

POLO & ASSOCIATES HOME INSPECTIONS, LLC

“THE PROFESSIONAL VALUE DIFFERENCE”

David J. Polo Home Inspector Lic. #24GI00023700

1656 Littleton Road, Morris Plains NJ 07950

Office: 973-539-0715 Fax: 973-326-1551

http: www.poloandassociates.com

Email: davidpolo@verizon.net



“Home inspection” means a visual, functional, non-invasive inspection conducted for a fee or any other consideration and performed without causing likely injury or damage, moving personal property, furniture, plants, soil, snow, ice or debris using the mandatory equipment and including the preparation of a home inspection report of the readily-accessible elements of the following major components of a residential building: structural components, exterior components, roofing system, plumbing system, electrical system, heating system, cooling system, interior components, insulation and ventilation system, fireplaces and solid fuel burning appliances, or any other related residential housing component as determined by the Board, in consultation with the Committee, by rule, but excluding recreational facilities and outbuildings other than garages and carports.

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*Survey Abstract (*Summary of Concerns*)

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Concerns: Structure

[1C.41](#) Cellulose (wood pile, etc.) near house may/has attracted termites. Remove and assess

[1C.50](#) Instability/settling indicators & phenomena: typical, (within 1\8") vertical hairline/step cracks: Apply epoxy injection sealant method to cracks on both sides and monitor for continued movement. If cracking persists contact a structural engineer;
sag/settling/shrinkage/partitions offset from structure below possible

[1C.34](#) **Structural instability for trellis at the rear. Missing lateral bracing parallel to dwelling; columns not secured to ground/footings; wobbly. Repair is recommended for structural integrity and obtain permits from town to verify footings. This is a safety concern**



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[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 in basement

[1A.20](#) Structure comparative rating: apparently fairly good as seen except for trelliss

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Concerns: Exterior

Sealer on chimney/masonry is recommended to repel moisture. Sealer must be “vapor permeable” ONLY so as not to trap moisture and deteriorate structure. This is a safety concern
Tar on base of chimney is flammable and should be removed and counter flashing installed to prevent potential fires and leaking



[1B.04](#) Chimney top is deteriorating/cracked/loose. Recommendation: Repair or replace to prevent water intrusion



Mortar joints missing/deteriorating/loose for siding/chimney. Re-pointing needed for stability and to minimize infiltration

[2C.21](#) Front walk is loose and separating. This is a safety concern. Repair is recommended



[2C.08](#) Dense vegetation on/too close to structure should be maintained/removed to deter termites, fungi, rot, etc. Assess when accessible

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All "vegetation" with immediate detrimental effect on dwelling/garage should be fully assessed, managed and maintained for safety and proper function

- [1D](#) Grading/drainage: Improve then maintain (remove mulch) to minimize water intrusion, settling, hydrostatic pressure, termite/ant infestations, mold, rot, etc. all around dwelling; add high density clay/flatwork (concrete, pavers, etc.) pitched away to minimize water intrusion, settling, etc add strip drain in front of garage to minimize water damage, intrusion, etc French drain of sorts has been added apparently due to water intrusion (drain functionality is unknown). Obtain warranty and receipt from installing contractor; French/perimeter drain may be needed in the basement if recommended exterior repairs do not solve water intrusion. This is an expense concern
- [9B](#) Caulk, exterior now and periodically to seal out elements especially at dissimilar materials and junctions to minimize water intrusion, rot and air exfiltration
- [1C.57](#) Moisture isolation improvement recommended: install area wells and window covers for basement windows, crawl space vents, (where needed) to minimize moisture intrusion, termite damage, mold, rot, etc



[2C.23](#) **Water penetration from exterior. Perform all recommended corrections to reduce water intrusion/damage and monitor if further repairs are needed**

[7C.17](#) Glass broken at the rear. Recommendation: Replace. This is a safety concern



[2C.01](#) Glazing compound (window "putty") deteriorating. Recommendation: Repair or replace

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[2C.10](#) Wood: "First" wood untreated, too close to earth (8" or less) is prone to rot carpenter ant and especially termite damage as discussed. Repair/treatment is recommended to deter/stop termite activity

[1C.06](#) Wood rot; trim, casement windows. Recommendation: Repair or replace. This is a safety concern



[2A.20](#) Exterior comparative rating: apparently fair

Amateur or unprofessional workmanship discussed is likely a tell-tale sign of what may be present but cannot be seen and therefore may increase risk and budget

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

Deferred maintenance may decrease functionality, longevity and result in increased repairs in the near future

Consult with sellers as to repairs that were performed (obtain all 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

[3C.06](#) Gutters: Low spots suspected: Re-pitch as needed for proper function. This is a safety concern



Commercial size gutters & downspouts are 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)

Trim limbs away from electrical conductors 5-6' to prevent fraying. Contact utility and tree professionals for maintenance and safety

[3C.25](#) Moss deteriorating roof: Professionally clean moss from roofs now to prevent further premature deterioration. Assess roofs when clean. This is an expense concern

[3C.12](#) Repairs with tar or caulk (temporary) on roof may indicate past or present leak: Consult with sellers as to why this is needed and service now & annually



- [3C.03](#) Shingles, asphalt: eroded/pitted/granules missing is consistent with the aging process of an older roof. Recommendation: Monitor, repair and budget for future functionality
- Shingles, fiberglass mat exposed in areas will absorb water and leak. Recommendation: Replace
- [3C.01](#) Shingles, asphalt: separating from thermal expansion/excessive heat, age, lack of ventilation. Recommendation: Repair or replace to prevent leaking

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Multiple layers and darker colors of roofing will adversely affect roofs longevity of require additional ventilation, etc

[3C.02](#) Shingles, asphalt: not resting flat/"fish mouthed" (old/excessive heat in attic/nail pops) are wind and water vulnerable. Repair is recommended

[3C.03](#) Shingles, asphalt: patched in/leaked at the rear. Consult sellers for details



[3C.01](#) Shingles, broken/cracked/loose/lifting at the front and at the rear. Recommendation: Repair or replace to prevent leaking

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[3A.20](#) Roof (not roof structure) comparative rating: apparently older
Repairs/replacement needed

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Concerns: Plumbing

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

[4C.31](#) Gray water from basement bar sink drains onto/into soil from sump. Piping must terminate in plumbing system or appropriate tank to prevent possible health hazards, etc. Repair is recommended. This is amateur or unprofessional work. A specialist should reinspect the entire system and correct other unprofessional work that may be found

[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 such as: pipes likely in crawl space; insulate perimeter and piping; seal off/eliminate ventilation and add thermostatically controlled heated cables to piping/replace with PEX piping, etc

Gas shut off is missing (not within 6' and in same room) for dryer. Repair is recommended. This is a safety concern



[4C.01](#) **Leak, water: disposal area. Repair is recommended then test dishwasher for function and drainage. This is a safety concern**

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[4C.07](#) Ejector pump area odor in laundry room may not be properly vented/sealed. Repair is recommended



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This yield & recovery pump rate sample is a cursory observation existing on the day of the inspection and may vary with seasonal/draught, etc. conditions. This cursory testing is not a technically exhaustive or specialized well test. Verify with the sellers the depth and age of the pump as well as the related equipment. The wells' performance (appropriate depth/aquifer quantity, etc.) cannot be fully assessed at a cursory inspection as special pumps are needed and several hundred gallons of water must be pumped up for up to 24 hours. However, this testing may uncover a well capacity or water quantity deficiency as well as pump and plumbing issues. Testing of pump and equipment was performed by running several fixtures simultaneously and checking for flow rate characteristics. 20-30 psi differential between cut in and cut out of pump is normal. Well pump is short cycling (pulsing on off on off) and will burn out prematurely if this persists! Storage tank appears to be water logged and should be replaced then system rechecked for functionality such as ample water, pressure, yield and recovery. This affects habitability



Sump pumps: Working

[1C.17](#) Sump pumps: unknown termination (should not terminate in sanitary sewer or within 15' of structure). Repair is recommended

[1C.17](#) Sump: Standing water seen; appears to be a high water table around dwelling

Air tight, structural covers are recommended for sump for health and safety

Sump Jet/back-up generator is needed for sump pump to work during power outages. This is a safety concern. This is an expense concern

Septic system may be present. Prior to contractual contingency, contact sellers, neighbors and the town to confirm that property never had a septic system or it has been properly removed for safety and liability. This is an expense concern

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/bonding is needed for hot and cold copper piping on water heater for safety

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- [4A.00](#) Access for whirlpool not found. 12"x12" or 18"x18" opening is needed depending on location of pump. Repair and assess for function and safety prior to contractual obligation
- [5C.40](#) GFI protection for whirlpool not found. Repair is recommended if not present prior to use. This is a safety concern
- [4A.20](#) Plumbing comparative rating: apparently fair/poor
Amateur work: A licensed plumber should re-inspect and correct at a minimum all of the above defects and concerns and use judgement on further assessing system

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Concerns: Electrical

[5C.67](#) **Disconnect box accessibility/ light: poor** less than 36" in front, open all the way to the floor/standing space; less than 30"-wide clearance; no light nearby to illuminate the box; restricted by cabinetry or finish. Remove band saw, and excessive clutter to remove and assess panel box in garage prior to contractual obligation. This is a safety concern
Box/receptacle/switch cover plates needed in the basement and in the attic. Recommendation: Replace. This is a safety concern

[5C.06](#) **Panel box unused openings must be properly covered for safety**



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

[5C.06](#) Screws missing/with sharp points used for panel box are inappropriate and may pierce wiring. Recommendation: Replace. This is a safety concern

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

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

[5A.14](#) Ceiling fans/installation does not appear to be rated for outdoors/wet environment at the rear. Remove/electrician to assess

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[5C.11](#) Circuit breakers (many) found in "off" position are not turned on therefore cannot be assessed. This is a safety concern (repair/assess off breakers/circuits prior to sale)

Grounding for receptacles is missing/open according to testing equipment throughout. This is amateur or unprofessional work. A specialist should reinspect the entire system and correct other unprofessional work that may be found. This is a safety concern

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[5C.77](#) Appears to be inappropriate lighting (no GFCI protection, not sealed etc.) in the shower. This is a safety concern. Repair is recommended on the right side

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Recessed lighting does not appear to be IC rated (chrome finish not present) for material contact in the attic. Repair/replacement is recommended. This is a safety concern



[5C.77](#) Light fixture loose in the dining room ceiling. Repair is recommended. This is a safety concern



[5C.57](#) Limbs/tree might damage conductors Remove (5-6' clearance recommended). Contact utility company for safety



[5C.07](#) Receptacles loose/not secured here and there. Repair is recommended. This is a safety concern

[5C.63](#) Receptacles: few and far between, by modern standards especially in the kitchen and in the basement. Repair is recommended. This is a safety concern

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[5C.65](#) Receptacles found with reversed polarity according to electrical tester various areas—check/correct ALL receptacles as needed. This is amateur work and a safety concern



[5C.71](#) Switch to close (3' or less) to tub, shower. Move away/repair is recommended. This is a safety concern in the master bathroom



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

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Professional work? Electrician should re-inspect and correct at a minimum all above defects and concerns and use professional judgement on full assessment of system

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Concerns: Heating and Air Conditioning

[6C.10](#) Flue/vent concerns: Stainless steel flue caps are needed for all flues/chimneys for safety and proper function

Connector pipe for boiler at entry door outside is loose/disconnected and may be in harm's way to people/pets/snow drifts, etc. Repair is recommended. This is a safety concern



[6C.60](#) Central Air unit(s) likely utilizes the older R-22 refrigerant which may make some common charges/repairs cost prohibitive and replacement of entire system inside and out likely. This is due to R-22 refrigerant becoming obsolete/very expensive in favor of newer 410A/407 refrigerants. This is an expense concern

Outdoor condensing unit is older and past its average life expectancy. Recommendation: Budget for future functionality. This is an expense concern

[6C.23](#) Outdoor condensing unit clearance is not adequate for ventilation. Unit should have at least 18" of clearance all around and 6'-8' above for efficiency and function. Repair is recommended

[6C.22](#) Outdoor condensing unit support attention recommended: inadequate, less than 3" above soil will deteriorate if not elevated

[6C.22](#) Outdoor condensing unit out of level: Units tilting more than 15 degrees should be stabilized and leveled for efficiency and longevity

[6C.06](#) A.C. condensate piping in the attic should be insulated to prevent sweating/freezing/water damage
Ample return ducts are needed on ALL levels that are conditioned by heat/A.C. for ample supply and function. Repair is recommended in the basement



Ducts (especially returns) and blower compartment may be in need of a PROFESSIONAL cleaning to remove dust, dirt, construction debris, dust mites, etc. This is a health and efficiency concern

[6C.05](#) Air leaks from ductwork can lose up to 30% of heating and cooling efficiency so duct mastic is recommended to seal all connections for comfort and efficiency

Fireplace mortar is deteriorated/missing. Repair is recommended with refractory mortar for safety as needed

[6W](#) Fireplace(s)/Wood stove: Carbon, soot etc. should be fully swept out and assessed now and periodically. This is a safety concern

[6A.40](#) Central A.C., comparative rating: (system is older and around its average life expectancy, but operational; how long will continue to operate?)

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

Mechanical licensee should re-inspect and correct at a minimum the above defects and concerns for safety, efficiency, and longevity and use professional judgement to assess entire system as needed. Strongly consider an annual contract with a utility or heating company as well

[6E](#) Carbon monoxide detectors are recommended on each floor level and in the immediate vicinity of all bedrooms

Concerns: Interior

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

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

Fire door (no glass & 1 3/4" solid wood/steel) and jamb with weather stripping is recommended in garage for fire and carbon monoxide safety



[3C.34](#) Fire resistant ceiling & walls with no openings are recommended in the garage for fire and C/O safety

[7C.17](#) Seals cracked (saturated desiccate strip?) on thermal insulating glass is allowing moisture between glass for most left side windows, skylights, etc. Clean all windows, assess for additional cracked seals and replace all for proper function. This is an expense concern



- [7P](#) Paint on many surfaces appear to be newer and may be concealing recent repairs, structural cracking, mold, insect damage, rot, moisture damage, etc. Recommendation: Consult sellers regarding newer paint and monitor for functionality
- [7P](#) Paint peeling/older: Contact 973-539-0715 for lead testing and safety prior to contractual obligation. This affects habitability
- [9I](#) Mice, bees and other pest evidence is present in virtually every home. We do not perform pest inspections as per the Standards of Practice or WDI report (except carpenter bees). Contact a Pest Control Operator for a pest assessment prior to your contractual obligation for your safety and habitability
- Attic pull down stairs are unsafe/damaged. Recommendation: Repair or replace prior to use. This is a safety concern**

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[7C.03](#) Window, bedroom: less than 4-sq. ft. operable, too high off floor etc. in the basement (egress concern). Repair is recommended. This is a safety concern. This is an expense concern



[7A.20](#) Interior comparative rating: apparently fair
Unprofessional or amateur workmanship is often a tell-tale sign of what may be present but not visible therefore may likely increase safety risk and budget

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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.

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/plumbed drain recommended underneath unit to prevent water damage (drain presence not able to be fully assessed)

Vanity and sink are loose and should be secured properly and caulked at wall in the hall bathroom on the left side. This is a safety concern



[8C.06](#) Counters (18") are recommended on each side of burners for safety



- [1C.02](#) Fiberglass insulation: Vapor retarder is on wrong side and exposed in the basement. Reverse flammable vapor barrier so as to not trap condensation, spread a fire, etc
- [9E.20](#) Insulation comparative rating:
Exhaust fans are loud (old/bearings going) on the left side. Recommendation: Repair or replace as needed
- [5C.36](#) Attic vent fan apparently not working. Recommendation: Replace and add more of them. This affects habitability

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[1C.03](#) Condensation/excess humidity/indoor air quality concerns: French drain something or other has apparently been added likely due to water intrusion (functionality of added system is unknown). Obtain warranty and/or receipt from installing contractor and reason for installation; A typical; 3 dehumidifiers on???.; mold-like substance seen/suspected; peeling interior paint; stains visible in basement bathroom

Radon testing is recommended annually (every structure has radon and radon levels will vary hour to hour and season to season). Annual testing is recommended with proper testing protocol. This is a health concern

Mold/air: Mold is ubiquitous/everywhere and may or may not be seen, smelled or accessible therefore mold testing is recommended. Call 973-539-0715 for testing prior to sale in the basement bathroom. This is a health concern (declined)

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

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1656 Littleton Road, Morris Plains NJ 07950

Office: 973-539-0715 Fax: 973-326-1551

http: www.poloandassociates.com

Email: davidpolo@verizon.net

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

This report was produced for the property at [REDACTED] in Warren, 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 to provide the Sellers' Disclosure and participate with note taking/undivided attention during the home inspection. Was this complied with? 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.

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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 pull down stairs; no access to crawl space was found at the rear beneath porch area (assess prior to contractual obligation for safety, budget and habitability); attic not able to be accessed at the rear or left side due to inadequate opening, clutter, no flooring (must be at least 24”x 30”); assess prior to contractual obligation to assess condition of what is and isn’t present); crawl space access was restricted by belongings/limited clearance/boarded up on the right side at the rear (assess fully prior to contractual obligation to assess condition of what is and isn’t present); belongings, storage items; very cluttered in the attic, in the basement and in the garage (fully assess when uncluttered for safety, budget and habitability prior to contractual obligation)

Outbuildings found— (not included in the Standards of Practice) not inspected/declined

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Concerns: Structure

- [1C.41](#) Cellulose (wood pile, etc.) near house may/has attracted termites. Remove and assess
- [1C.50](#) Instability/settling indicators & phenomena: typical, (within 1\8") vertical hairline/step cracks: Apply epoxy injection sealant method to cracks on both sides and monitor for continued movement. If cracking persists contact a structural engineer;
sag/settling/shrinkage/partitions offset from structure below possible
- [1C.34](#) **Structural instability for trellis at the rear. Missing lateral bracing parallel to dwelling; columns not secured to ground/footings; wobbly. Repair is recommended for structural integrity and obtain permits from town to verify footings. This is a safety concern**
- [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 in basement
- [1A.20](#) Structure comparative rating: apparently fairly good as seen except for trellis

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

Factors that limited the thoroughness of this cursory examination of the exterior: typical; retaining walls, fencing, fire escape plan/structures, etc. are not part of the Standards of Practice therefore are not assessed or inspected (have assessed prior to your contractual obligation); trees and accessories such as awnings storm windows/doors, screens, etc. are not part of the SOP or are assessed at cursory inspections

Good Features of the Exterior

- [7C.09](#) Garage door safety: reversing with moderate force within 2 seconds of contact
- [7C.09](#) Garage door safety: reversing with "electric eye" photocell laser sensor

Concerns: Exterior

- Sealer on chimney/masonry is recommended to repel moisture. Sealer must be “vapor permeable” ONLY so as not to trap moisture and deteriorate structure. This is a safety concern
- Tar on base of chimney is flammable and should be removed and counter flashing installed to prevent potential fires and leaking
- [1B.04](#) Chimney top is deteriorating/cracked/loose. Recommendation: Repair or replace to prevent water intrusion
- Mortar joints missing/deteriorating/loose for siding/chimney. Re-pointing needed for stability and to minimize infiltration
- [2C.21](#) Front walk is loose and separating. This is a safety concern. Repair is recommended
- [2C.08](#) Dense vegetation on/too close to structure should be maintained/removed to deter termites, fungi, rot, etc. Assess when accessible
- All ”vegetation” with immediate detrimental effect on dwelling/garage should be fully assessed, managed and maintained for safety and proper function
- [1D](#) Grading/drainage: Improve then maintain (remove mulch) to minimize water intrusion, settling, hydrostatic pressure, termite/ant infestations, mold, rot, etc. all around dwelling; add high density clay/flatwork (concrete, pavers, etc.) pitched away to minimize water intrusion, settling, etc add strip drain in front of garage to minimize water damage, intrusion, etc French drain of sorts has been added apparently due to water intrusion (drain functionality is unknown). Obtain warranty and receipt from installing contractor; French/perimeter drain may be needed in the basement if recommended exterior repairs do not solve water intrusion. This is an expense concern
- [9B](#) Caulk, exterior now and periodically to seal out elements especially at dissimilar materials and junctions to minimize water intrusion, rot and air exfiltration
- [1C.57](#) Moisture isolation improvement recommended: install area wells and window covers for basement windows (where needed) to minimize moisture intrusion, termite damage, mold, rot, etc
- [2C.23](#) **Water penetration from exterior. Perform all recommended corrections to reduce water intrusion/damage and monitor if further repairs are needed**
- [7C.17](#) Glass broken at the rear. Recommendation: Replace. This is a safety concern
- [2C.01](#) Glazing compound (window "putty") deteriorating. Recommendation: Repair or replace
- [2C.10](#) Wood: “First” wood untreated, too close to earth (8" or less) is prone to rot carpenter ant and especially termite damage as discussed. Repair/treatment is recommended to deter/stop termite activity
- [1C.06](#) Wood rot; trim, casement windows. Recommendation: Repair or replace. This is a safety concern
- [2A.20](#) Exterior comparative rating: apparently fair
- Amateur or unprofessional workmanship discussed is likely a tell-tale sign of what may be present but cannot be seen and therefore may increase risk and budget
- 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
- Deferred maintenance may decrease functionality, longevity and result in increased repairs in the near future
- Consult with sellers as to repairs that were performed (obtain all 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; solar/geothermal equipment, satellites, antennas, etc. are not inspected or assessed as per the S.O.P. (have assessed prior to your contractual obligation)

Good Features of 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
- [3C.06](#) Gutters: Low spots suspected: Re-pitch as needed for proper function. This is a safety concern
Commercial size gutters & downspouts are 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)
Trim limbs away from electrical conductors 5-6' to prevent fraying. Contact utility and tree professionals for maintenance and safety
- [3C.25](#) Moss deteriorating roof: Professionally clean moss from roofs now to prevent further premature deterioration. Assess roofs when clean. This is an expense concern
- [3C.12](#) Repairs with tar or caulk (temporary) on roof may indicate past or present leak: Consult with sellers as to why this is needed and service now & annually
- [3C.03](#) Shingles, asphalt: eroded/pitted/granules missing is consistent with the aging process of an older roof. Recommendation: Monitor, repair and budget for future functionality
Shingles, fiberglass mat exposed in areas will absorb water and leak. Recommendation: Replace
- [3C.01](#) Shingles, asphalt: separating from thermal expansion/excessive heat, age, lack of ventilation.
Recommendation: Repair or replace to prevent leaking
Multiple layers and darker colors of roofing will adversely affect roofs longevity of require additional ventilation, etc
- [3C.02](#) Shingles, asphalt: not resting flat/"fish mouthed" (old/excessive heat in attic/nail pops) are wind and water vulnerable. Repair is recommended
- [3C.03](#) Shingles, asphalt: patched in/leaked at the rear. Consult sellers for details
- [3C.01](#) Shingles, broken/cracked/loose/lifting at the front and at the rear. Recommendation: Repair or replace to prevent leaking
- [3A.20](#) Roof (not roof structure) comparative rating: apparently older
Repairs/replacement needed

***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/off, water treatment/filtration equipment, french drains, septic/grey water/grinder systems (unless otherwise stated) etc. is not assessed or inspected at these cursory inspections as per the S.O.P (have assessed prior to your contractual obligation)

Good Features of the Plumbing System

Mostly copper supply lines seen

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

[4A.09](#) Functional flow: fair/pulsing

Concerns: Plumbing

- Silicone (mold proof) grouting recommended around junctions of tiled areas to prevent water from leaking behind tiles and causing damage
- [4C.31](#) Gray water from basement bar sink drains onto/into soil from sump. Piping must terminate in plumbing system or appropriate tank to prevent possible health hazards, etc. Repair is recommended. This is amateur or unprofessional work. A specialist should reinspect the entire system and correct other unprofessional work that may be found
- [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 such as: pipes likely in crawl space;insulate perimeter and piping; seal off/eliminate ventilation and add thermostatically controlled heated cables to piping/replace with PEX piping, etc
Gas shut off is missing (not within 6' and in same room) for dryer. Repair is recommended. This is a safety concern
- [4C.01](#) **Leak, water: disposal area. Repair is recommended then test dishwasher for function and drainage. This is a safety concern**
- [4C.07](#) Ejector pump area odor in laundry room may not be properly vented/sealed. Repair is recommended
This yield & recovery pump rate sample is a cursory observation existing on the day of the inspection and may vary with seasonal/draught, etc. conditions. This cursory testing is not a technically exhaustive or specialized well test. Verify with the sellers the depth and age of the pump as well as the related equipment. The wells' performance (appropriate depth/aquifer quantity, etc.) cannot be fully assessed at a cursory inspection as special pumps are needed and several hundred gallons of water must be pumped up for up to 24 hours. However, this testing may uncover a well capacity or water quantity deficiency as well as pump and plumbing issues. Testing of pump and equipment was performed by running several fixtures simultaneously and checking for flow rate characteristics. 20-30 psi differential between cut in and cut out of pump is normal. Well pump is short cycling (pulsing on off on off) and will burn out prematurely if this persists! Storage tank appears to be water logged and should be replaced then system rechecked for functionality such as ample water, pressure, yield and recovery. This affects habitability
- Sump pumps: Working
- [1C.17](#) Sump pumps: unknown termination (should not terminate in sanitary sewer or within 15' of structure). Repair is recommended
- [1C.17](#) Sump: Standing water seen; appears to be a high water table around dwelling
Air tight, structural covers are recommended for sump for health and safety
Sump Jet/back-up generator is needed for sump pump to work during power outages. This is a safety concern. This is an expense concern
- Septic system may be present. Prior to contractual contingency, contact sellers, neighbors and the town to confirm that property never had a septic system or it has been properly removed for safety and liability. This is an expense concern
- 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/bonding is needed for hot and cold copper piping on water heater for safety

- [4A.00](#) Access for whirlpool not found. 12"x12" or 18"x18" opening is needed depending on location of pump. Repair and assess for function and safety prior to contractual obligation
- [5C.40](#) GFI protection for whirlpool not found. Repair is recommended if not present prior to use. This is a safety concern
- [4A.20](#) Plumbing comparative rating: apparently fair/poor
Amateur work: A licensed plumber should re-inspect and correct at a minimum all of the above defects and concerns and use judgement on further assessing system

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***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, generators (test monthly and service annually) and equipment, transfer switches/panels, timers etc. are not assessed as per the Standards of Practice nor are concealed features assessed. A representative # of receptacles (at least 1 per room) are assessed according to the 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: Repair to current standards and test ALL gfci's at least monthly for function and safety)
AFCI "Arc fault" receptacles (may not be tested as per the SOP) are recommended for all non-gfci circuits and should be tested monthly for safety

Concerns: Electrical

[5C.67](#) **Disconnect box accessibility/ light: poor** less than 36" in front, open all the way to the floor/standing space; less than 30"-wide clearance; no light nearby to illuminate the box; restricted by cabinetry or finish. Remove band saw, and excessive clutter to remove and assess panel box in garage prior to contractual obligation. This is a safety concern
Box/receptacle/switch cover plates needed in the basement and in the attic. Recommendation: Replace. This is a safety concern

[5C.06](#) **Panel box unused openings must be properly covered for safety**

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

[5C.06](#) Screws missing/with sharp points used for panel box are inappropriate and may pierce wiring. Recommendation: Replace. This is a safety concern

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

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

[5A.14](#) Ceiling fans/installation does not appear to be rated for outdoors/wet environment at the rear. Remove/electrician to assess

[5C.11](#) Circuit breakers (many) found in "off" position are not turned on therefore cannot be assessed. This is a safety concern (repair/assess off breakers/circuits prior to sale)

Grounding for receptacles is missing/open according to testing equipment throughout. This is amateur or unprofessional work. A specialist should reinspect the entire system and correct other unprofessional work that may be found. This is a safety concern

[5C.77](#) **Appears to be inappropriate lighting (no GFCI protection, not sealed etc.) in the shower. This is a safety concern. Repair is recommended on the right side**

Recessed lighting does not appear to be IC rated (chrome finish not present) for material contact in the attic. Repair/replacement is recommended. This is a safety concern

[5C.77](#) Light fixture loose in the dining room ceiling. Repair is recommended. This is a safety concern

[5C.57](#) Limbs/tree might damage conductors Remove (5-6' clearance recommended). Contact utility company for safety

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- [5C.07](#) Receptacles loose/not secured here and there. Repair is recommended. This is a safety concern
- [5C.63](#) Receptacles: few and far between, by modern standards especially in the kitchen and in the basement.
Repair is recommended. This is a safety concern
- [5C.65](#) **Receptacles found with reversed polarity according to electrical tester various areas—check/correct ALL receptacles as needed. This is amateur work and a safety concern**
- [5C.71](#) **Switch to close (3' or less) to tub, shower. Move away/repair is recommended. This is a safety concern in the master bathroom**
- [5A.40](#) Electrical comparative rating: apparently poor
Professional work? Electrician should re-inspect and correct at a minimum all above defects and concerns and use professional judgement on full assessment of system

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

Factors that limited the thoroughness of this cursory HVAC examination: 3 dehumidifiers, mantle/fireplace surrounds/fans, heat exchanger, shut offs, smoke/c/o detectors, conditioned air sizing, propane tanks, underground tanks, thermostats, solar/geo-thermal equipment etc. are not assessed or inspected according to the S.O.P. at cursory inspections; fireplaces did not have a fire burning at the time of the inspection; view into chimney flues is very restricted as is typical

Good Features of HVAC Systems

- [6A.21](#) Apparently adequate clearances to combustibles
Central A.C. source apparently provided for each needed habitable room
Heat source apparently provided for each habitable room

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Concerns: Heating and Air Conditioning

- [6C.10](#) Flue/vent concerns: Stainless steel flue caps are needed for all flues/chimneys for safety and proper function
Connector pipe for boiler at entry door outside is loose/disconnected and may be in harm's way to people/pets/snow drifts, etc. Repair is recommended. This is a safety concern
- [6C.60](#) Central Air unit(s) likely utilizes the older R-22 refrigerant which may make some common charges/repairs cost prohibitive and replacement of entire system inside and out likely. This is due to R-22 refrigerant becoming obsolete/very expensive in favor of newer 410A/407 refrigerants. This is an expense concern
Outdoor condensing unit is older and past its average life expectancy. Recommendation: Budget for future functionality. This is an expense concern
- [6C.23](#) Outdoor condensing unit clearance is not adequate for ventilation. Unit should have at least 18" of clearance all around and 6'-8' above for efficiency and function. Repair is recommended
- [6C.22](#) Outdoor condensing unit support attention recommended: inadequate, less than 3" above soil will deteriorate if not elevated
- [6C.22](#) Outdoor condensing unit out of level: Units tilting more than 15 degrees should be stabilized and leveled for efficiency and longevity
- [6C.06](#) A.C. condensate piping in the attic should be insulated to prevent sweating/freezing/water damage
Ample return ducts are needed on ALL levels that are conditioned by heat/A.C. for ample supply and function. Repair is recommended in the basement
Ducts (especially returns) and blower compartment may be in need of a PROFESSIONAL cleaning to remove dust, dirt, construction debris, dust mites, etc. This is a health and efficiency concern
- [6C.05](#) Air leaks from ductwork can lose up to 30% of heating and cooling efficiency so duct mastic is recommended to seal all connections for comfort and efficiency
Fireplace mortar is deteriorated/missing. Repair is recommended with refractory mortar for safety as needed
- [6W](#) Fireplace(s)/Wood stove: Carbon, soot etc. should be fully swept out and assessed now and periodically. This is a safety concern
- [6A.40](#) Central A.C., comparative rating: (system is older and around its average life expectancy, but operational; how long will continue to operate?)
- [6A.40](#) Heat, comparative rating: apparently fair
Mechanical licensee should re-inspect and correct at a minimum the above defects and concerns for safety, efficiency, and longevity and use professional judgement to assess entire system as needed. Strongly consider an annual contract with a utility or heating company as well
- [6E](#) Carbon monoxide detectors are recommended on each floor level and 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; apparently newer paint many areas may be concealing latent damage, hidden cracking, mold, etc; limited by possessions, storage, belongings; very cluttered in the garage; in the attic and in the basement (assess fully prior to contractual obligation for your budget, habitability and safety)

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

- Typical door/window/cabinet adjustments/repairs are recommended (possibly seasonally) here and there for proper/improved function and safety
- Insulate attic accesses to increase efficiency and comfort while potentially decreasing mold, fire, ice damming, elevated radon levels, etc
- Fire door (no glass & 1 3/4" solid wood/steel) and jamb with weather stripping is recommended in garage for fire and carbon monoxide safety
- 3C.34 Fire resistant ceiling & walls with no openings are recommended in the garage for fire and C/O safety**
- 7C.17 Seals cracked (saturated desiccate strip?) on thermal insulating glass is allowing moisture between glass for most left side windows, skylights, etc. Clean all windows, assess for additional cracked seals and replace all for proper function. This is an expense concern
- 7P Paint on many surfaces appear to be newer and may be concealing recent repairs, structural cracking, mold, insect damage, rot, moisture damage, etc. Recommendation: Consult sellers regarding newer paint and monitor for functionality
- 7P Paint peeling/older: Contact 973-539-0715 for lead testing and safety prior to contractual obligation. This affects habitability
- 9I Mice, bees and other pest evidence is present in virtually every home. We do not perform pest inspections as per the Standards of Practice or WDI report (except carpenter bees). Contact a Pest Control Operator for a pest assessment prior to your contractual obligation for your safety and habitability
- Attic pull down stairs are unsafe/damaged. Recommendation: Repair or replace prior to use. This is a safety concern**
- 7C.03 **Window, bedroom: less than 4-sq. ft. operable, too high off floor etc. in the basement (egress concern). Repair is recommended. This is a safety concern. This is an expense concern**
- 7A.20 Interior comparative rating: apparently fair
- Unprofessional or amateur workmanship is often a tell-tale sign of what may be present but not visible therefore may likely increase safety risk and budget
- 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

*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** [=====

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*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. Radon levels were tested with fan(s) on.

–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): 1970; AS REPORTED BY REAL ESTATE AGENT OR LISTING INFORMATION;

PREDOMINANT FOUNDATION TYPE:BASEMENT STYLE;

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- [1G.15](#) PREDOMINANT FOUNDATION ANCHORS:NOT SEEN (RESTRICTED ACCESS);
- [1A.03](#) PREDOMINANT FOUNDATION MATERIALS:MASONRY UNIT, HOLLOW CORE;METAL 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;BASEMENT FINISH;
- ALSO:[2H](#) GARAGE, ATTACHED;
- LEVELS OR STORIES (FLOORS):2
- [1S](#) SITE;[1S.03](#) FLOODPLAIN?[1S.05](#) HIGH WATER TABLE? UNDERGROUND SPRINGS? CHECK WITH TOWN.[1S.07](#) WOODDED;
- [1A.01](#) CRAWL SPACE STRUCTURE ASSESSED:FLOOR STIFFNESS ASSESSED BY JUMP.

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:BRICK VENEER;VINYL;

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; PRESSBOARD;STAIRS/STEPS;

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

[3A.00](#) WEATHER:CLEAR, ABOUT (DEGREES F):100.

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

ALSO:[3A.00](#) SKYLIGHTS;

ROOF ASSESSED: EXTERIOR FROM GROUND LEVEL;UNDERSIDE WHILE IN ATTIC;WHILE WALKING ROOF SURFACEATTICASSESSED WHILE IN ATTIC;

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

- [4A.00](#), [4A.01](#) WATER SERVICE PIPING:PLASTIC;
- [4A.02](#) PREDOMINANT INTERIOR WATER SUPPLY AND DISTRIBUTION PIPING:COPPER;
- [4A.03](#) PREDOMINANT INTERIOR DRAIN, WASTE & VENT PIPING:PLASTIC, ABS;PLASTIC, PVC;CAST IRON;
- [4A.05](#) MAIN WATER CUT-OFF VALVE (NOT TESTED) LOCATED:IN BASEMENT.
- [4A.06](#) PROBABLE WATER SUPPLY:PRIVATE—ACCORDING TO LISTING;
- [4A.07](#) PROBABLE SEWAGE SYSTEM:PUBLIC ACCORDING TO LISTING.
- [4A.08](#) ANY "S" TRAPS?YES.
- [4A.12](#) WATER HEATER (INCL. OPERATING & SAFETY CONTROLS):NATURAL GAS (CHIMNEY, VENTILATION /VENTING /CLEARANCE TO COMBUSTIBLES),ABOUT 50-GAL. 2020

ALSO:SUPPORTS; FIXTURES; FAUCETS;[5C.79](#) WATER PIPE INSULATION NOT SEEN AND NEEDED;[4A.00](#) HOSE BIB WORKING;

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

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

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

- [5A.00](#) SERVICE:200-AMP,
- [5A.01](#) 120/240-VOLT;
- [5W](#) SERVICE CONDUCTORS/CABLES:OVERHEAD ALUMINUM;
- [5A.02](#) MAIN DISCONNECT LOCATION:IN DISTRIBUTION BOX.GARAGECOMPOSED OFBREAKER;
- ([5A.00](#) DISTRIBUTION PANEL, INCL. COMPONENTS INSIDE THE BOX:SINGLE-BUS BREAKER BOX FOUND.

DISTRIBUTION CONDUCTOR MATERIAL:UNKNOWN (RESTRICTED ACCESS).

- [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.09](#) ARMORED CABLE FOR 120-VOLT CIRCUITS (TYPE MC, INSULATED GROUNDING WIRE INCLUDED)[5A.11](#) ROMEX (2-CONDUCTOR WITH GROUNDING CONDUCTOR);

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

6A.00 HEAT (UNIFORMITY/HEAT OUTPUT ADEQUACY NOT ASSESSED):6W FIREPLACE, MASONRY— DRAFT CHARACTERISTICS NOT ASSESSED; FIREBOX, HEARTH AND EXTENSIONS, DAMPER, CHIMNEY AND FLUE (BUT NOT MANTLE, DOORS OR FLUE INTERIOR), AND PERMANENTLY INSTALLED ACCESSORIES, WERE INSPECTED; GASKETS/ SEALS/ FANS NOT INSPECTED;6A.09 NATURAL GAS-FUELED6A.01 BOILER, CIRCULATED HOT-WATERincl. CIRCULATOR; PIPES; SUPPORTS;6A.17 ZONE CONTROLS;

6H CENTRAL AIR CONDITIONER (COOLING ADEQUACY AND UNIFORMITY NOT ASSESSED):ELECTRIC FUELED SPLIT SYSTEM (WITH SEPARATE OUTDOOR AND INDOOR UNITS); 2004, 5 TONS???

***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);CERAMIC TILE;

7A.03 PREDOMINANT WALL/CEILING MATERIALS:PLASTERBOARD, PROBABLY GYPSUM;

7A.02 PRIMARY WINDOWS:DOUBLE-HUNG SASH;CASEMENT;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 ON FOUNDATION WALL;FIBERGLASS INSULATION FOUND UNDER FLOOR;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;DISPOSAL;DRYER— GAS;KITCHEN EXHAUST FAN (APPARENTLY VENTED TO OUTDOORS);MICROWAVE (NOT TESTED);RANGE—ELECTRIC; 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 in need of repair; in concern; not able to be fully assessed or with limited/cluttered conditions!!!) understanding that conditions change and issues that were not visible at the time of inspection may be unsafe or in need of repair. Submit those findings and this report to licensed contractors to determine costs, value, functionality, habitability, desirability and safety prior to your contractual obligation!!!

⌋=====⌋ END OF REPORT ⌋=====⌋

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