are not assessed at cursory inspections; view into chimney flues is very restricted as is typical

Good Features of HVAC Systems

[6A.21](#) Apparently adequate clearances to combustibles

Heat source apparently provided for each habitable room

[6A.09](#) Heating system: May be vented properly (flue should be fully lined) but not able to be seen without a level 2 inspection and a camera

Concerns: Heating and Air Conditioning

[9A](#) Suspected, partially asbestos 9"x 9" floor tiles and/or mastic may be present.

Sampling by an asbestos inspector was recommended and results are pending. This is a health concern

The internal elements of chimneys fall outside the scope of a visual, non-technically exhaustive home inspection. Since hidden defects may be present, a Level 2 Internal Camera Evaluation (including photos) is always advised. Contact 973-539-0715 to schedule prior to contractual obligation. This is a health, safety & expense concern

[6C.60](#) Outdoor condensing unit location is less than 12' from clothes dryer vent discharge:

Distance appliances for improved function and efficiency

Obtain certification for decommissioned/filled/removed septic system prior to sale for safety and liability

[6C.09](#) **Source of A.C. not found in rooms. This affects habitability**

[6A.40](#) Central A.C., comparative rating: unknown; outdoors under 65F within last 12 hours A.C. not able to be tested (too cool, may damage unit) test when warm enough or budget for a new system

[6A.40](#) Heat, comparative rating: apparently fairly good

[6E](#) Carbon monoxide detectors are recommended especially in the immediate vicinity of all bedrooms

***Part 1 (G): INTERIOR, INCLUDING DOORS AND WINDOWS**

Factors that limited the thoroughness of this cursory examination of the interior: typical, including a representative # of windows (at least 1 per room) are assessed as per Standards of Practice; limited by possessions; cluttered in the garage (assess fully prior to contractual obligation)

Good Features of the Interior

Representative sampled windows: No lower sashes were stuck

[7C.17](#) Thermal insulating glass for windows (some faulty seals may not have been found during this cursory survey due to weather conditions and level of failure)

[7C.18](#) Wood/composite floors

Concerns: Interior

Minor door/cabinet adjustments/repairs are recommended (possibly seasonally) here and there for proper/improved function

Insulate attic accesses to increase efficiency and comfort while potentially decreasing mold, fire, ice damming, elevated radon levels, etc

3C.34 Fire resistant wall recommended in garage for safety. This is an expense concern

7P Paint peeling/older: Contact 973-539-0715 for lead testing and safety prior to contractual obligation. This affects habitability

9I Mice and bee evidence is present in virtually every home. Recommendation: Monitor and deter as needed

9I Rodent poison packets found in the attic and in the foundation crawl space apparently for pest infestation can be deadly to pets, children. Recommendation: Remove. This is a safety concern

7A.20 Interior comparative rating: apparently fairly good

Check with town (request & obtain OPRA report) to confirm that ALL opened AND closed permits exist that were needed for your safety and liability (back taxes, fees, etc.) prior to your contractual obligation

Consult with sellers as to repairs that were performed (obtain ALL contractors' receipts, contact repair contractors, etc.), applicable warranties/guarantees, etc

Obtain C.L.U.E. Report online (home insurance LOSS history for dwelling) for ANY loss claims in the homes' history prior to contractual obligation

***Part 1 (H): KITCHEN, BATH, UTILITY, INSULATION, VENTILATION**

Factors that limited the thoroughness of this cursory examination: typical

Good Features: Kitchen, Bath, Utility, Insulation, Ventilation, etc.

9D Ventilation between ceiling and roof includes: gable vent; attic fan (not able to be assessed if attic is under 60 degrees); ridge vent; soffit vents are needed

9D Predominant ceiling/attic vapor retarder: oil-impregnated paper-type

9D Predominant crawl space vapor retarder: none seen

Concerns: Kitchen, Bath, Utility, Insulation, Ventilation, etc.

- [8C.07](#) Dishwasher not secured and electrical tape of drain may indicate leak/amateur work. Repair is recommended. This is a safety concern
- [8C.09](#) Dryer exhaust piping should be metal, smooth walled, as straight and as short as possible for safety (add 5' per 90 degree elbow and no longer than 25' total) vent to the exterior and not have duct tape on it. Repair is recommended
- [8C.09](#) Dryer hose detached/separated. Repair is recommended. This is a safety concern
Excessive lint very possible in dryer discharge piping. Repair is recommended now and periodically to prevent a possible fire
- [4C.42](#) Washing machine drip tray and drain recommended underneath to prevent water damage (drain presence not able to be fully assessed)
- [8C.17](#) Hoses for washing machine should be replaced to braided/reinforced hoses to prevent possible water damage (2nd most reported claim on homeowners' insurance)
Counters not properly secured in the kitchen. This is a safety concern. Repair is recommended
Fiberglass insulation missing under floors with crawl space below and is recommended for efficiency, health, etc
- [9E.20](#) Insulation comparative rating: poor-r-13-19?
- [1C.03](#) Condensation/excess humidity/indoor air quality concerns: Typical in crawl space
- [9D.20](#) Ventilation comparative rating: apparently fair

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*Ratings ("Good, Fair, Poor, And Apparently Operational") for this cursory (screening) survey:
These ratings compare the general condition to others of similar type and age. Ratings depend mainly on visual clues and are based on apparent functioning as observed on the day of the inspection. It is prudent to budget for problems NOT able to be found by this cursory survey. For maximum risk reduction, all flaws, concerns, and problems listed on this report or verbally communicated should be corrected by specialists who should presume EACH to be a telltale indicator of unreported problems. Specialists should assess scope and extent of each. For maximum risk reduction, specialists also should re-examine incompletely inspected systems (all those noted above as having cursory examination limitations).

===== **END OF PART 1** =====

*Part 2: Secondary (but important) Observations

I. RADON BONUS INFORMATION ONLY! We are not radon mitigation/measurement specialists and radon is not part of the NJ Standards of Practice for home inspectors. Therefore, we do not inspect/assess the presence/compatibility of radon systems, but the following observations were noted (check only one of A, B or C).

A. This home appears to have an **active** radon mitigation system* The fan should not be in a living area; should be installed vertically and there should also be a visible gauge (manometer) indicating that the fan is working. On/Off switches are not recommended. Radon piping should terminate at least 1' above roof line and away from doors and windows for safety. Evaluation by a radon measurement/mitigation specialist is recommended to assure proper/compliant installation and function.

–Test the home's indoor air to verify that the radon level is below 4 pCi/L.

B. This home appears to have a **passive** radon mitigation system*

–Test the home's indoor air now and annually to verify that the radon level is below 4 pCi/L. Radon piping must be visibly labeled "RADON" on piping to prevent problems).

▶ C. No radon mitigation system of any kind was observed (must be visibly labeled "RADON" on piping).

–Test the home's indoor air for radon. If the result is 4 pCi/L or more, have a qualified radon mitigator install a mitigation system that meets the states or EPA's *Radon Mitigation Standards* for existing homes. Retest after the system is installed to verify acceptable level.

*An **active** radon mitigation system typically has at least four basic elements: (1) an electric vent fan (located outside of conditioned space, i.e., in the attic, garage or outside the building envelope); (2) a system failure warning device (may also be in the basement); (3) a vent pipe running between sub-slab gravel up to above the roof or eave; and, (4) sealed and caulked cracks and joints. The estimated life of a quality vent fan (operating continuously) is 10 years. In an existing home, the vent fan, wiring and piping are all part of the same installation. A **passive** system (installed at the time of construction) has: (3) a vent pipe extending from the sub-slab gravel up to above the roof or eave; and, (5) a physical barrier (polyethylene membrane) between the soil and house foundation.

Got a question about these inspection results? Contact your state radon office or local building department or visit <http://www.epa.gov/iaq/contacts.html>.

COMPONENTS AND SYSTEMS LISTED BELOW WERE EXAMINED AND RATED "APPARENTLY OPERATIONAL" EXCEPT AS NOTED IN PART 1 AND HEREIN. "APPARENTLY OPERATIONAL" MEANS THESE ITEMS ARE SHOWING WEAR AND TEAR THAT IS TYPICAL OF OTHER HOUSES OF SIMILAR AGE AND CONSTRUCTION.

*Part 2 (A): STRUCTURE

1G.00 HOUSE AGE (APPROXIMATE): 1967; AS REPORTED BY REAL ESTATE AGENT OR LISTING INFORMATION;

PREDOMINANT FOUNDATION TYPE:CRAWL SPACE, NOT CONTINUOUS PERIMETER;SLAB BELOW GRADE;

1G.15 PREDOMINANT FOUNDATION ANCHORS:BOLTS.

1A.03 PREDOMINANT FOUNDATION MATERIALS:MASONRY UNIT, HOLLOW CORE;MASONRY COLUMNS;

1G.01 PREDOMINANT WALL STRUCTURE TYPE:FRAME, PRESUMABLY WOOD;

1G.03 PREDOMINANT FLOOR STRUCTURE:WOOD (CONVENTIONAL LUMBER WITH WOOD/WOOD-PRODUCT SUBFLOOR);

1G.04 PREDOMINANT CEILING STRUCTURE:WOOD (CONVENTIONAL DIMENSIONAL LUMBER);

1G.04 PREDOMINANT ROOF STRUCTURE:CONVENTIONAL JOIST/RAFTER SYSTEM;PLYWOOD SHEATHING (BETTER THAN OSB/WAFERBOARD SHEATHING);

[1A.02](#) ALTERED/EXPANDED:ADDITION;

ALSO:[9H](#) GARAGE, ATTACHED;

LEVELS OR STORIES (FLOORS):3 SPLIT

[1S](#) SITE:[1S.03](#) FLOODPLAIN?[1S.05](#) HIGH WATER TABLE? UNDERGROUND SPRINGS? CHECK WITH TOWN.[1S.16](#) SIDEWALKS FOUND-THIS IS YOUR LIABILITY;

[1A.01](#) CRAWL SPACE STRUCTURE ASSESSED:BY ENTERING;

A THOROUGH WOOD-INSECT INSPECTION IS ALWAYS RECOMMENDED

ESPECIALLY IN ALL CLUTTERED AND INACCESSIBLE AREAS

PRIOR TO CONTRACTUAL OBLIGATION.

***Part 2 (B): EXTERIOR**

[2A.00](#), [2A.02](#) PREDOMINANT WALL CLADDING MATERIALS:VINYL;WOOD, SHINGLE;WOOD, VERTICAL;

ALSO:EAVES; SOFFITS; FASCIAS (OBSERVED FROM GROUND LEVEL); FLASHING;

TRIM; ENTRY DOORS; A REPRESENTATIVE SAMPLE OF

WINDOWS; VEGETATION, GRADING, DRAINAGE;DRIVEWAY

(ENTRYWAY OR ADJACENT TO HOUSE);GARAGE AND GARAGE

DOOR MATERIALS; METAL;STAIRS/STEPS;

***Part 2 (C): ROOF AND RELATED**

[3A.00](#) WEATHER:CLEAR, ABOUT (DEGREES F):38.

PREDOMINANT TYPE & MATERIALS:[3A.01](#) GABLE;[3A.02](#) ASPHALT SHINGLES, ONE LAYER SEEN;

ROOF ASSESSED: EXTERIOR FROM GROUND LEVEL;UNDERSIDE WHILE IN

ATTIC;WHILE WALKING ROOF SURFACEATTICASSESSED WHILE

IN ATTIC left side only;

***Part 2 (D): PLUMBING**

[4A.00](#), [4A.01](#) WATER SERVICE PIPING:COPPER, APPARENTLY;

[4A.02](#) PREDOMINANT INTERIOR WATER SUPPLY AND DISTRIBUTION PIPING:COPPER;

[4A.03](#) PREDOMINANT INTERIOR DRAIN, WASTE & VENT PIPING:CAST IRON;

[4A.05](#) MAIN WATER CUT-OFF VALVE (NOT TESTED) LOCATED:IN CRAWL SPACE.

[4A.06](#) PROBABLE WATER SUPPLY:PUBLIC ACCORDING TO LISTING.

[4A.07](#) PROBABLE SEWAGE SYSTEM:PUBLIC ACCORDING TO LISTING.

[4A.08](#) ANY "S" TRAPS?NONE SEEN.

[4A.12](#) WATER HEATER (INCL. OPERATING & SAFETY CONTROLS):NATURAL GAS (CHIMNEY, VENTILATION /VENTING /CLEARANCE TO COMBUSTIBLES),ABOUT 40-GAL. 2010

ALSO:SUPPORTS; FIXTURES; FAUCETS;[5C.79](#) WATER PIPE INSULATION NOT SEEN

AND NEEDED;[4A.00](#) HOSE BIB DRY OR SHUT OFF[4A.00](#) HOSE BIB WORKING;

GAS PIPING:BLACK PIPE;[4C.31](#) GALVANIZED PIPE;

MAIN GAS CUT-OFF (NOT TESTED) LOCATION:OUTSIDE.

***Part 2 (E): ELECTRICAL**

[5A.00](#) SERVICE:100-AMP,

[5A.01](#) 120/240-VOLT;

[5W](#) SERVICE CONDUCTORS/CABLES:OVERHEAD ALUMINUM;

[5A.02](#) MAIN DISCONNECT LOCATION:IN DISTRIBUTION BOX.GARAGE COMPOSED OF BREAKER;

([5A.00](#) DISTRIBUTION PANEL, INCL. COMPONENTS INSIDE THE BOX:SINGLE-BUS BREAKER BOX FOUND.

DISTRIBUTION CONDUCTOR MATERIAL:[5W](#) COPPER 120-VOLT CIRCUITS;

[5A.23](#) NUMBER OF 120-VOLT CIRCUITS:10 OR MORE.

[5A.05](#) GROUND WIRE CONNECTED TO:UNKNOWN (RESTRICTED ACCESS, COULD NOT BE VERIFIED).

ALSO (REPRESENTATIVE SAMPLES OF LIGHTING FIXTURES, RECEPTACLES/SWITCHES WERE TESTED):[5A.08](#) GROUNDING-TYPE (3-HOLE) RECEPTACLES;[5A.11](#) ROMEX CLOTH (2-CONDUCTOR, NO GROUNDING CONDUCTOR);[5A.11](#) ROMEX (2-CONDUCTOR WITH GROUNDING CONDUCTOR);

***Part 2 (F): HEAT, VENTILATION, & AIR CONDITIONING (HVAC)**

[6A.00](#) HEAT (UNIFORMITY/HEAT OUTPUT ADEQUACY NOT ASSESSED):[6A.09](#) NATURAL GAS-FUELED [6A.01](#) BOILER, CIRCULATED HOT-WATER incl. CIRCULATOR; PIPES; SUPPORTS; 2006? [6A.17](#) ZONE CONTROLS;

[6H](#) CENTRAL AIR CONDITIONER (COOLING ADEQUACY AND UNIFORMITY NOT ASSESSED):ELECTRIC FUELED SPLIT SYSTEM (WITH SEPARATE OUTDOOR AND INDOOR UNITS); 2007? (2)

***Part 2 (G): INTERIOR**

[7A.00](#) DOORS--NOT ALL ASSESSED;WINDOWS--NOT ALL ASSESSED;NOR STUCK UPPER SASHES OR WEAK SASH SPRINGS, IF ANY.RAILINGS;STEPS/STAIRS;

[7A.03](#) FLOOR SURFACE MATERIALS INCLUDE:WOOD/COMPOSITE; CARPET (NOT FULLY INSPECTED);VINYL COMPOSITE SHEET GOODS;

[7A.03](#) PREDOMINANT WALL/CEILING MATERIALS:PLASTERBOARD, PROBABLY GYPSUM;PANELING;

[7A.02](#) PRIMARY WINDOWS:DOUBLE-HUNG SASH;VINYL-CLAD WOOD (FULLY CLAD, INSIDE AND OUT);WOOD;

***Part 2 (H): KITCHEN, BATH, UTILITY, VENTILATION, INSULATION**

[9E.01](#) INSULATION OF UNFINISHED AREAS:FIBERGLASS INSULATION FOUND UNDER FLOOR at the rear; FIBERGLASS ABOVE CEILING;

[8A.00](#) COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS WERE INSPECTED;

[8A.01](#) APPLIANCES WERE NOT FULLY INSPECTED (COURTESY ONLY). THEY ARE NOT PART OF THE STANDARDS. TIMERS/ THERMOSTATS/ ACCESSORIES, ETC. WERE UNTESTED AS PER NJ STANDARDS OF PRACTICE.DISHWASHER;DRYER— ELECTRIC;KITCHEN EXHAUST FAN (RECIRCULATING, NOT VENTED TO OUTDOORS);MICROWAVE (NOT TESTED);RANGE— GAS;REFRIGERATOR;WASHING MACHINE

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PRIOR TO CLOSING: It is your obligation and responsibility to perform an exhaustive walk through (especially of those areas indicated herein that were not able to be fully assessed or with limited/cluttered conditions!) understanding that conditions that were not present or visible at the time of inspection may be other than reported. Submit those findings and this report to licensed contractors to determine costs, value, functionality, habitability, desirability and safety prior to contractual obligation!

===== END OF REPORT =====