

POLO & ASSOCIATES HOME INSPECTIONS, LLC

"THE PROFESSIONAL VALUE DIFFERENCE"

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*Survey Abstract (*Summary of Concerns*)

Concerns: Structure

[1C.47](#) Columns for deck not plumb (leaning more than 1" in 8"), damaged can impose an improper load below. Repair is recommended for structural integrity



[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; diagonal cracks in interior walls denotes structural settling; repair wall properly, adjust door if needed and monitor for future movement/cracking; floors uneven/not level; sag/creep likely; sag/settling/shrinkage/partitions offset from structure below likely

[1C.59](#) Light/substandard cantilevered framing is typical of this age and style for rear balcony. Repair is recommended as needed for structural integrity for 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; water damage found around well equipment and under kitchen area in the basement (consult seller as to why/obtain contractors repair receipt); efflorescence; moisture penetration likely from outside through foundation wall at the front; stains visible in basement



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

Concerns: Exterior

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

Balusters (all) should be doubled screwed both top and bottom on railings for safety. Repair is recommended



2C.03 Guardrails (all): Sphere of 4" diameter could pass through balusters. Repair is recommended with smaller openings for safety

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

1C.16 Deck/ledger boards' attachments to house is inadequate in areas. Bolt to dwelling every 24" for structural stability. This is a safety concern



Deck settling/built out of level towards the garage. Column(s) may not have adequate or ample footings. Contact town for permits and repair as needed for structural integrity and safety



Deck sagging in the center (long span) and beneath guardrail (near stairs). Add bridging at center span. Repair is recommended for structural integrity. This is a safety concern



Decking/railings have many nail pops. Replace with screws is recommended. This is a safety concern

[1C.16](#) Deck cross-bracing recommended to minimize lateral and column movement. This is a safety concern

[1C.07](#) Decking/guardrails: Wood is deteriorating/splintering/splitting in areas. Recommendation: Replace as needed. This is a safety concern



Kick out flashing is needed at all wall and roof intersections to prevent water damage especially on the left side to prevent leaking

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

[1S.16](#) Slabs possible trip hazards, settling, pitched to home on the right side and at the rear. This is a safety concern. Recommendation: Repair or replace



2C.12 Stucco siding/manufactured stone siding/brick veneer siding especially without weep holes: Studies have found water, rot, mold, termite, structural, etc. damage in wood structures covered by this siding. Siding must remain impervious to the elements! Evaluation by an invasive testing specialist is always recommended to determine if hidden/latent damage is present. This is an expense concern. Confirm Homeowners' Insurance will cover these sidings prior to contractual obligation

Weep holes are recommended in brick veneer to drain out moisture that may build up behind siding

Barrier/weep screed drainage is needed for stucco between framing and foundation to eliminate water build up inside walls

Weep screed must be installed at least 4" above earth or 2" above impervious grading surface to prevent moisture build up and damage in walls

2C.12 Stucco cracks must all be sealed to prevent water intrusion, insect damage, rot, mold growth, etc. Evaluation by an invasive testing specialist is recommended to assess hidden areas (inside walls, etc.)

Stairs must be supported by stable solid slab to prevent settling at the rear. This is a safety concern. Recommendation: Repair or replace

1D Grading/drainage: Improve then maintain (remove mulch) to minimize water intrusion, settling, hydrostatic pressure, termite/ant infestations, mold, rot, etc. all around dwelling; especially at front of house; at left side of house; add high density clay/flatwork (concrete, pavers, etc.) pitched away to minimize water intrusion, settling, etc; French drain (partial at front and right) has been added apparently due to water intrusion (drain functionality is unknown). Obtain warranty and receipt from installing contractor; remove excessive dog waste on property to eliminate possible health concerns

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

1C.06 Windows/slider rotting in areas. Recommendation: Replace. This is a safety concern. This is an expense concern





[1C.41](#) Cellulose (wood pile) near house (may attract termites). Remove and assess

[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 (filled, caulked, painted over, etc.), trim components, windows, sliders, basement doors, etc. Recommendation: Repair or replace

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

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](#) 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 recommended (especially with steep pitches, valleys, etc.) to prevent heavy rains from caroming over gutters into basement

Kick out flashing is recommended to divert water away from home and into gutter to prevent water damage on the left side

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)



[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

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 fair where seen (remove moss to fully assess)

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 in the upstairs bathroom sink on the right side. Repair is recommended



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)

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

1C.17 Sump pump: Working? Restricted and not able to be tested. Test prior to contractual obligation

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

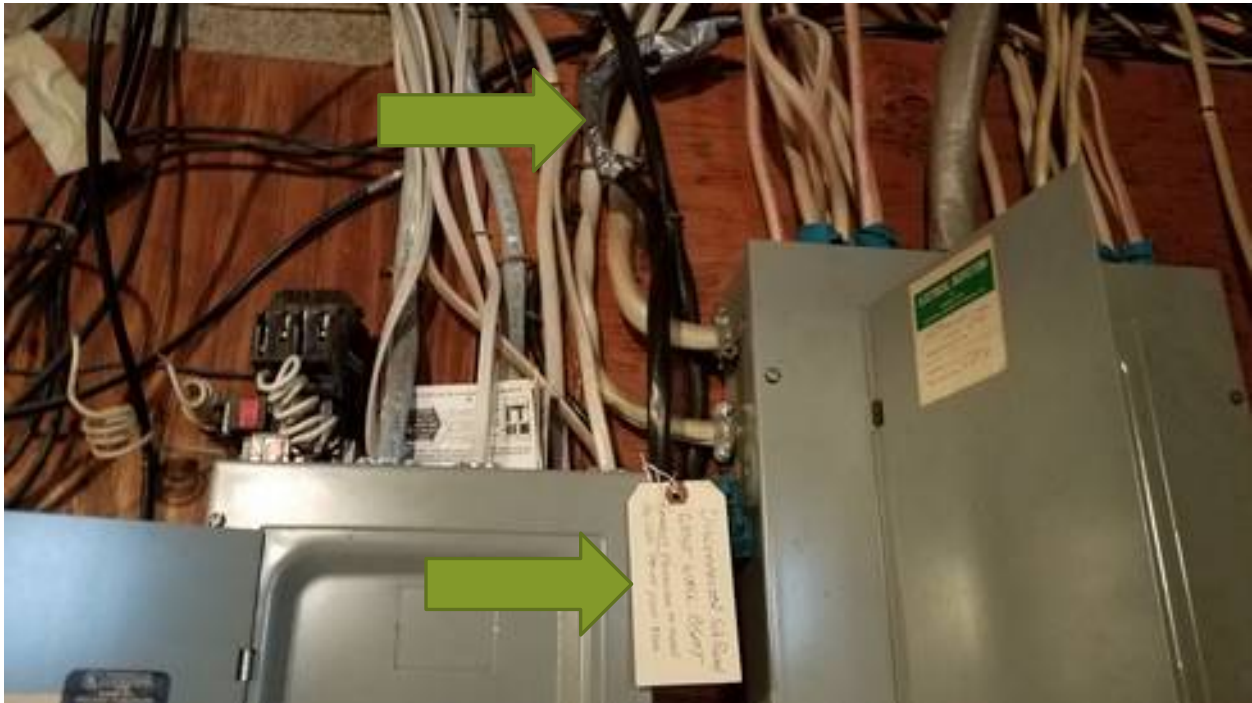
4C.02 TPR valve discharging from water heater (at least 210 degrees?). Immediate evaluation by a licensed plumber is recommended. This is a safety concern



- [4A.00](#) Access for whirlpool not found. 12"x12" at a minimum opening is needed. Repair is recommended depending on location of pump
Whirlpool jets, safeties were appropriate no leaks were seen and access panel was found and removed for a limited inspection
- [4A.20](#) Plumbing comparative rating: apparently fairly good

Concerns: Electrical

- [5C.67](#) Labels and an accurate is legend recommended for ALL panel/sub-panel box circuits. This is a safety concern
- [5C.46](#) Sub-Feeder panel box grounds & neutrals are not separated and should be for proper function and safety
- [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.11](#) Many circuit breakers/sub panel found in "off" position not fully wired/taped up wires are not turned on therefore cannot be assessed. This is a safety concern (repair/assess off breakers/circuits prior to sale). Evaluation by an electrician is recommended for all "off" unfinished electrical



**GFI not able to be reset, "line" and "load" may be reversed in the basement ceiling.
Recommendation: Repair. This is a safety concern**



[5C.40](#) GFI not recommended: Phantom tripping may be likely for sump pump. Repair is recommended

[5C.59](#) Receptacles apparently dead here and there (breakers off? Unfinished wiring?). Evaluation by an electrician is recommended. This is a safety concern

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

Unfinished, unprofessional? Electrician should re-inspect, correct, and finish work

Concerns: Heating and Air Conditioning

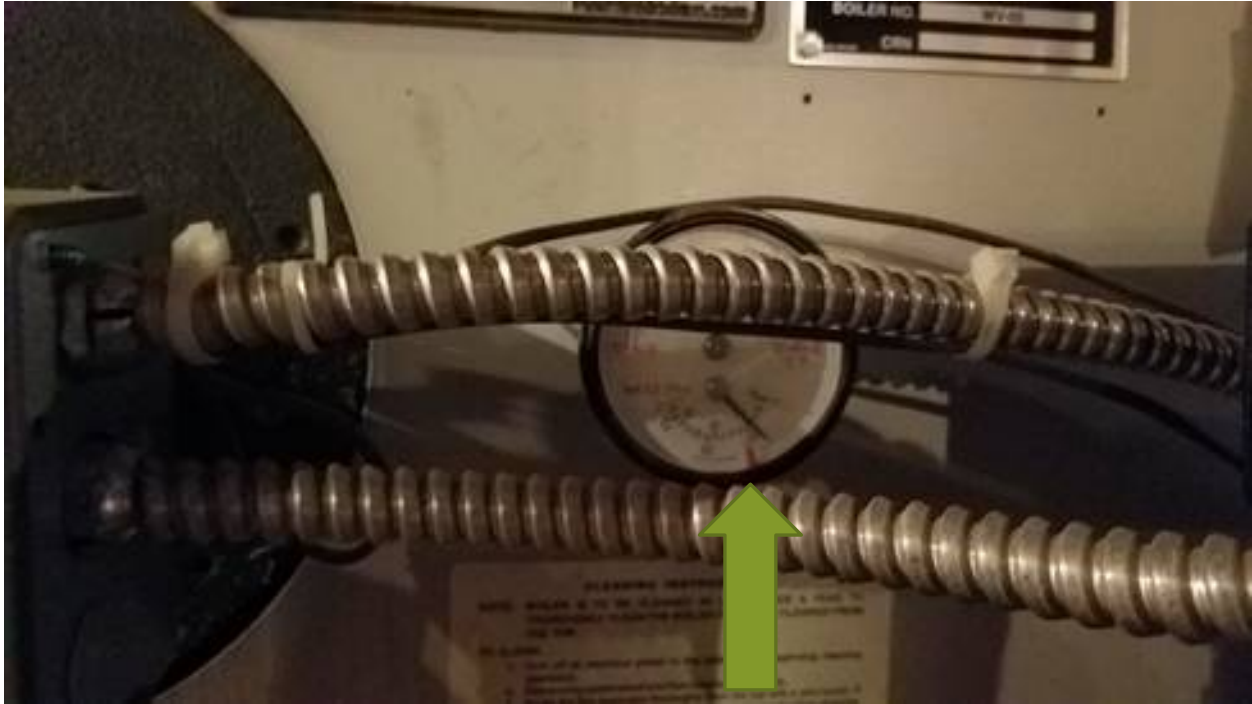
Boiler expansion tank appears water logged and pressure is high. Replacement is recommended ASAP



Pressure relief valve is discharging on boiler. Immediate evaluation by a heating contractor is needed. This is a safety concern



[6C.44](#) Water pressure way too high for boiler (over 50#/sq.") . This is an immediate safety concern. Evaluation by a heating contractor is needed



[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

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

[6C.06](#) A.C. condensate piping in the attic should be insulated to prevent sweating/freezing damage

[6C.06](#) Auxiliary discharge pipe needed for condensate systems in the basement and upper unit in the attic

[6C.06](#) Drip trays recommended for condensate systems in the basement and upper unit in the attic
Main and auxiliary condensate lines must be separated to prevent clogging/water damage for proper function in the attic



- [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
- [6W](#) Fireplace(s)/Woodstove: 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: 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 fair
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

Door split in the bedroom at the rear. Recommendation: Replace

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

Fire doors need weather stripping in garage for fire and carbon monoxide safety. Repair is recommended

[7C.17](#) Seals cracked (saturated desiccant strip?) on thermal insulating glass is allowing moisture between glass. Replace for proper function for rear sliders in the kitchen and upstairs



[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

[7C.13](#) Ceiling stains indicate previous moisture/leaking beneath kitchen area into basement. Stains are presently dry according to moisture meter. Consult seller for explanation and monitor for future activity

[1C.54](#) Angle bay/bow windows pitched/tipping out and may not be properly supported to structure especially at the front. Repair is recommended. This is a safety concern



[7C.17](#) Stuck/binding original, wooden, casement windows. Repair is recommended as needed here and there



[7A.20](#) Interior comparative rating: apparently fairly good
Check with town (request & obtain OPRA report) to confirm that ALL opened AND closed permits exist that were needed for your safety and liability (back taxes, fees, etc.) prior to your contractual obligation
Consult with sellers as to repairs that were performed (obtain ALL contractors' receipts, contact repair contractors, etc.), applicable warranties/guarantees, etc
Obtain C.L.U.E. Report online (home insurance LOSS history for dwelling) for ANY loss claims in the homes' history prior to contractual obligation

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

[8C.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

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

[9E.20](#) Insulation comparative rating: fairly good-r-24-30

[1C.03](#) Condensation/excess humidity/indoor air quality concerns: Typical French drain 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; dehumidifiers; mold-like substance seen; stains visible in basement by well equipment

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

[9D.20](#) Ventilation comparative rating: add soffit area vents to increase heating efficiency and decrease mold, rot, ice damming, etc apparently fair

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

This report was produced for the property at [REDACTED] in Sparta, 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? Disclosure was seen but clients did not attend the inspection.

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; no attic access/ assessment for cathedral ceiling areas (assess prior to contractual obligation to assess condition or what is and isn't present); belongings; very cluttered in the basement, in the attic 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.47](#) Columns for deck not plumb (leaning more than 1" in 8"), damaged will impose an improper load below. Repair is recommended for structural integrity

[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; diagonal cracks in interior walls denotes structural settling; repair wall properly, adjust door if needed and monitor for future movement/cracking; floors uneven/not level; sag/creep likely; sag/settling/shrinkage/partitions offset from structure below likely

[1C.59](#) Light/substandard cantilevered framing is typical of this age and style for rear balcony. Repair is recommended as needed for structural integrity for 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; water damage found around well equipment and under kitchen area in the basement (consult seller as to why/obtain contractors repair receipt); efflorescence; moisture penetration likely from outside through foundation wall at the front; stains visible in basement

[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; retaining walls, are not part of the Standards of Practice therefore are not inspected or reported on; deck—access to underside is limited towards garage (improved access recommended prior to contractual obligation for full assessment); 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 doors safeties: reversing with moderate force

[7C.09](#) Garage door safety: reversing with "electric eye" photocell laser sensor on the right side

Concerns: Exterior

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

Balusters (all) should be doubled screwed both top and bottom on railings for safety. Repair is recommended

2C.03 Guardrails (all): Sphere of 4" diameter could pass through balusters. Repair is recommended with smaller openings for safety

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

1C.16 Deck/ledger boards' attachments to house is inadequate in areas. Bolt to dwelling every 24" for structural stability. This is a safety concern

Deck settling/built out of level towards the garage. Column(s) may not have adequate or ample footings. Contact town for permits and repair as needed for structural integrity and safety

Deck sagging in the center (long span) and beneath guardrail (near stairs). Add bridging at center span. Repair is recommended for structural integrity. This is a safety concern

Decking/railings have many nail pops. Replace with screws is recommended. This is a safety concern

1C.16 Deck cross-bracing recommended to minimize lateral and column movement. This is a safety concern

1C.07 Decking/guardrails: Wood is deteriorating/splintering/splitting in areas. Recommendation: Replace as needed. This is a safety concern

Kick out flashing is needed at all wall and roof intersections to prevent water damage especially on the left side to prevent leaking

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

1S.16 Slabs possible trip hazards, settling, pitched to home on the right side and at the rear. This is a safety concern. Recommendation: Repair or replace

2C.12 Stucco siding/manufactured stone siding/brick veneer siding especially without weep holes: Studies have found water, rot, mold, termite, structural, etc. damage in wood structures covered by this siding. Siding must remain impervious to the elements! Evaluation by an invasive testing specialist is always recommended to determine if hidden/latent damage is present. This is an expense concern. Confirm Homeowners' Insurance will cover these sidings prior to contractual obligation

Weep holes are recommended in brick veneer to drain out moisture that may build up behind siding

Barrier/weep screed drainage is needed for stucco between framing and foundation to eliminate water build up inside walls

Weep screed must be installed at least 4" above earth or 2" above impervious grading surface to prevent moisture build up and damage in walls

2C.12 Stucco cracks must all be sealed to prevent water intrusion, insect damage, rot, mold growth, etc. Evaluation by an invasive testing specialist is recommended to assess hidden areas (inside walls, etc.)

Stairs must be supported by stable solid slab to prevent settling at the rear. This is a safety concern. Recommendation: Repair or replace

- [1D](#) Grading/drainage: Improve then maintain (remove mulch) to minimize water intrusion, settling, hydrostatic pressure, termite/ant infestations, mold, rot, etc. all around dwelling; especially at front of house; at left side of house; add high density clay/flatwork (concrete, pavers, etc.) pitched away to minimize water intrusion, settling, etc French drain (partial at front and right) has been added apparently due to water intrusion (drain functionality is unknown). Obtain warranty and receipt from installing contractor; remove excessive dog waste on property to eliminate possible health concerns
- [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**
- [1C.06](#) Windows/slider rotting in areas. Recommendation: Replace. This is a safety concern. This is an expense concern
- [1C.41](#) Cellulose (wood pile) near house (may attract termites). Remove and assess
- [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 (filled, caulked, painted over, etc.), trim components, windows, sliders, basement doors, etc. Recommendation: Repair or replace
- [2A.20](#) Exterior comparative rating: apparently fair
- 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: typical; high roof—details not able to be closely inspected at the rear (assess prior to contractual obligation); could damage older/cold roof or self; too high for ladder that exceeds industry standards; too mossy/brittle. This is a safety concern; too steep for safety

Good Features of Roof

Roof (10 years old) according to seller (obtain permit and receipt from licensed contractor to verify)

Concerns: Roof and Related

- [3C.06](#) Downspouts should extend further from house and terminate in open air to minimize water intrusion, settling, termite/pest infestation, etc
Commercial size gutters & downspouts are recommended (especially with steep pitches, valleys, etc.) to prevent heavy rains from caroming over gutters into basement
Kick out flashing is recommended to divert water away from home and into gutter to prevent water damage on the left side
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)
- [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
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 fair where seen (remove moss to fully assess)

***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, private well equipment, (consult with sellers regarding need and function of this), French drains, (unless otherwise stated) etc. is not assessed at these cursory inspections

Good Features of the Plumbing System

Mostly copper supply lines seen

- [4A.10](#) Functional drainage: fair (see septic contractors' report)
[4A.09](#) Functional flow: fairly good (well/equipment not tested, declined)

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 in the upstairs bathroom sink on the right side. Repair is recommended**
- [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)**
- [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
- [1C.17](#) Sump pump: Working? Restricted and not able to be tested. Test prior to contractual obligation
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
- [4C.02](#) **TPR valve discharging from water heater (at least 210 degrees?). Immediate evaluation by a licensed plumber is recommended. This is a safety concern**
- [4A.00](#) Access for whirlpool not found. 12"x12" at a minimum opening is needed. Repair is recommended depending on location of pump
Whirlpool jets, safeties were appropriate no leaks were seen and access panel was found and removed for a limited inspection
- [4A.20](#) Plumbing comparative rating: apparently fairly good

***Part 1 (E) ELECTRICAL**

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

Good Features of the Electrical System

- [5W](#) 120-volt branch circuits: copper seen
- [5A.12](#) GFI protection found for 120-volt receptacles (recommendation: 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: fairly good

Concerns: Electrical

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

[5C.46](#) Sub-Feeder panel box grounds & neutrals are not separated and should be for proper function and safety

[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.11](#) Many circuit breakers/sub panel found in "off" position not fully wired/taped up wires are not turned on therefore cannot be assessed. This is a safety concern (repair/assess off breakers/circuits prior to sale). Evaluation by an electrician is recommended for all "off" unfinished electrical

GFI not able to be reset, "line" and "load" may be reversed in the basement ceiling.

Recommendation: Repair. This is a safety concern

[5C.40](#) GFI not recommended: Phantom tripping may be likely for sump pump. Repair is recommended

[5C.59](#) Receptacles apparently dead here and there (breakers off? Unfinished wiring?). Evaluation by an electrician is recommended. This is a safety concern

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

Unfinished, professional? Electrician should re-inspect, correct, and finish work

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

Factors that limited the thoroughness of this cursory HVAC examination: typical; dehumidifiers, all house vacuum, mantle/fireplace surrounds/fans, shut offs, smoke/c/o detectors, conditioned air sizing, propane tanks, underground tanks etc. are not assessed at cursory inspections; fireplace did not have a fire burning at the time of the inspection; 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

Boiler expansion tank appears water logged and pressure is high. Replacement is recommended ASAP

Pressure relief valve is discharging on boiler. Immediate evaluation by a heating contractor is needed. This is a safety concern

[6C.44](#) **Water pressure way too high for boiler (over 50#/sq.) . This is an immediate safety concern. Evaluation by a heating contractor is needed**

[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

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

[6C.06](#) A.C. condensate piping in the attic should be insulated to prevent sweating/freezing damage

[6C.06](#) Auxiliary discharge pipe needed for condensate systems in the basement and upper unit in the attic

[6C.06](#) Drip trays recommended for condensate systems in the basement and upper unit in the attic
Main and auxiliary condensate lines must be separated to prevent clogging/water damage for proper function in the attic

[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

[6W](#) Fireplace(s)/Woodstove: 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: 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 fair

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 basement, in the garage and in the attic (assess fully prior to contractual obligation)

Good Features of the Interior

[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

Door split in the bedroom at the rear. Recommendation: Replace

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

Fire doors need weather stripping in garage for fire and carbon monoxide safety. Repair is recommended

[7C.17](#) Seals cracked (saturated desiccate strip?) on thermal insulating glass is allowing moisture between glass. Replace for proper function for rear sliders in the kitchen and upstairs

[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

[7C.13](#) Ceiling stains indicate previous moisture/leaking beneath kitchen area into basement. Stains are presently dry according to moisture meter. Consult seller for explanation and monitor for future activity

[1C.54](#) Angle bay/bow windows pitched/tipping out and may not be properly supported to structure especially at the front. Repair is recommended. This is a safety concern

[7C.17](#) Stuck/binding original, wooden, casement windows. Repair is recommended as needed here and there

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

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

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

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

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

Factors that limited the thoroughness of this cursory examination: typical

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

8A.00 Tile

9D Ventilation between ceiling and roof includes: gable vent; all house fan; ridge vent; soffit area vents are needed to decrease rot, mold, ice damming, etc. and increase heating efficiency

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

9D Predominant basement vapor retarder: none seen

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

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

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

9E.20 Insulation comparative rating: fairly good-r-24-30

1C.03 Condensation/excess humidity/indoor air quality concerns: Typical French drain 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; dehumidifiers; mold-like substance seen; stains visible in basement by well equipment

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

9D.20 Ventilation comparative rating: add soffit area vents to increase heating efficiency and decrease mold, rot, ice damming, etc apparently fair

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*Ratings ("Good, Fair, Poor, And Apparently Operational") for this cursory (screening) survey:

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

┌=====┐ **END OF PART 1** ┌=====┐

*Part 2: Secondary (but important) Observations

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

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

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

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

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

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

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

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

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

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

*Part 2 (A): STRUCTURE

1G.00 HOUSE AGE (APPROXIMATE): 1981; AS INDICATED BY DATE OF ELECTRICAL INSPECTION;AS REPORTED BY REAL ESTATE AGENT OR LISTING INFORMATION;

PREDOMINANT FOUNDATION TYPE:BASEMENT STYLE;

1G.15 PREDOMINANT FOUNDATION ANCHORS:NOT OBSERVED.

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);

ALSO:9H GARAGE, ATTACHED;

LEVELS OR STORIES (FLOORS):3;

[1S](#) SITE:[1S.15](#) BODY OF WATER VERY CLOSE BY;[1S.05](#) HIGH WATER TABLE? UNDERGROUND SPRINGS? CHECK WITH TOWN.[1S.07](#) WOODED; 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;STONE;STUCCO;
ALSO:EAVES; SOFFITS; FASCIAS (OBSERVED FROM GROUND LEVEL); FLASHING; TRIM; ENTRY DOORS; A REPRESENTATIVE SAMPLE OF WINDOWS; VEGETATION, GRADING, DRAINAGE;DECK;DRIVEWAY (ENTRYWAY OR ADJACENT TO HOUSE);GARAGE AND GARAGE DOOR MATERIALS; PRESSBOARD;GUARDRAILS/HANDRAILS;STAIRS/STEPS;

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

[3A.00](#) WEATHER:CLEAR, ABOUT (DEGREES F):25.
PREDOMINANT TYPE & MATERIALS:[3A.01](#) GABLE;[3A.02](#) ASPHALT SHINGLES, ONE LAYER SEEN;
ROOF ASSESSED: EXTERIOR FROM GROUND LEVEL;EXTERIOR FROM WINDOWS NEAR ROOF;EXTERIOR WITH BINOCULARS;UNDERSIDE WHILE IN ATTIC;ATTICASSESSED FROM OPENING;ASSESSED WHILE IN ATTIC;

***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;
[4A.05](#) MAIN WATER CUT-OFF VALVE (NOT TESTED) LOCATED:IN BASEMENT.
[4A.06](#) PROBABLE WATER SUPPLY:PRIVATE—ACCORDING TO LISTING; COMPONENTS NOT INSPECTED. BUYER'S REP. DECLINED TESTING.
[4A.07](#) PROBABLE SEWAGE SYSTEM:PRIVATE—COMPONENTS NOT INSPECTED (INDEPENDENT SEPTIC CONTRACTOR)
[4A.08](#) ANY "S" TRAPS?NONE SEEN.
[4A.12](#) WATER HEATER (INCL. OPERATING & SAFETY CONTROLS):OIL (CHIMNEY, VENTILATION /VENTING /CLEARANCE TO COMBUSTIBLES),ABOUT 45-GAL. 2006?
ALSO:SUPPORTS; FIXTURES; FAUCETS;[5C.79](#) WATER PIPE INSULATION NOT SEEN AND NEEDED;[4A.00](#) HOSE BIB DRY OR SHUT OFF[4A.00](#) HOSE BIB WORKING;

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

[5A.00](#) SERVICE:200-AMP,
[5A.01](#) 120/240-VOLT;
[5W](#) SERVICE CONDUCTORS/CABLES:UNDERGROUND ALUMINUM;
[5A.02](#) MAIN DISCONNECT LOCATION:IN DISTRIBUTION BOX.BASEMENT FRONT WALL.COMPOSED OFBREAKER;
([5A.00](#))DISTRIBUTION PANEL, INCL. COMPONENT'S INSIDE THE BOX:SINGLE-BUS BREAKER BOX FOUND.

WITH SUB-FEEDER PANEL(S) LOCATED AS FOLLOWS:BASEMENT FRONT WALL;BASEMENT REAR WALL;

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

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

[5A.05](#) GROUND WIRE CONNECTED TO:UNKNOWN (NOT FOUND).

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):[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](#) OIL-FUELED[6A.01](#) BOILER, CIRCULATED HOT-WATERincl. CIRCULATOR; PIPES; SUPPORTS; 2006?[6A.17](#) ZONE CONTROLS;

[6H](#) CENTRAL AIR CONDITIONER (COOLING ADEQUACY AND UNIFORMITY NOT ASSESSED):ELECTRIC FUELED SPLIT SYSTEM (WITH SEPARATE OUTDOOR AND INDOOR UNITS); 8 tons, 2013

***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:CASEMENT;WOOD;

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

[9E.01](#) INSULATION OF UNFINISHED AREAS:NO INSULATION FOUND UNDER FLOOR OR 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;MICROWAVE (NOT TESTED);RANGE—ELECTRIC; GAS;RANGE WITH DOWNDRAFT EXHAUST FAN;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** └──────────┘