

POLO & ASSOCIATES HOME INSPECTIONS, LLC

“THE PROFESSIONAL VALUE DIFFERENCE”

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*Survey Abstract (*Summary of Concerns*)

Concerns: Structure

[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/creep likely; sag/settling/shrinkage/partitions offset from structure below likely

[1C.34](#) **Structural movement for front "lookout" rafters sagging/pulling off dwelling. Repair is recommended for structural integrity and safety**



[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; moisture in finished basement walls (moisture metered) throughout front is active; water damage found from flooding; efflorescence; moisture meter indicates moisture; moisture penetration from outside through foundation wall; moisture visible; mold like substance front basement closet on the right side; stains visible wet to touch in basement & in foundation walls. Remove sheet rock assess and correct. This affects habitability. This is a safety concern. This is a health concern



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

Concerns: Exterior

Garage door openers not reversing within 2 seconds after contacting and object of 1".

Recommendation: Repair/adjust for sensitivity and safety

Chimney top cannot be fully evaluated due to limited roof access. Full assessment is recommended prior to contractual obligation

2C.02 Ironwork (handrails/guardrails) rusting through, loose and in need of replacement for safety on the right side and at the front



2P Paint appears to be relatively recent and is concealing rot, insect damage, mold, water damage, etc. Recommendation: Repair or replace



2P Paint peeling in the past may indicate moisture/poor installation. Recommendation: Repair or replace

[1S.16](#) Sidewalks/rear patio possible trip hazard due to settling/heaving (from tree roots?).
Recommendation: Repair or replace and consider tree removal. This is a safety concern. This is an expense concern



[2C.17](#) Step riser height should be less than 8" and apparently is not. Repair is recommended. This is a safety concern for rear slider. Repair is recommended

[1C.31](#) Stoops deteriorating on the right side and at the front. Recommendation: Repair or replace. This is a safety concern. This is an expense 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; add high density clay/flatwork (concrete, pavers, etc.) pitched away to minimize water intrusion, settling, etc add berm, impervious grading to circumvent water away from foundation to minimize problems, etc French/perimeter drain may be needed in the basement if recommended exterior repairs do not solve water intrusion. This is an expense concern (crawl space was wet)
- [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 active from exterior. Perform all recommended corrections to reduce water intrusion/damage and monitor if further repairs are needed**
- [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, many areas (covered by fresh paint, putty, caulk, spackle, etc.) such as roof trim, soffits, window/door trim, etc. etc. Recommendation: Replace



- [2A.20](#) Exterior comparative rating: apparently fair/poor
 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
 Unfinished/incomplete/under construction areas and work are and were not assessed. Complete and assess prior to your contractual obligation
 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

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](#) Downspout attachment to structure is inadequate. Repair is recommended

[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

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

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

Concerns: Plumbing

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

4C.05 Drain does not properly drain: sluggish/clogged/stopped up in the hall bathroom. Repair is recommended



Drain with a negative pitch may not function as intended. Repair is recommended in the basement bathroom sink

4C.29 Sediment traps (“drip legs”) missing on gas pipes for water heater and furnace. Repair is recommended to prevent gas valve clogs, etc. This is a safety concern

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: through basement floor; exterior hose bibs; pipes in front crawl space; pipes run through exterior walls; insulate perimeter and piping; seal off/eliminate ventilation and add thermostatically controlled heated cables to piping/replace with PEX piping, etc

4C.01 Leak, water: laundry tub drain and hall bath sink drain. Recommendation: Repair or replace. This is a safety concern



[4C.21](#) Copper piping/old shut offs seen in the basement with green/white staining may: have pin holes present/be leaking; have low corrosive PH in water; elevated lead level, etc. Recommendation: Test PH level and lead in water for health and replace where leaking for proper function

[4C.21](#) **Deterioration can and perhaps already has occurred (cut out in many areas) in copper piping that is in direct contact with concrete. This is an expense concern. Recommendation: Monitor and budget for future functionality or repair**



[1C.17](#) Sump pump: Not found and is always recommended to prevent possible water damage
Sump Jet (use with public water only)/back-up generator or at least a battery back-up is recommended for sump pump during power outages

[4A.12](#) Water heater is older, probably less efficient and at or near its average life expectancy.
Recommendation: Monitor and budget/replace for functionality
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

[4A.20](#) Plumbing comparative rating: apparently poor
Amateur work: A licensed plumber should re-inspect and correct as needed

**Concerns: Electrical 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 belongings**

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

[5A.00](#) FPE "Stab-Loc" panel boxes tend to be unreliable/unsafe, especially if made before 1985. This is a safety concern. Evaluation by an electrician is recommended/replacement prior to contractual obligation. This is an expense concern



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

[5C.77](#) Lighting not working on the right side inside and out (bulb, wiring, fixture, switch problem). Recommendation: Repair or replace as needed. This is a safety concern

[5C.59](#) Receptacle/wiring water damaged in the basement at the front. Recommendation: Replace. This is a safety concern



[5C.59](#) Receptacle apparently dead and missing cover plate outside at the rear. Recommendation: Replace. This is a safety concern



[5C.64](#) Receptacles: painted many areas. This is a safety and function concern. Recommendation:
Replace



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

Concerns: Heating and Air Conditioning

Siding debris found all around exterior may contain asbestos. This is a health concern. Sampling by an asbestos inspector was recommended and lab results are pending



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

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 advised now and annually. Contact 973-539-0715 to schedule prior to contractual obligation. This is a health, safety & expense concern

Ducts (especially returns) and blower compartment are 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

[6C.01](#) Filter not snug. This is a health concern. Repair is recommended



- [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 but dirty
Mechanical licensee should re-inspect and correct the above items for safety, efficiency, and longevity both now and annually. Strongly consider an annual contract with a utility or heating company as well
- [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

7P Paint on many surfaces appears to be recent and may be concealing structural cracking, mold, insect damage, rot, moisture damage, etc. Recommendation: Monitor for functionality

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

9I Mice, bee, 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. Contact a Pest Control Operator for a pest assessment

Damaged/moldy wallboard in the basement at the front should be tested, then remediated for health (gut as needed). This affects habitability



7C.13 Ceiling/wall/floor stains, patches and cut out sheet rock at many areas likely indicate previous moisture/leaking/burst piping/flooding. Stains are presently dry according to moisture meter. Open up ceiling to assess/consult seller for explanation and monitor for future activity



[2C.23](#) Sheathing stains in the attic are presently dry according to moisture meter (leaking?). Obtain receipt from licensed repair contractor to determine when, how and to what extent damage had occurred and how repaired otherwise issue will likely continue in the future

[7A.20](#) Interior comparative rating: apparently fair

Unprofessional or amateur workmanship may be a tell-tale sign of what may be present but not visible therefore may increase risk

Deferred maintenance throughout may result in less efficiency, shorter lasting components, more repairs, increased costs, etc

Unfinished/incomplete and under construction areas and work are and were not assessed. Complete work and assess prior to your contractual obligation

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.

[4C.36](#) Dishwasher air gap device not seen (no longer required in most communities if the drain hose rises high under the counter). Repair is recommended to prevent water drain from backing up into clean dishes

[8C.07](#) Dishwasher not secured/leveled. 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
Excessive lint very possible in dryer discharge piping. Repair is recommended now and periodically to prevent a possible fire

[8C.09](#) **Dryer not producing heat. Recommendation: Repair or replace**

[8C.13](#) Oven/range anti tip device not able to be seen (potential scald, burn, crush hazard). Repair is recommended

[8C.14](#) Refrigerator: ice maker not operational and water dispenser poorly plumbed.
Recommendation: Repair or replace



[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)

[8C.17](#) **Washing machine rusted through and duct taped. Recommendation: Replace**



[8C.02](#) Cabinetry doors and drawers cannot open properly especially around oven. This is amateur or unprofessional work. A specialist should reinspect the entire system and correct other unprofessional work that may be found. Repair is recommended



[9E.20](#) Insulation comparative rating: fair-r-13-19
Filters and hood grease laden for kitchen exhaust fan. Recommendation: Replace for function and safety



[5C.36](#) Attic vent fan not wired and not working. Recommendation: Repair



[3C.33](#) Vent, ridge: Missing. Repair is recommended and add soffit ventilation as well for proper function



[1C.03](#) Condensation/excess humidity/indoor air quality concerns: Typical humidifier found; moisture meter indicates excessive moisture; mold-like substance seen; peeling exterior paint; rot; stains visible in basement and in exterior walls

Mold/air: Environmental tests recommended. Call 973-539-0715 for testing prior to sale. This is a health concern (declined)

[9D.20](#) Ventilation comparative rating: soffit and ridge vents provide the best ventilation. Repair is recommended apparently poor

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

This report was produced for the property at [REDACTED], in Edison, 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 pull down stairs; belongings; very cluttered in the basement and in the garage (assess fully prior to contractual obligation as discussed with Client to assess condition of what is and is not present)

Concerns: Structure

[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/creep likely; sag/settling/shrinkage/partitions offset from structure below likely

[1C.34](#) **Structural movement for front "lookout" rafters sagging/pulling off dwelling. Repair is recommended for structural integrity and safety**

[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; moisture in finished basement walls (moisture metered) throughout front is active; water damage found from flooding; efflorescence; moisture meter indicates moisture; moisture penetration from outside through foundation wall; moisture visible; mold like substance front basement closet on the right side; stains visible wet to touch; in basement & in foundation walls. Remove sheet rock assess and correct. This affects habitability. This is a safety concern. This is a health concern

[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 "electric eye" photocell laser sensor

Concerns: Exterior

Garage door openers not reversing within 2 seconds after contacting and object of 1".

Recommendation: Repair/adjust for sensitivity and safety

Chimney top cannot be fully evaluated due to limited roof access. Full assessment is recommended prior to contractual obligation

2C.02 Ironwork (handrails/guardrails) rusting through, loose and in need of replacement for safety on the right side and at the front

2P Paint appears to be relatively recent and is concealing rot, insect damage, mold, water damage, etc. Recommendation: Repair or replace

2P Paint peeling in the past may indicate moisture/poor installation. Recommendation: Repair or replace

1S.16 **Sidewalks/rear patio possible trip hazard due to settling/heaving (from tree roots?). Recommendation: Repair or replace and consider tree removal. This is a safety concern. This is an expense concern**

2C.17 **Step riser height should be less than 8" and apparently is not. Repair is recommended. This is a safety concern for rear slider. Repair is recommended**

1C.31 **Stoops deteriorating on the right side and at the front. Recommendation: Repair or replace. This is a safety concern. This is an expense 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; add high density clay/flatwork (concrete, pavers, etc.) pitched away to minimize water intrusion, settling, etc add berm, impervious grading to circumvent water away from foundation to minimize problems, etc French/perimeter drain may be needed in the basement if recommended exterior repairs do not solve water intrusion. This is an expense concern (crawl space was wet)

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 active from exterior. Perform all recommended corrections to reduce water intrusion/damage and monitor if further repairs are needed**

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, many areas (covered by fresh paint, putty, caulk, spackle, etc.) such as roof trim, soffits, window/door trim, etc. etc. Recommendation: Replace

2A.20 Exterior comparative rating: apparently fair/poor

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

Unfinished/incomplete/under construction areas and work are and were not assessed. Complete and assess prior to your contractual obligation

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
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: high roof— details not able to be fully inspected at the front (assess prior to contractual obligation); could damage colder roof or self; too high for ladder that exceeds industry standards

Good Features of Roof

Roof (1 year old) according to seller (obtain permit and receipt from licensed contractor to verify)

Concerns: Roof and Related

[3C.06](#) Downspout attachment to structure is inadequate. Repair is recommended

[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

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

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

***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, water treatment equipment, (unless otherwise stated) etc. is not assessed at these cursory inspections vacant/unused dwelling may not reveal all leaks during a cursory home inspection. Extensive water testing of each fixture is recommended to assure proper function prior to contractual obligation;

Good Features of the Plumbing System

Mostly copper supply lines seen

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

[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.05 Drain does not properly drain: sluggish/clogged/stopped up in the hall bathroom. Repair is recommended

Drain with a negative pitch may not function as intended. Repair is recommended in the basement bathroom sink

4C.29 Sediment traps (“drip legs”) missing on gas pipes for water heater and furnace. Repair is recommended to prevent gas valve clogs, etc. This is a safety concern

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: through basement floor; exterior hose bibs; pipes in front crawl space; pipes run through exterior walls; insulate perimeter and piping; seal off/eliminate ventilation and add thermostatically controlled heated cables to piping/replace with PEX piping, etc

4C.01 Leak, water: laundry tub drain and hall bath sink drain. Recommendation: Repair or replace. This is a safety concern

4C.21 Copper piping/old shut offs seen in the basement with green/white staining may: have pin holes present/be leaking; have low corrosive PH in water; elevated lead level, etc. Recommendation: Test PH level and lead in water for health and replace where leaking for proper function

4C.21 Deterioration can and perhaps already has occurred (cut out in many areas) in copper piping that is in direct contact with concrete. This is an expense concern. Recommendation: Monitor and budget for future functionality or repair

1C.17 Sump pump: Not found and is always recommended to prevent possible water damage Sump Jet (use with public water only)/back-up generator or at least a battery back-up is recommended for sump pump during power outages

4A.12 Water heater is older, probably less efficient and at or near its average life expectancy. Recommendation: Monitor and budget/replace for functionality

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

4A.20 Plumbing comparative rating: apparently poor

Amateur work: A licensed plumber should re-inspect and correct as needed

***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: Repair to current standards and test ALL gfci's at least monthly for function and safety)
AFCI "Arc fault" receptacles are recommended for all non-gfci circuits and should be tested monthly for safety

Disconnect box condition: fairly good

[5C.67](#) Disconnect box access and light: fair

Concerns: Electrical 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 belongings;

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

[5A.00](#) FPE "Stab-Loc" panel boxes tend to be unreliable/unsafe, especially if made before 1985. This is a safety concern. Evaluation by an electrician is recommended/replacement prior to contractual obligation. This is an expense concern

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

[5C.77](#) Lighting not working on the right side inside and out (bulb, wiring, fixture, switch problem). Recommendation: Repair or replace as needed. This is a safety concern

[5C.59](#) **Receptacle/wiring water damaged in the basement at the front. Recommendation: Replace. This is a safety concern**

[5C.59](#) Receptacle apparently dead and missing cover plate outside at the rear. Recommendation: Replace. This is a safety concern

[5C.64](#) Receptacles: painted many areas. This is a safety and function concern. Recommendation: Replace

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

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

Factors that limited the thoroughness of this cursory HVAC examination: typical; humidifier, heat exchanger, shut offs, smoke/c/o detectors, conditioned air sizing, propane tanks, underground tanks etc. are not assessed at cursory inspections; too cool outdoors to assess cooling systems; assess when warm enough (must be at least 65 degrees for 12 hours prior to safely starting unit otherwise refrigerant and oil can mix/damage may occur); 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

[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

Siding debris found all around exterior may contain asbestos. This is a health concern. Sampling by an asbestos inspector was recommended and lab results are pending

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

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 advised now and annually. Contact 973-539-0715 to schedule prior to contractual obligation. This is a health, safety & expense concern

Ducts (especially returns) and blower compartment are 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

[6C.01](#) Filter not snug. This is a health concern. Repair is recommended

[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 but dirty

Mechanical licensee should re-inspect and correct the above items for safety, efficiency, and longevity both now and annually. Strongly consider an annual contract with a utility or heating company as well

[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; very cluttered in the garage and in the basement (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

[7P](#) Paint on many surfaces appears to be recent and may be concealing structural cracking, mold, insect damage, rot, moisture damage, etc. Recommendation: Monitor for functionality

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

[9I](#) Mice, bee, 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. Contact a Pest Control Operator for a pest assessment

Damaged/moldy wallboard in the basement at the front should be tested, then remediated for health (gut as needed). This affects habitability

[7C.13](#) Ceiling/wall stains, patches and cut out sheet rock at many areas likely indicate previous moisture/leaking/burst piping/flooding. Stains are presently dry according to moisture meter. Open up ceiling to assess/consult seller for explanation and monitor for future activity

[2C.23](#) Sheathing stains in the attic are presently dry according to moisture meter (leaking?). Obtain receipt from licensed repair contractor to determine when, how and to what extent damage had occurred and how repaired otherwise issue will likely continue in the future

[7A.20](#) Interior comparative rating: apparently fair

Unprofessional or amateur workmanship may be a tell-tale sign of what may be present but not visible therefore may increase risk

Deferred maintenance throughout may result in less efficiency, shorter lasting components, more repairs, increased costs, etc

Unfinished/incomplete and under construction areas and work are and were not assessed. Complete work and assess prior to your contractual obligation

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.

[8A.00](#) Tile

[9D](#) Ventilation between ceiling and roof includes: gable vent; the best ventilation consists of soffit and ridge vents. Repair is recommended

[9D](#) Predominant ceiling/attic vapor retarder: oil-impregnated paper-type

[9D](#) Predominant basement vapor retarder: oil-impregnated paper-type

[9D](#) Predominant crawl space vapor retarder: oil-faced

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

[4C.36](#) Dishwasher air gap device not seen (no longer required in most communities if the drain hose rises high under the counter). Repair is recommended to prevent water drain from backing up into clean dishes

[8C.07](#) Dishwasher not secured/leveled. 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
Excessive lint very possible in dryer discharge piping. Repair is recommended now and periodically to prevent a possible fire

[8C.09](#) **Dryer not producing heat. Recommendation: Repair or replace**

[8C.13](#) Oven/range anti tip device not able to be seen (potential scald, burn, crush hazard). Repair is recommended

[8C.14](#) Refrigerator: ice maker not operational and water dispenser poorly plumbed.
Recommendation: Repair or replace

[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)

[8C.17](#) **Washing machine rusted through and duct taped. Recommendation: Replace**

[8C.02](#) Cabinetry doors and drawers cannot open properly especially around oven. This is amateur or unprofessional work. A specialist should reinspect the entire system and correct other unprofessional work that may be found. Repair is recommended

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

Filters and hood grease laden for kitchen exhaust fan. Recommendation: Replace for function and safety

[5C.36](#) Attic vent fan not wired and not working. Recommendation: Repair

[3C.33](#) Vent, ridge: Missing. Repair is recommended and add soffit ventilation as well for proper function

[1C.03](#) Condensation/excess humidity/indoor air quality concerns: Typical humidifier found; moisture meter indicates excessive moisture; mold-like substance seen; peeling exterior paint; rot; stains visible in basement and in exterior walls

Mold/air: Environmental tests recommended. Call 973-539-0715 for testing prior to sale. This is a health concern (declined)

[9D.20](#) Ventilation comparative rating: soffit and ridge vents provide the best ventilation. Repair is recommended apparently poor

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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): 1978; AS INDICATED BY DATE OF ELECTRICAL INSPECTION;AS REPORTED BY REAL ESTATE AGENT OR LISTING INFORMATION;

PREDOMINANT FOUNDATION TYPE:SLAB BELOW GRADE;

1G.15 PREDOMINANT FOUNDATION ANCHORS:BOLTS.

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:ADDITIONRENOVATION;

ALSO:9H GARAGE, ATTACHED;

LEVELS OR STORIES (FLOORS):2

[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:CEMENT ASBESTOS???
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;
METAL;GUARDRAILS/HANDRAILS;STAIRS/STEPS;

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

[3A.00](#) WEATHER:CLEAR, ABOUT (DEGREES F):30.

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

ROOF ASSESSED: EXTERIOR FROM GROUND LEVEL;EXTERIOR WITH
BINOCULARS;UNDERSIDE WHILE IN ATTIC;ATTICASSESSED
WHILE IN ATTIC;

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

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

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

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

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

[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 75-GAL. 15 years old according to seller but
appears older

ALSO:SUPPORTS; FIXTURES; FAUCETS;[5C.79](#) WATER PIPE INSULATION FOUND (but
may conceal active leaking—not able to be fully assessed);[5C.79](#) WATER
PIPE INSULATION NOT SEEN AND MORE IS NEEDED;[4A.00](#) HOSE
BIB DRY OR SHUT OFF[4A.00](#) HOSE BIB WORKING;
GAS PIPING:BLACK 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:UNDERGROUND 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: [5W](#) COPPER 120-VOLT CIRCUITS;

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

[5A.05](#) GROUND WIRE CONNECTED TO: PLUMBING PIPE (WATER);

ALSO (REPRESENTATIVE SAMPLES OF LIGHTING FIXTURES,

RECEPTACLES/SWITCHES WERE TESTED); [5A.08](#) GROUNDING-TYPE (3-HOLE) RECEPTACLES; [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.05](#) FURNACE, LOW-VELOCITY FORCED-AIR incl. BLOWER; FILTER; DUCTS; SUPPORTS; REGISTERS; [6A.07](#) UPDRAFT; 150,000 BTUs; 2014;

[6H](#) CENTRAL AIR CONDITIONER (COOLING ADEQUACY AND UNIFORMITY NOT ASSESSED): ELECTRIC FUELED SPLIT SYSTEM (WITH SEPARATE OUTDOOR AND INDOOR UNITS); 3 1/2 tons, 2015

***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; PANELING;

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

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

[9E.01](#) INSULATION OF UNFINISHED AREAS: FIBERGLASS INSULATION FOUND ON FOUNDATION WALL; 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 (APPARENTLY 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 ┌=====┐