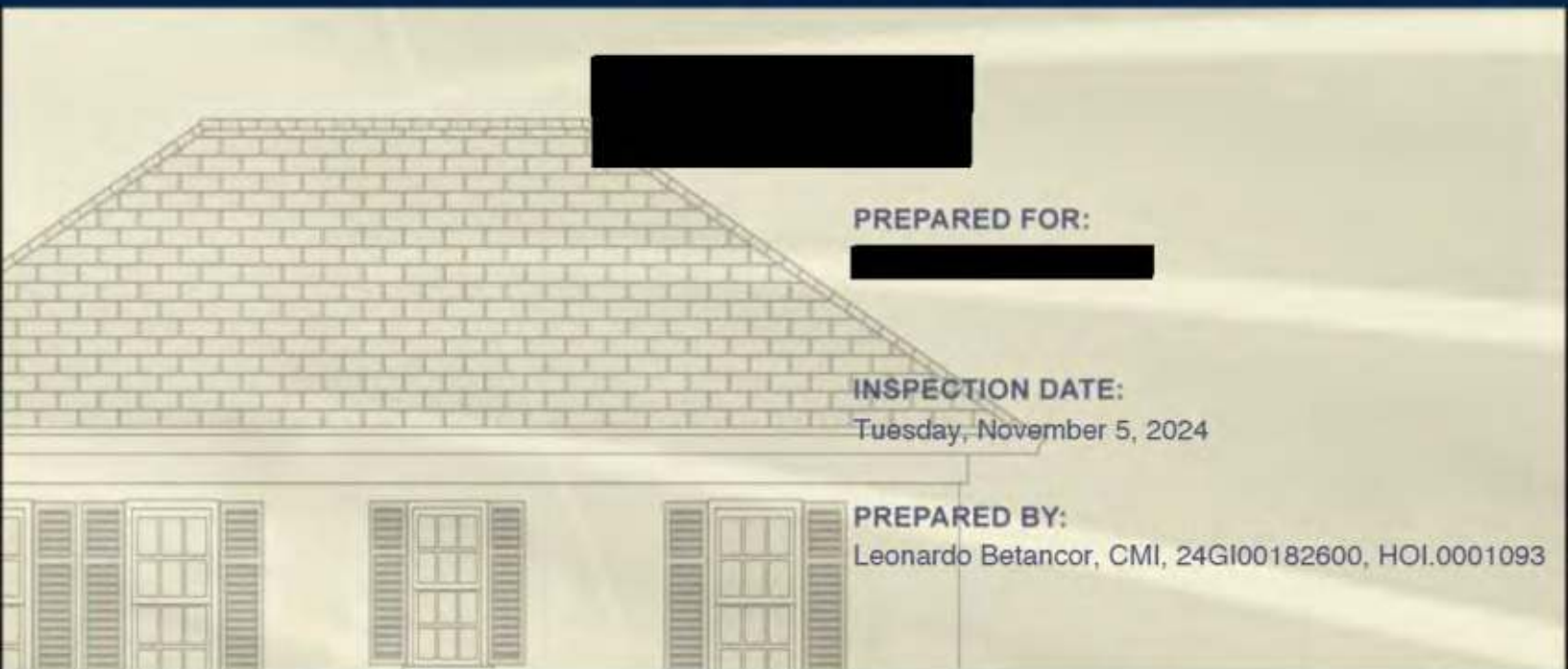




Your Inspection Report



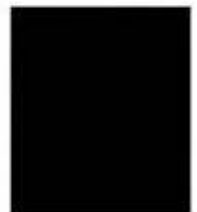
PREPARED FOR:

INSPECTION DATE:

Tuesday, November 5, 2024

PREPARED BY:

Leonardo Betancor, CMI, 24GI00182600, HOI.0001093



Smart Choice Inspections LLC
173 Ridge Road, Suite H1
Cedar Grove, NJ 07009

973.500.3233
Fax: 973.500.3233
www.makeasmartchoice.us
info@makeasmartchoice.us

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Structure

ROOF FRAMING \ Rafter/trusses

Condition: • Split or damage

Implication(s): Weakened structure | Chance of structural movement

Location: Attic Garage



1. Split or damage



2. Split or damage



3. Split or damage

ROOF FRAMING \ Sheathing (roof/attic)

Condition: • [Buckled](#)

Implication(s): Weakened structure | Chance of structural movement

Task: Further evaluation



4. Buckled

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Condition: • [Buckled](#)

Implication(s): Weakened structure | Chance of structural movement

Task: Further evaluation



5. Buckled



6. Buckled

Condition: • Damage

Implication(s): Chance of water damage to structure, finishes and contents | Weakened structure

Task: Further evaluation and repair



7. Damage



8. Damage

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Condition: • [Sagging](#)

Implication(s): Weakened structure | Chance of structural movement

Location: Rear Garage



9. Sagging



10. Sagging



11. Sagging

Electrical

SERVICE DROP AND SERVICE ENTRANCE \ Service drop

Condition: • [Branches / vines interfering with wires](#)

Implication(s): Damage to wire | Electric shock | Interruption of electrical service



12. Branches / vines interfering with wires

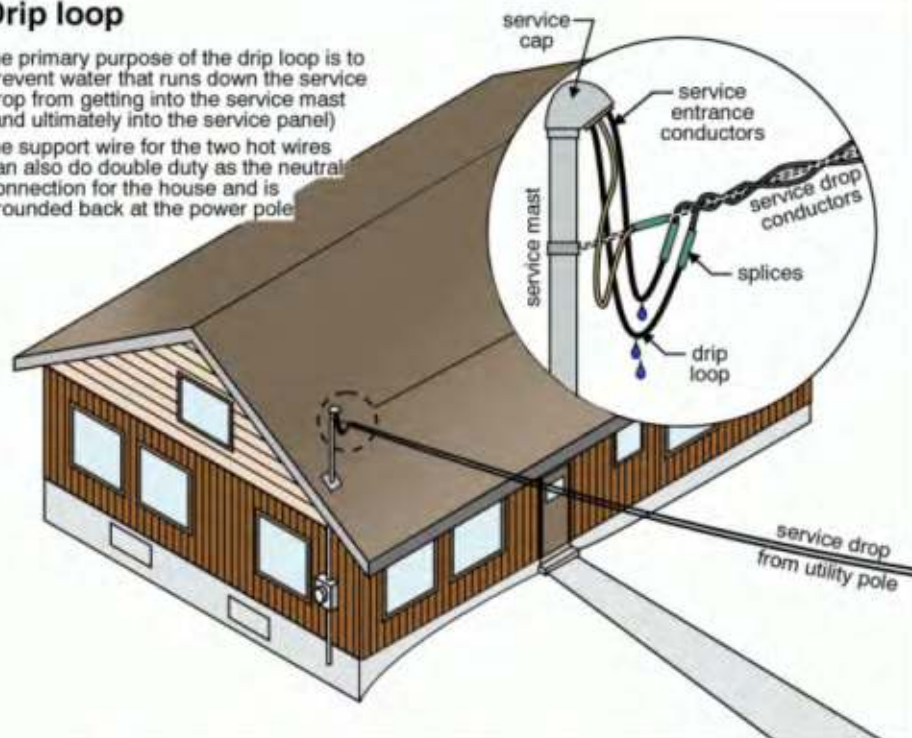
SERVICE DROP AND SERVICE ENTRANCE \ Service mast and conductors

Condition: • Poorly installed drip loop

Implication(s): Shock hazard or interruption of electrical service

Drip loop

the primary purpose of the drip loop is to prevent water that runs down the service drop from getting into the service mast (and ultimately into the service panel)
the support wire for the two hot wires can also do double duty as the neutral connection for the house and is grounded back at the power pole



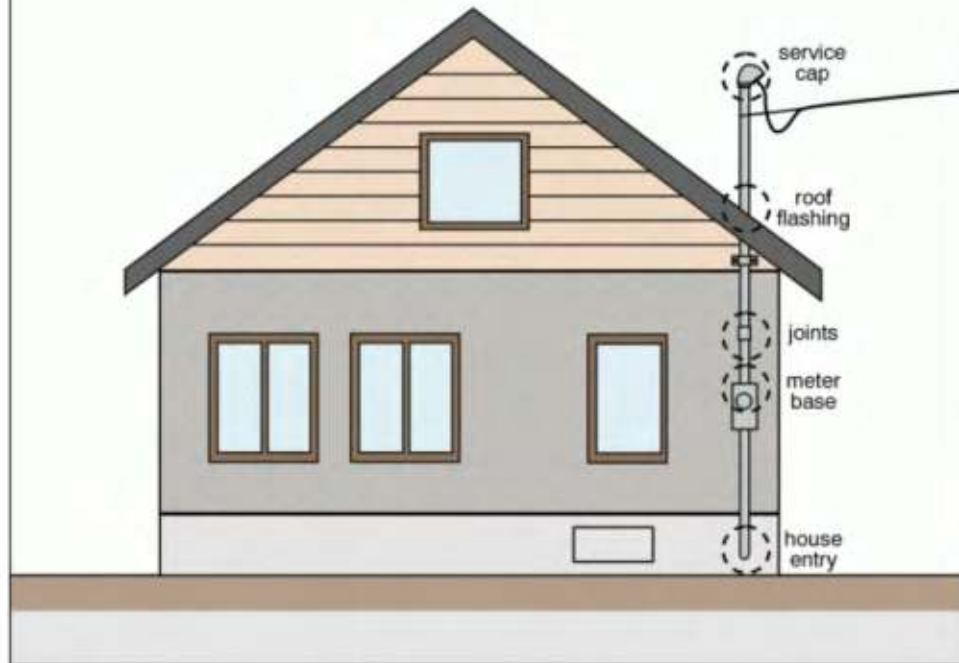
13. Poorly installed drip loop

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Rust or water in panel](#)

Implication(s): Electric shock | Fire hazard

Service entrance - areas of potential water entry



14. Rust or water in panel



15. Rust or water in panel



16. Rust or water in panel

DISTRIBUTION SYSTEM \ Outlets (receptacles)Condition: • Loose

Implication(s): Electric shock | Fire hazard

Location: Various



17. Loose



18. Loose

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19. Loose



20. Loose



21. Loose

Condition: • Loose connections

Implication(s): Electric shock, Fire hazard



22. Loose connections



23. Loose connections

Heating

FURNACE \ Ducts, registers and grilles

Condition: • [Dirty](#)

Debris from old vinyl flooring was found inside, possibly containing asbestos.

Implication(s): Increased heating and cooling costs | Reduced comfort



24. Dirty

GAS FURNACE \ Venting systemCondition: • [Rust, dirty, obstructed](#)

Implication(s): Equipment not operating properly | Hazardous combustion products entering home



25. Rust, dirty, obstructed



26. Rust, dirty, obstructed



27. Rust, dirty, obstructed

CHIMNEY AND VENT \ Masonry chimney vent connector

Condition: • [Abandoned openings for flue connections](#)

Recommend sealing opening properly

Implication(s): Hazardous combustion products entering home



28. Abandoned openings for flue connections

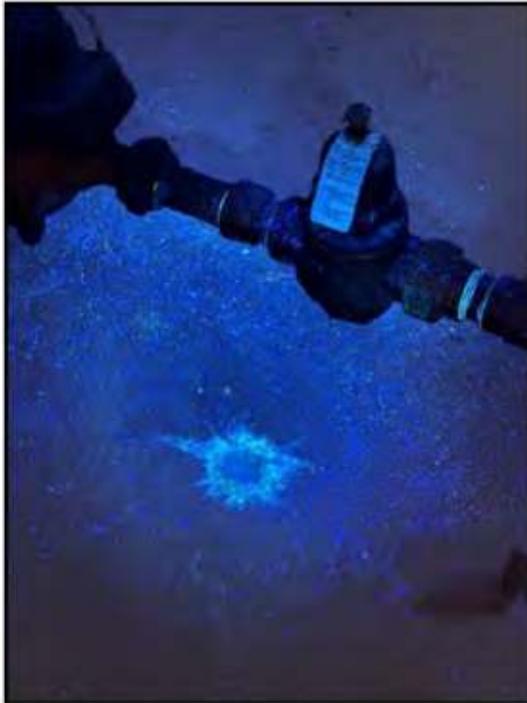
Plumbing

SUPPLY PLUMBING \ Water service pipe

Condition: • [Leak](#)

Implication(s): Chance of water damage to structure, finishes and contents | Damage to equipment

Location: Basement



29. Leak

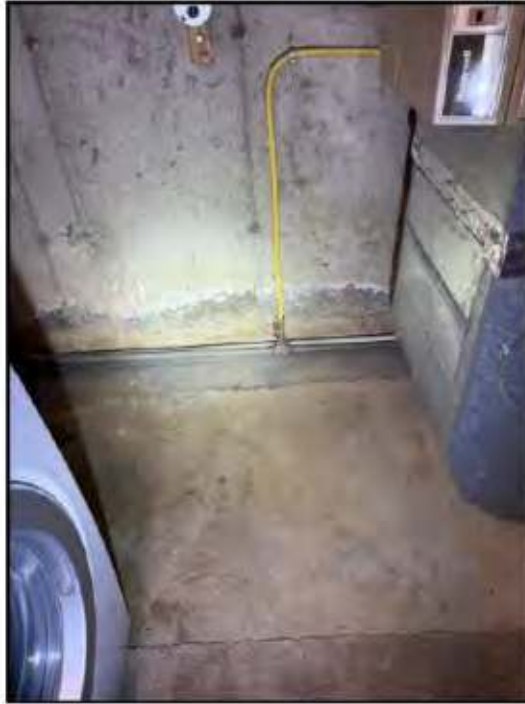


30. Leak

GAS SUPPLY \ Gas piping

Condition: • Piping not protected from corrosion

Location: Basement



31. Piping not protected from corrosion

WATER HEATER - GAS BURNER AND VENTING \ Venting system

Condition: • [Vent connector too small, too big for water heater](#)

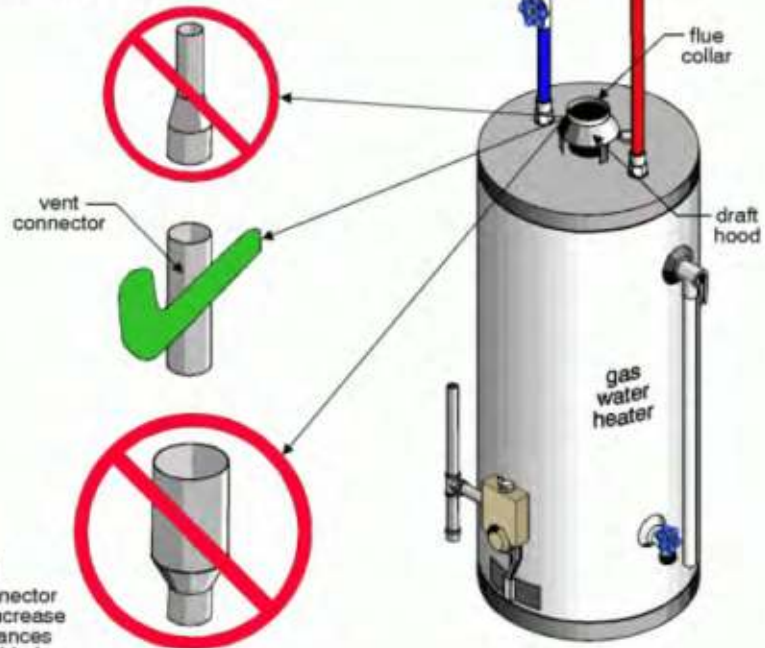
3 inch vent connector used on water heater

Implication(s): Equipment not operating properly | Hazardous combustion products entering home

Size of vent connector

the vent connector diameter should match the size of the flue collar

if the vent connector is too large or too small, condensation or spillage could result



32. Vent connector too small, too big for water...

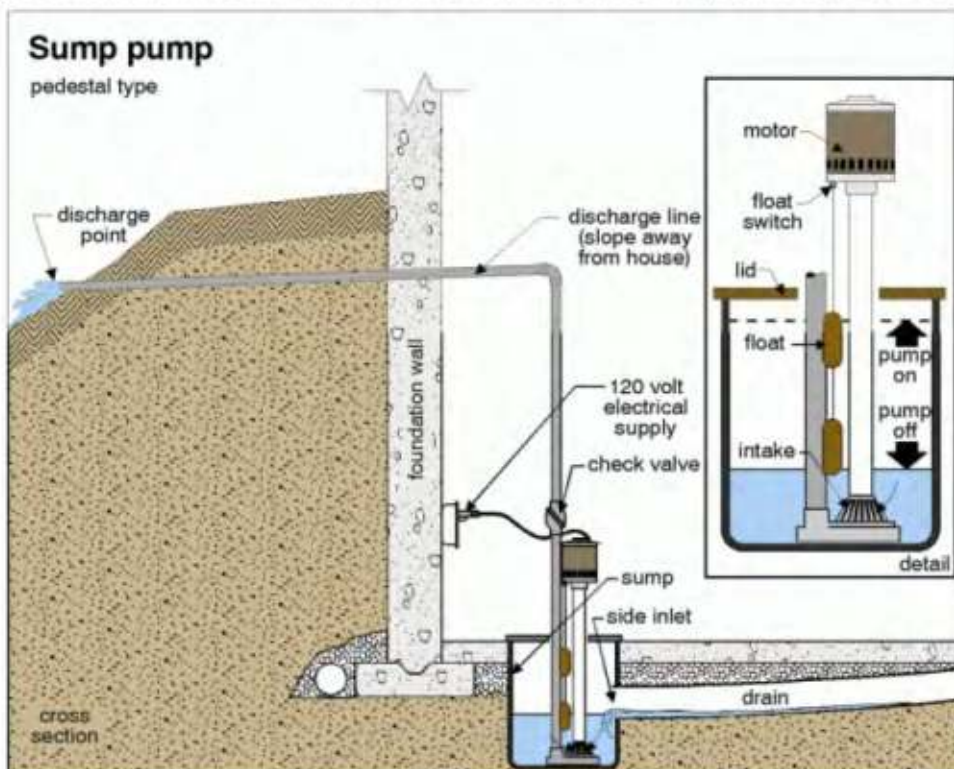
WASTE PLUMBING \ Sump pump

Condition: • Discharges into sewer

Sump pump is currently being discharged into sewage. This is not allowed by most municipalities, as there is the potential for city sewers to fill beyond their capacity. This, in turn, creates a heightened risk of water and sewage coming back up through your pipes and contaminating your home.

Implication(s): Chance of water damage to structure, finishes and contents

Task: Discharge pipe be routed towards the exterior and extended 10 feet away from the foundation.





33. Discharges into sewer

Condition: • Questionable installation

A section of chimney flue liner has been repurposed as a makeshift sump pump basin. This approach was sometimes used in the 1950s-1970s but is not as effective as a modern sump basin. The sump pump in this setup is intended to remove any water that rises from the water table beneath the slab, helping to reduce water pressure under the foundation. It appears that a French drain may have been installed along portions of the basement perimeter (although we cannot confirm if perforated pipe is present, as it is not visible), but it does not connect to this sump basin, which limits the drainage system's effectiveness.

For optimal performance, it is recommended to replace this flue liner with a properly sized polyethylene basin (16x22 inches) and connect it directly to the French drain piping. This setup would improve water collection and ensure efficient drainage. Additionally, the sump pump discharge should be directed to an exterior point at least 6-10 feet away from the home, rather than into the sewer system, to prevent rainwater from overloading the sewer infrastructure.

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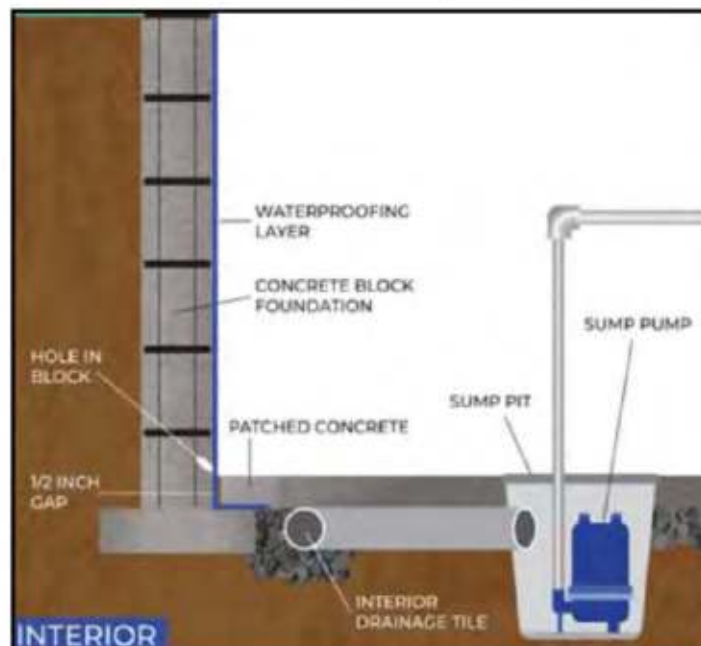
REFERENCE



34. Questionable installation



35. Questionable installation



36. Questionable installation

Condition: • Sump pump emergency backup system is highly recommended

FIXTURES AND FAUCETS \ Faucet

Condition: • Loose shower valves/mixer piping

Over time, even well-secured plumbing components can loosen, emphasizing the importance of proper installation and regular maintenance. The plumbing should have been properly secured before the wall covering was installed. Continuous movement of unsecured plumbing can loosen or damage components, increasing the risk of a hidden leak that could go unnoticed until significant damage occurs. If not addressed, this can lead to water damage, mold growth, and costly repairs, compromising the integrity of the structure and surrounding materials, whether behind tile or plastic surrounds.

Implication(s): Chance of water damage to structure, finishes and contents. Equipment failure.

Location: Second Floor Bathroom



37. Loose shower valves/mixer piping

Interior

WINDOWS \ Means of egress/escape

Condition: • Ineffective

Egress windows requirements:

- (1) minimum egress window per bedroom
- It must provide an unobstructed opening with a minimum area of 5.7 sq. ft. (This requirement drops to 5 sq. ft. for grade floor or below grade openings).
- The height of the clear opening must be at least 24" and the width must be at least 20".
- The sill height must not be more than 44" above the floor.
- If the sill height is below grade, the window must have a window well.
- If required, the window well must be at least 9 sq. ft. in an area with a horizontal projection and a width of at least 36" each.

- Window wells deeper than 44" must have permanent steps or a ladder that do not impede the opening of the window.

Location: Most Bedrooms



38. Ineffective



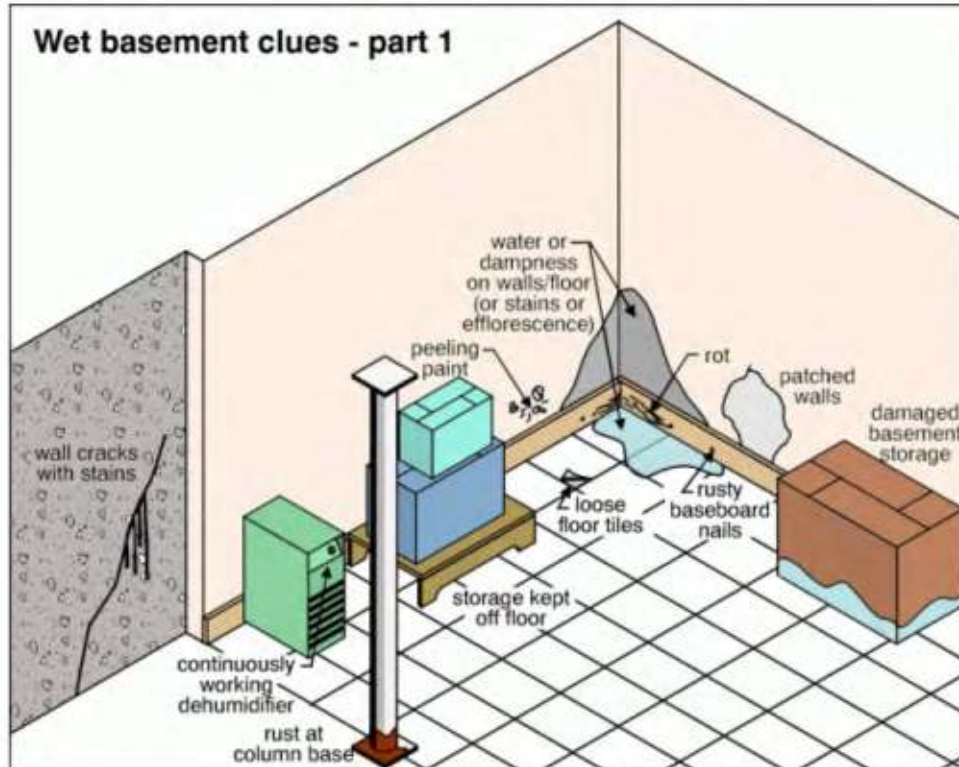
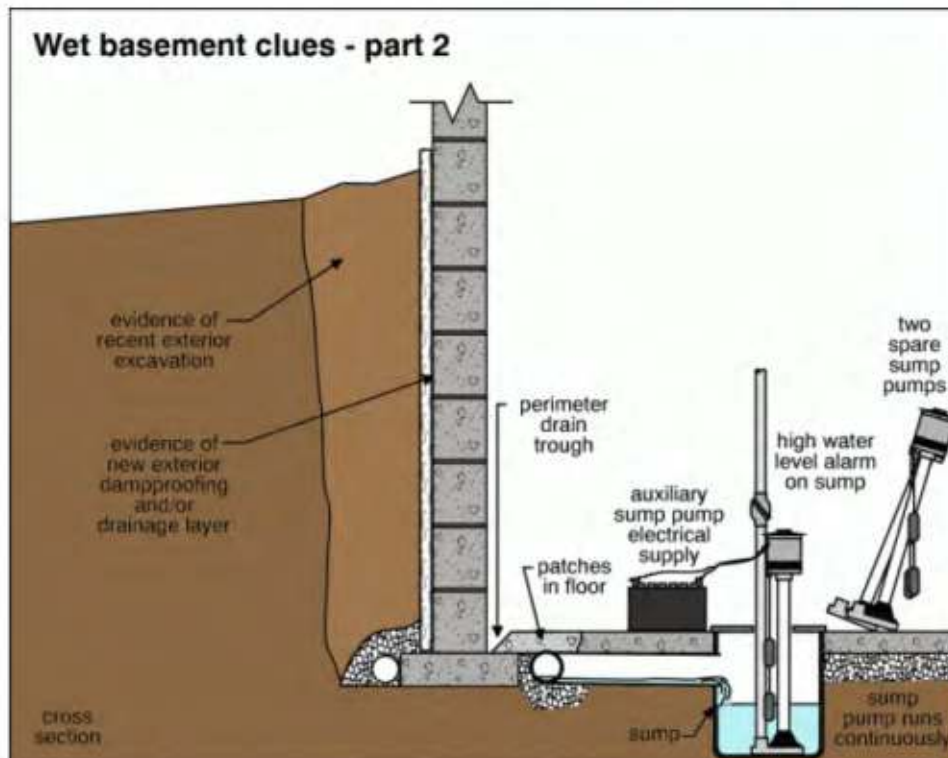
39. Ineffective



40. Ineffective

BASEMENT \ Wet basement - evidenceCondition: • [Efflorescence](#)

Implication(s): Chance of water damage to structure, finishes and contents

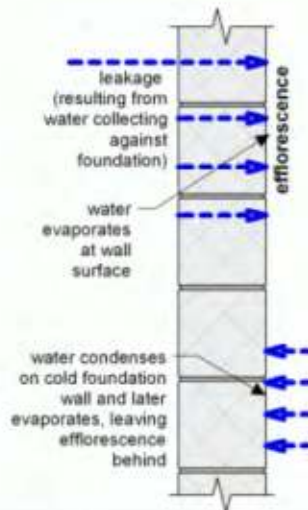
Wet basement clues - part 1**Wet basement clues - part 2**

Basement leakage clues - efflorescence

efflorescence is a powdery, white substance that appears when water with dissolved minerals evaporates



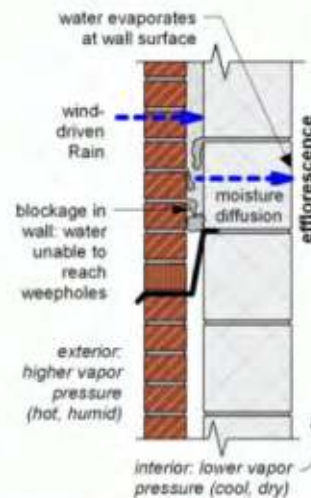
efflorescence may form because of water on the surface of the wall, either from leaks or from condensation, for example:



efflorescence may also form because of moisture diffusion through a wall

concrete and clay are not water-tight

for example:



41. Efflorescence



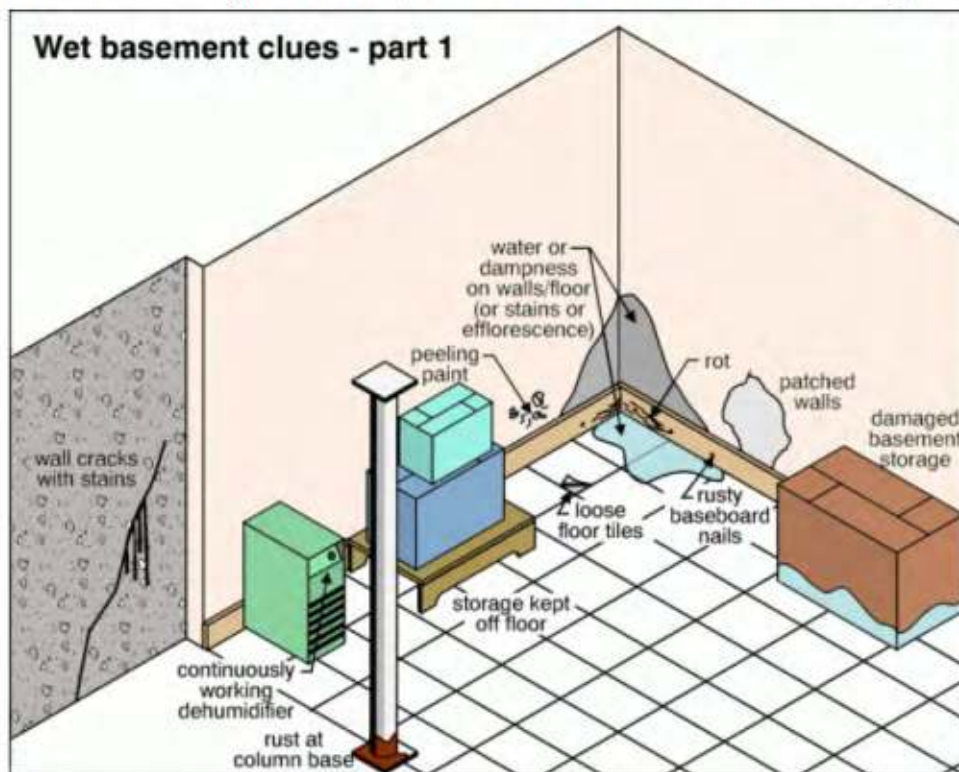
42. Efflorescence



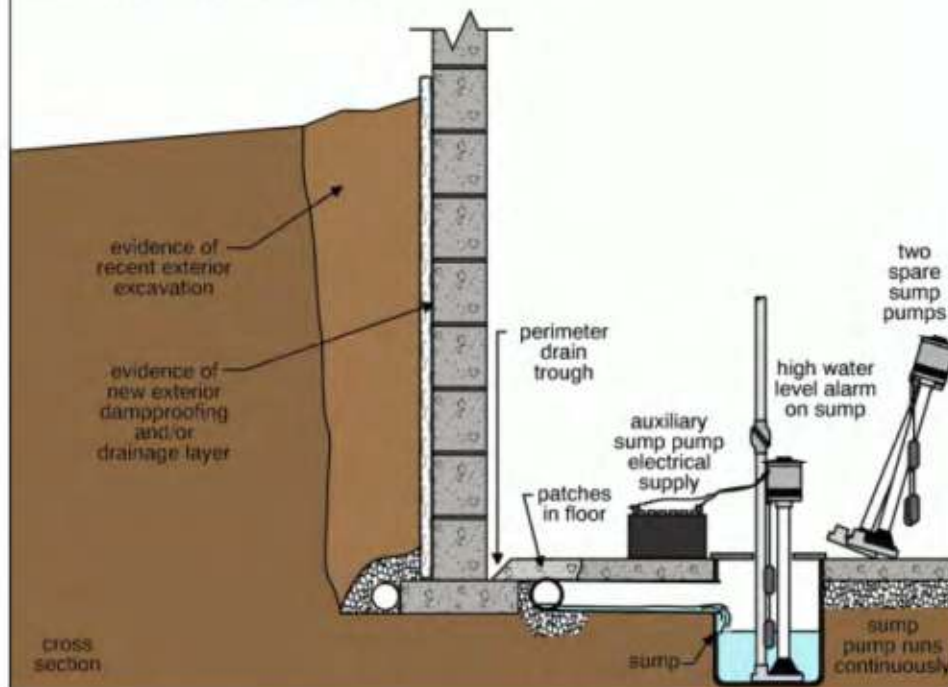
43. Efflorescence

Condition: • [Mold](#)

Implication(s): Chance of water damage to structure, finishes and contents | Contaminants may enter building air



Wet basement clues - part 2



44. Mold



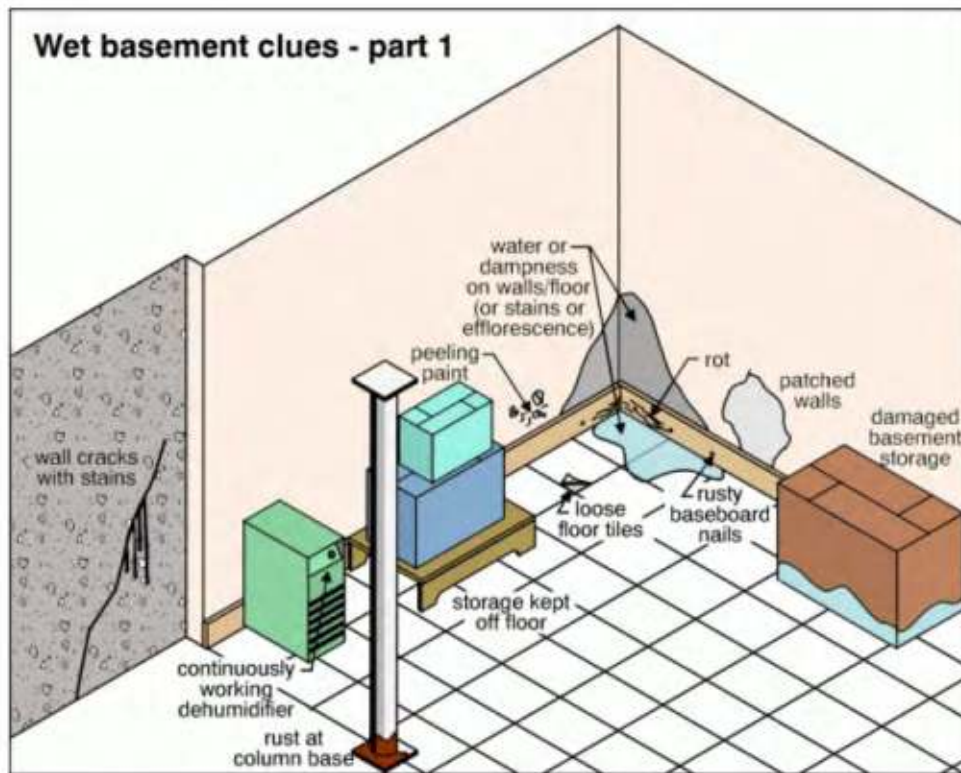
45. Mold

Condition: • [Water marks](#)

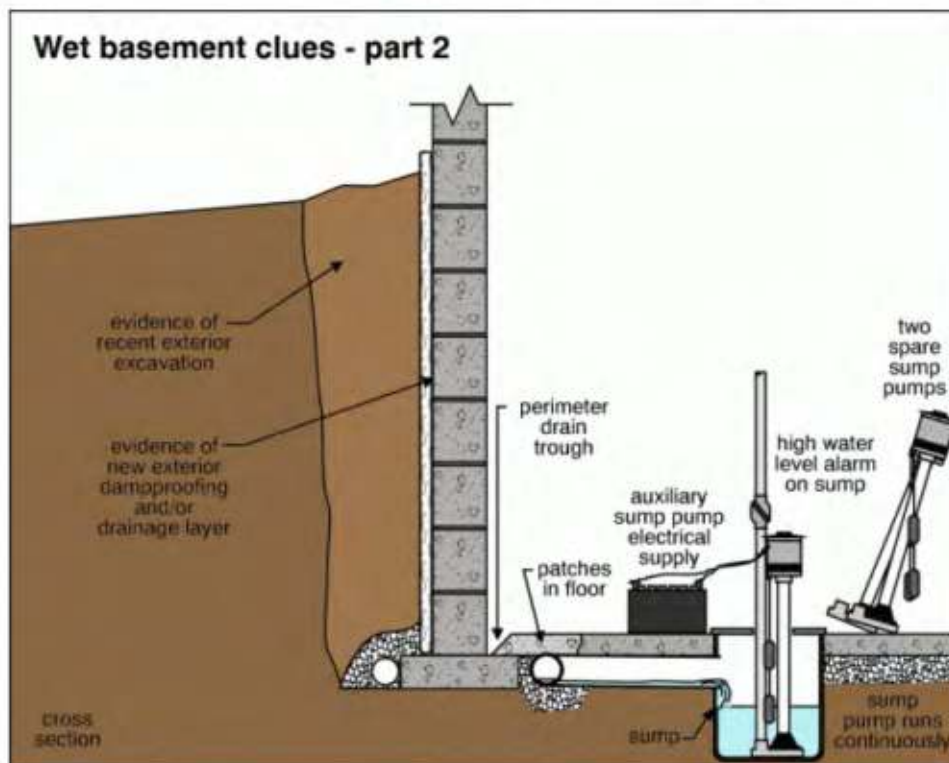
Implication(s): Chance of water damage to structure, finishes and contents

Location: Basement

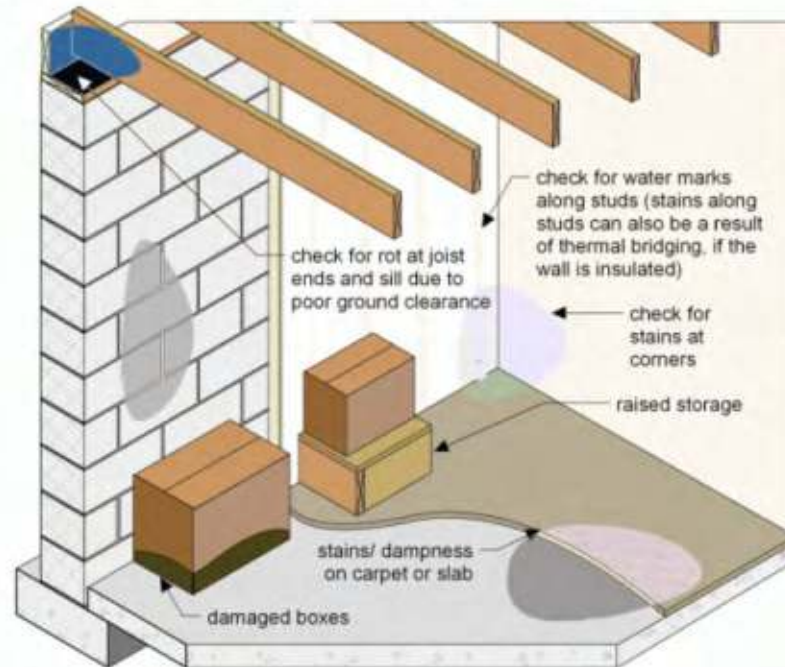
Wet basement clues - part 1



Wet basement clues - part 2



Basement leakage clues - rot, stains or water marks



46. Water marks



47. Water marks



48. Water marks



49. Water marks

POTENTIALLY HAZARDOUS MATERIALS \ General notes

Condition: • Possible asbestos containing materials

Nine-inch vinyl tiles containing probable asbestos fibers were observed under the ground floor carpet. It is recommended to have a licensed asbestos removal company remove these tiles, as particles from damaged asbestos can cause lung cancer.

A sample of the vinyl flooring was sent for lab testing.

11/08/24 UPDATE: Lab confirms the vinyl tile tested under carpet does in fact contain asbestos fiber (3% Chrysotile - See last page for results).

Implication(s): Health hazard

Location: Fireplace room



50. Possible asbestos containing materials

Condition: • Possible asbestos containing materials

In-slab ducts were discovered in the fireplace room, which appear to be constructed from transite-a material commonly known to contain asbestos fibers. A sample from the ducts has been sent for lab testing to confirm the presence of asbestos. Once results are available, further assessment by a licensed asbestos professional is recommended if asbestos is confirmed, to determine the best course of action for safe management or removal.

11/08/24 UPDATE: Lab confirms the HVAC duct (Transite pipe) tested under carpet does in fact contain asbestos fiber (15% Chrysotile - See last page for results).

Implication(s): Health hazard

Location: Fireplace room

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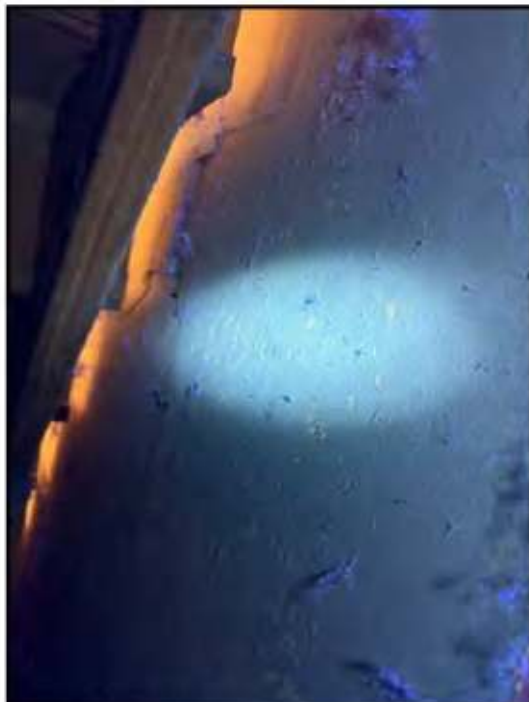
51. Possible asbestos containing materials

Condition: • Mold

Visible organic growth

Implication(s): Health hazard

Location: Basement



52. Mold



53. Mold

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54. Mold



55. Mold



56. Mold

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for

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Improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

Description

Sloped roofing material: • [Asphalt shingles](#)

Sloped roof flashing material: • Aluminum

Limitations

Inspection performed: • With a drone

Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • Aging

2. Condition: • [Cupping, curling, clawing](#)

Implication(s): Chance of water damage to structure, finishes and contents

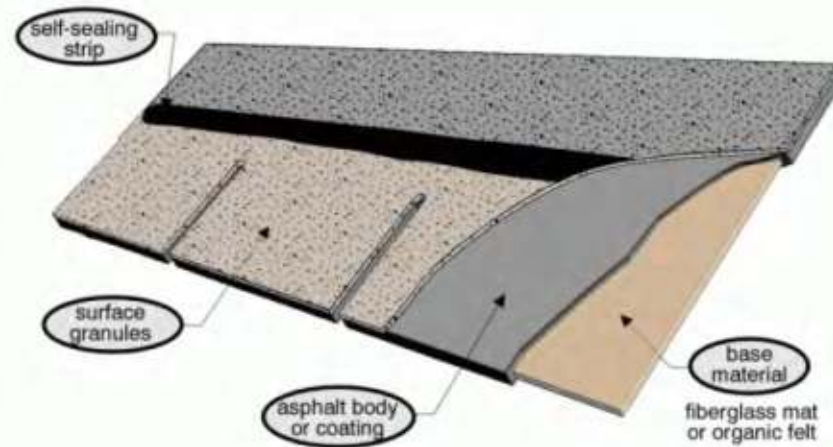


57. Cupping, curling, clawing

3. Condition: • [Granule loss](#)

Implication(s): Chance of water damage to structure, finishes and contents

Asphalt shingle composition



58. Granule loss

4. Condition: • Debris/moss

Implication(s): Shortened life expectancy of material

Task: Recommend treating with "Wet & Forget" moss/algae removal solution



59. Debris/moss



60. Debris/moss



61. Debris/moss

SLOPED ROOF FLASHINGS \ Chimney flashings

5. Condition: • [Leak](#)

Implication(s): Chance of water damage to structure, finishes and contents



62. Leak

SLOPED ROOF FLASHINGS \ Skylights

6. Condition: • Open seams at flashings



63. Open seams at flashings

7. Condition: • Water stains

Location: Foyer

Task: Monitor



64.

Description

Gutter & downspout material: • [Aluminum](#)

Downspout discharge: • [Above grade](#)

Lot slope: • [Hillside](#)

Wall surfaces and trim: • [Vinyl siding](#) • [Brick](#)

Driveway: • Asphalt

Garage: • Attached

Limitations

General: • Notice: A representative sample of exterior components was inspected rather than every occurrence of components. Defects may exist in components and/or sections of components that were not inspected.

Inspection limited/prevented by: • Storage in garage • Vines/shrubs/trees against wall • Leaves & Landscaping

Recommendations

ROOF DRAINAGE \ Gutters

8. Condition: • Loose



65. Loose

9. Condition: • Dirty/debris



66. Dirty/debris

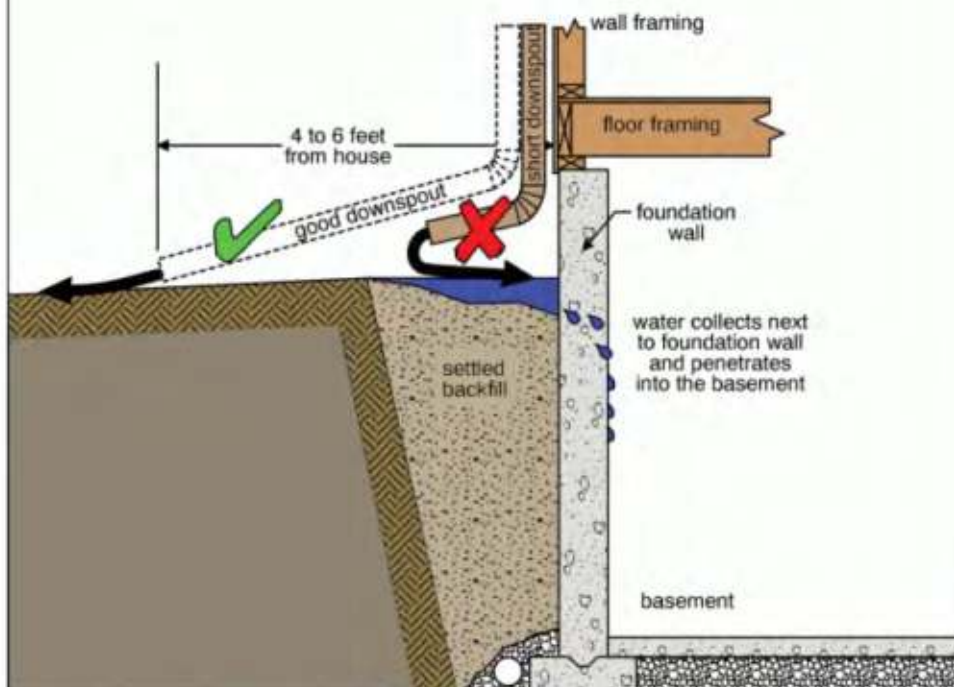
ROOF DRAINAGE \ Downspouts

10. Condition: • [Discharge too close to building](#)

Implication(s): Chance of water damage to structure, finishes and contents

Gutter and downspout installation

Downspout extension too short



67. Discharge too close to building



68. Discharge too close to building



69. Discharge too close to building

WALLS \ Wood siding

11. Condition: • [Rot](#)

Implication(s): Weakened structure | Material deterioration

Location: Shed



70. Rot



71. Rot

WALLS \ Vinyl siding

12. Condition: • Loose or missing pieces

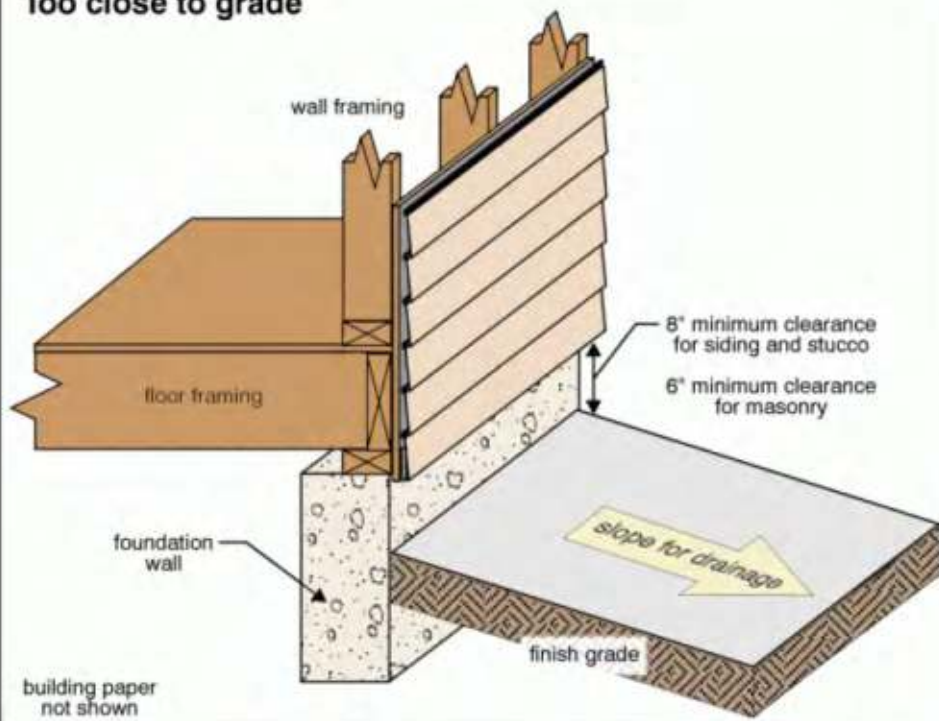
Implication(s): Chance of water damage to structure, finishes and contents



72. Loose or missing pieces

13. Condition: • [Too close to grade](#)

Implication(s): Chance of water damage to structure, finishes and contents

Too close to grade

73. Too close to grade

14. Condition: • Unsealed openings



74. Unsealed openings

15. Condition: • Possible signs of water intrusion behind siding

Task: Further evaluation



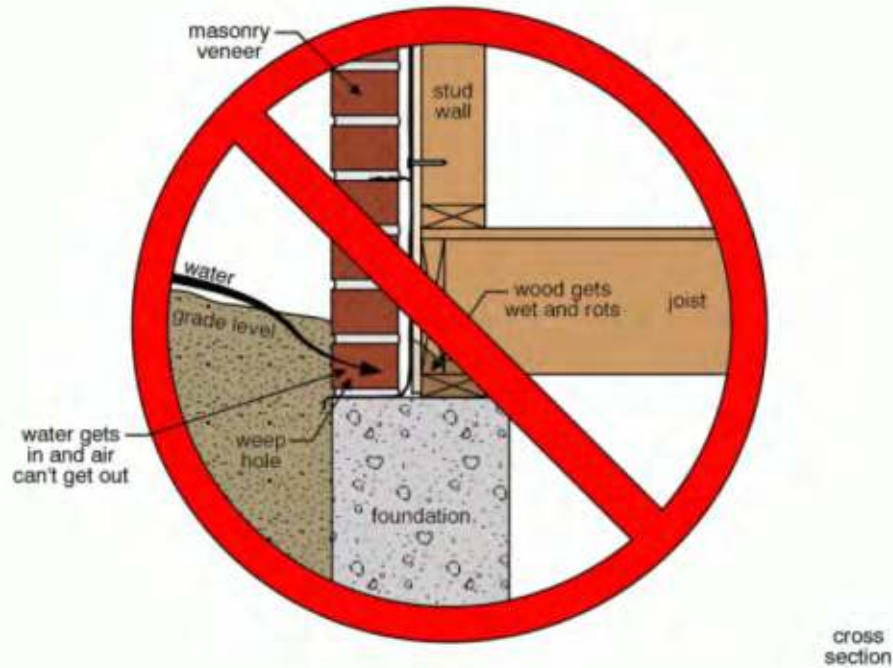
75. Possible signs of water intrusion behind...

WALLS \ Masonry (brick, stone) and concrete

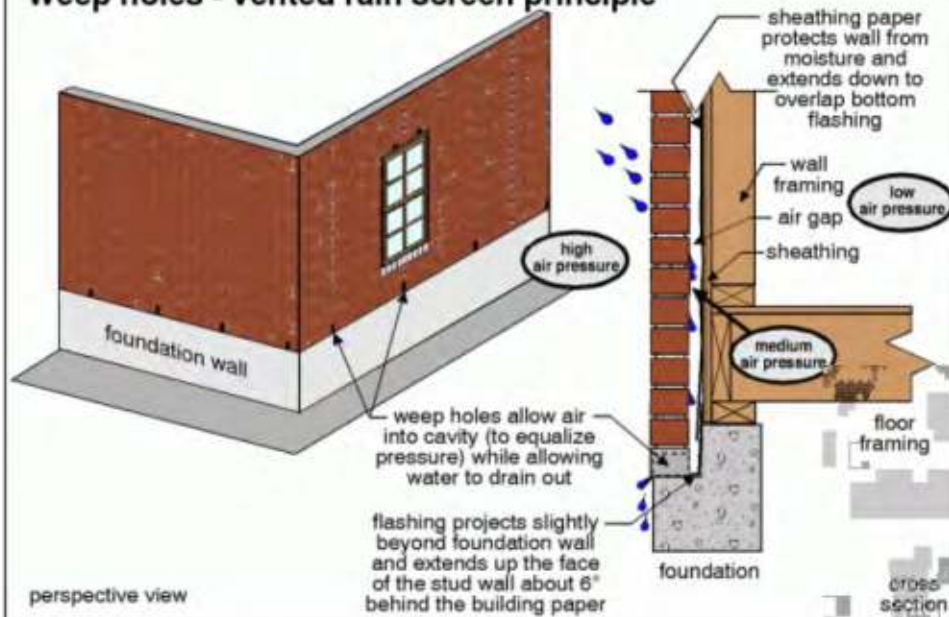
16. Condition: • [Missing, ineffective weep holes or flashings](#)

Implication(s): Chance of water damage to structure, finishes and contents | Material deterioration

Weep holes below grade



Weep holes - vented rain screen principle





76. Missing, ineffective weep holes or flashings

17. Condition: • Loose brick veneer



77. Loose brick veneer

18. Condition: • Openings between brick veneer and siding

Implication(s): Chance of water damage to structure, finishes and contents



78. Openings between stone veneer and siding



79. Openings between stone veneer and siding

EXTERIOR GLASS/WINDOWS \ General notes

19. Condition: • [Caulking missing, loose or deteriorated](#)

Implication(s): Chance of water damage to structure, finishes and contents



80. Caulking missing, loose or deteriorated

20. Condition: • Unsealed opening under front bay window (bump out section)



81.



82.

DOORS \ Exterior trim

21. Condition: • [Rot](#)

Implication(s): Chance of damage to finishes and structure

Location: Garage



83. Rot

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

22. Condition: • [Wood/soil contact](#)

Implication(s): Rot | Insect damage



84. Wood/soil contact



85. Wood/soil contact

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

23. Condition: • [Rot](#)

Implication(s): Weakened structure | Chance of movement | Material deterioration



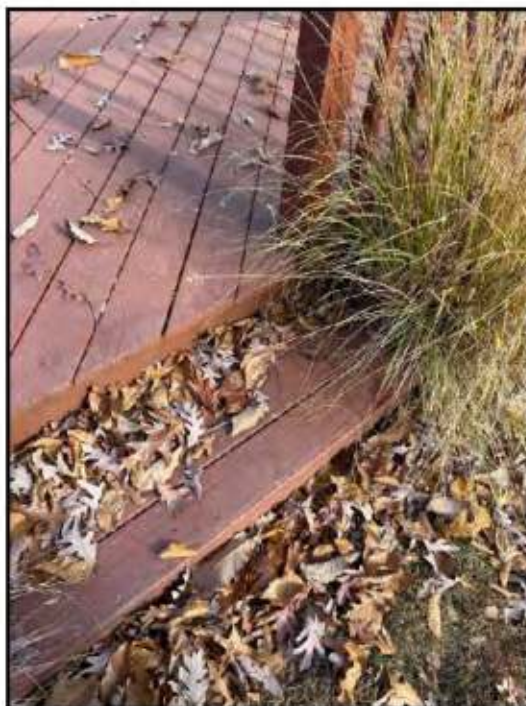
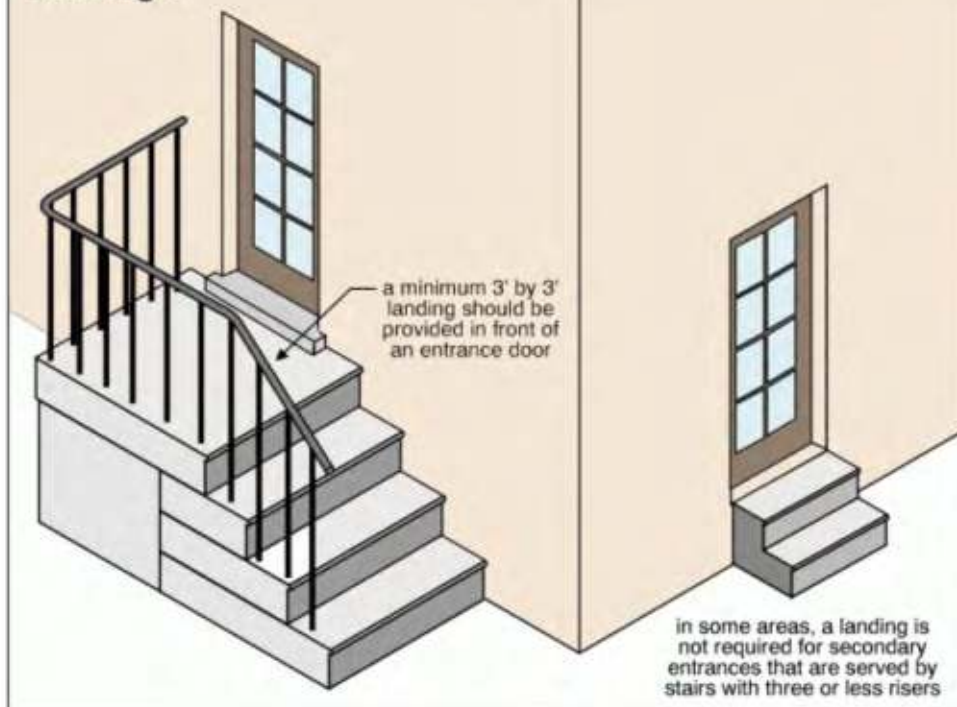
86. Rot

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

24. Condition: • [Steps slope](#)

Implication(s): Trip or fall hazard

Landings



87. Steps slope

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

25. Condition: • [Loose](#)

Implication(s): Fall hazard



88. Loose

LANDSCAPING \ General notes

26. Condition: • [Trees or shrubs too close to building](#)

Implication(s): Chance of water damage to structure, finishes and contents | Chance of pests entering building | Material deterioration



89. Trees or shrubs too close to building

LANDSCAPING \ Lot grading

27. Condition: • [Improper slope or drainage](#)

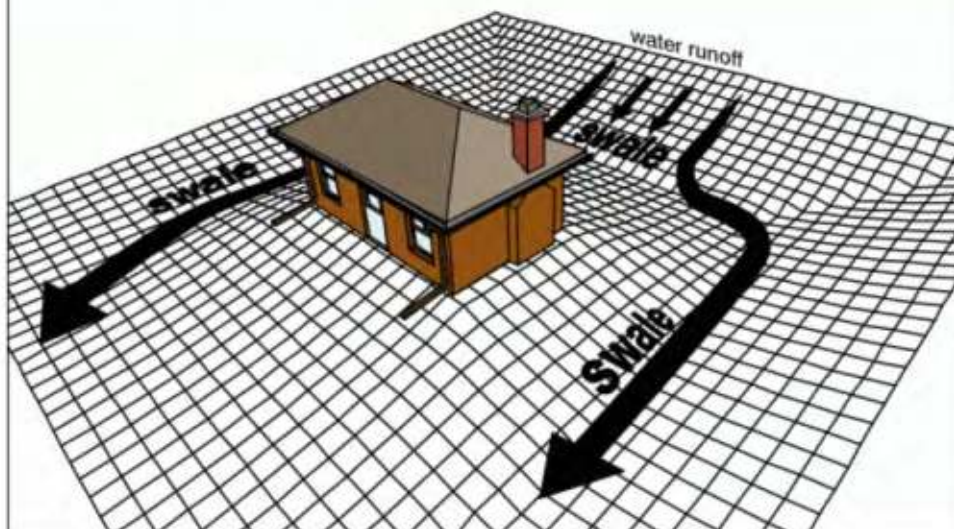
Implication(s): Chance of water damage to structure, finishes and contents

Recommended grading slopes



Swales

when the overall lot drainage is toward the house, swales can be used to direct surface water away from the foundation





90. Improper slope or drainage



91. Improper slope or drainage

LANDSCAPING \ Walkway28. Condition: • [Cracked or damaged surfaces](#)

Implication(s): Trip or fall hazard



92. Cracked or damaged surfaces



93. Cracked or damaged surfaces

29. Condition: • [Uneven \(trip hazard\)](#)

Implication(s): Physical injury



94. Uneven (trip hazard)

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Description

Configuration: • [Basement](#) • [Slab-on-grade](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Wood frame / Brick veneer](#)

Roof and ceiling framing: • Rafter/ceiling joists

Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings • Carpet/furnishings • Storage • New finishes/paint • Insulation

Attic/roof space: • Inspected from access hatch

Recommendations

FOUNDATIONS \ Columns or piers

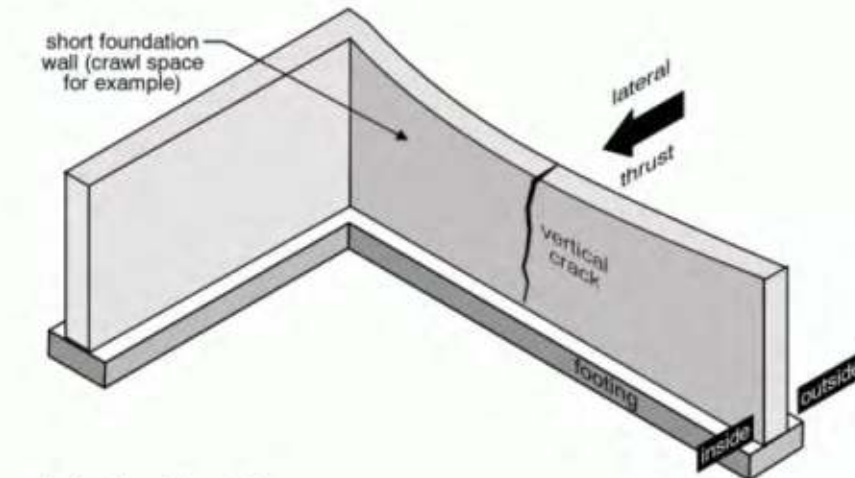
30. Condition: • The metal column appears to have been positioned in a less-than-ideal location; however, due to its rigidity and the presence of fasteners, it should remain structurally sound without causing any issues.

Location: Basement

Task: Monitor



95.

FOUNDATIONS \ General notes**31. Condition:** • [Cracked](#)**Implication(s):** Chance of water damage to structure, finishes and contents | Weakened structure**Vertical foundation cracks**

in short foundation walls, horizontal forces can also cause vertical cracks (typically at the midpoint of the walls)



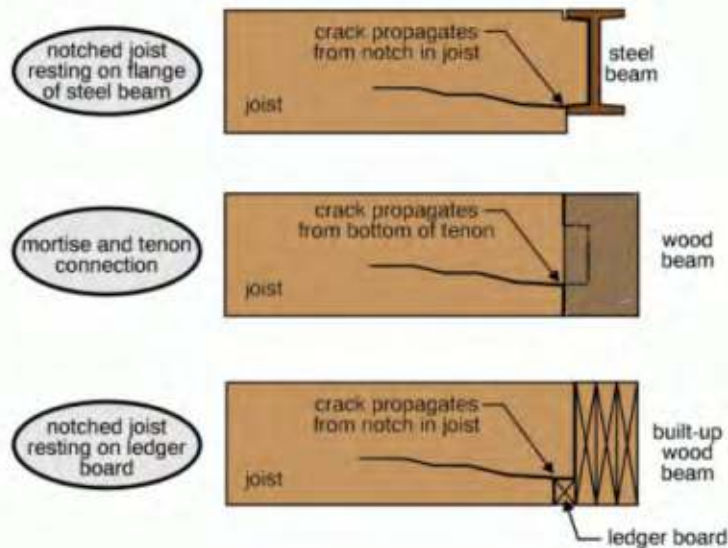
96. Cracked

FLOORS \ Joists**32. Condition:** • [Split or damaged](#)

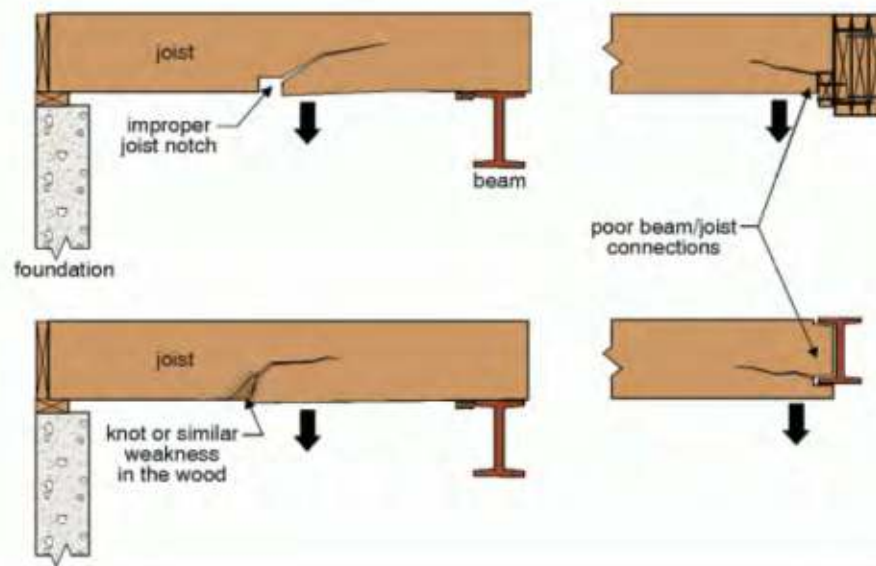
Implication(s): Weakened structure | Chance of structural movement

Location: Basement

Examples of weak joist/beam connections



Common causes of cracked joists





97. Split or damaged

33. Condition: • Water Stains

Implication(s): Chance of water damage to structure, finishes and contents. Weakened structure, Chance of structural movement.

Location: Basement



98. Water Stains



99. Water Stains



100. Water Stains



101. Water Stains



102. Water Stains

34. Condition: • Rotating

Implication(s): Weakened structure, Chance of structural movement

Location: Basement



103. Rotating

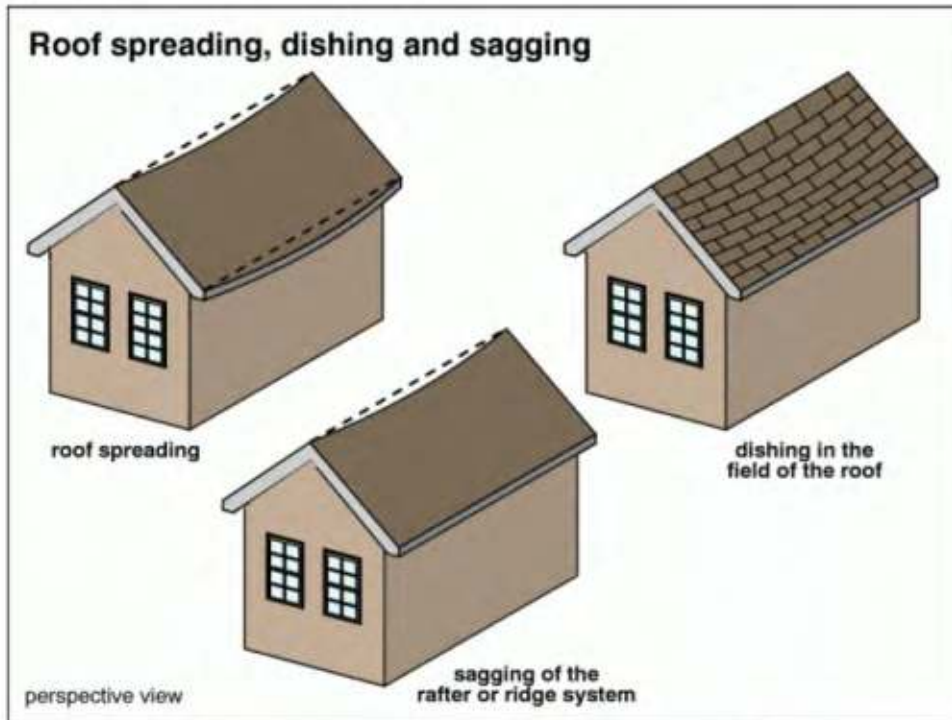


104. Rotating

FLOORS \ Sheathing/Subflooring**35. Condition:** • Water stains**Implication(s):** Material deterioration**Location:** Attic

105. Water stains

ROOF FRAMING \ Rafter/trusses**36. Condition:** • Split or damage**Implication(s):** Weakened structure | Chance of structural movement**Location:** Attic Garage**106.** *Split or damage***107.** *Split or damage***108.** *Split or damage*

37. Condition: • [Rafter spread](#)**Implication(s):** Weakened structure | Chance of structural movement**109. Rafter spread**

38. Condition: • Water Stains**Implication(s):** Chance of water damage to structure, finishes and contents

110. Water Stains



111. Water Stains

ROOF FRAMING \ Sheathing (roof/attic)**39. Condition:** • [Buckled](#)**Implication(s):** Weakened structure | Chance of structural movement**Task:** Further evaluation

112. Buckled



113. Buckled

40. Condition: • [Buckled](#)**Implication(s):** Weakened structure | Chance of structural movement**Task:** Further evaluation**114.** *Buckled***41. Condition:** • Damage**Implication(s):** Chance of water damage to structure, finishes and contents | Weakened structure**Task:** Further evaluation and repair



115. Damage



116. Damage

42. Condition: • [Sagging](#)**Implication(s):** Weakened structure | Chance of structural movement**Location:** Rear Garage

117. Sagging



118. Sagging



119. Sagging

43. Condition: • Water damage

Implication(s): Chance of water damage to structure, finishes and contents | Weakened structure

Location: Attic



120. Water damage



121. Water damage

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Description

Service size:

- [200 Amps \(240 Volts\)](#)



122. 200 Amps (240 Volts)

Main disconnect/service box type and location: • [Breakers - basement](#)

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#)

Limitations

General: • Notice: Electrical components concealed behind finished surfaces are not inspected.

Recommendations

SERVICE DROP AND SERVICE ENTRANCE \ Service drop

44. Condition: • [Branches / vines interfering with wires](#)

Implication(s): Damage to wire | Electric shock | Interruption of electrical service

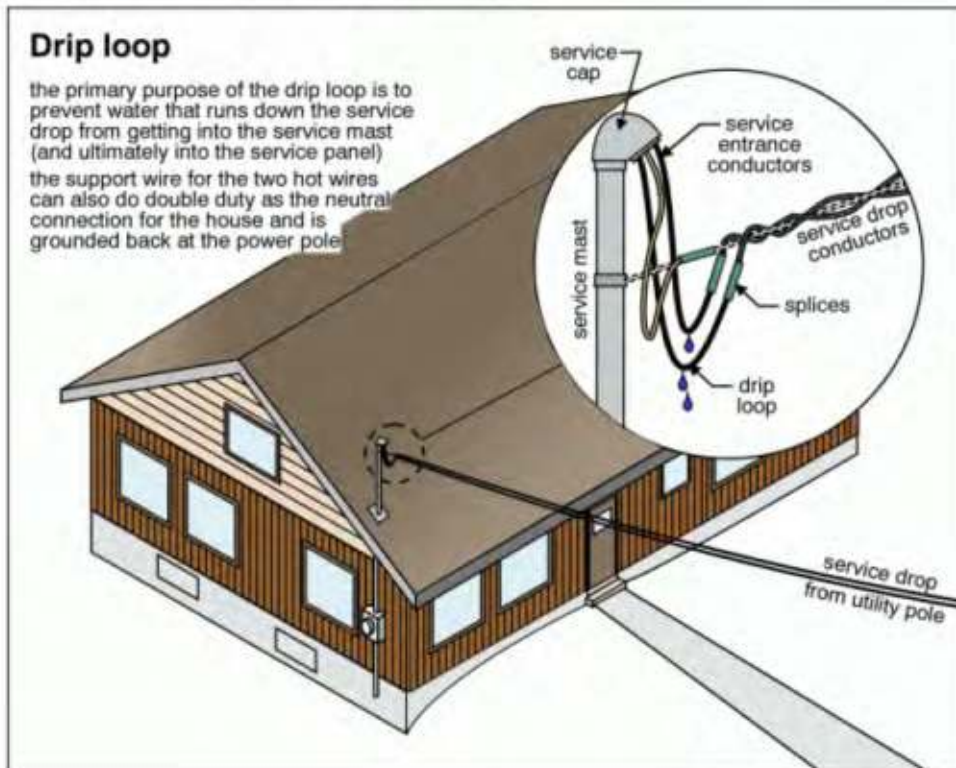


123. Branches / vines interfering with wires

SERVICE DROP AND SERVICE ENTRANCE \ Service mast and conductors

45. Condition: • Poorly installed drip loop

Implication(s): Shock hazard or interruption of electrical service



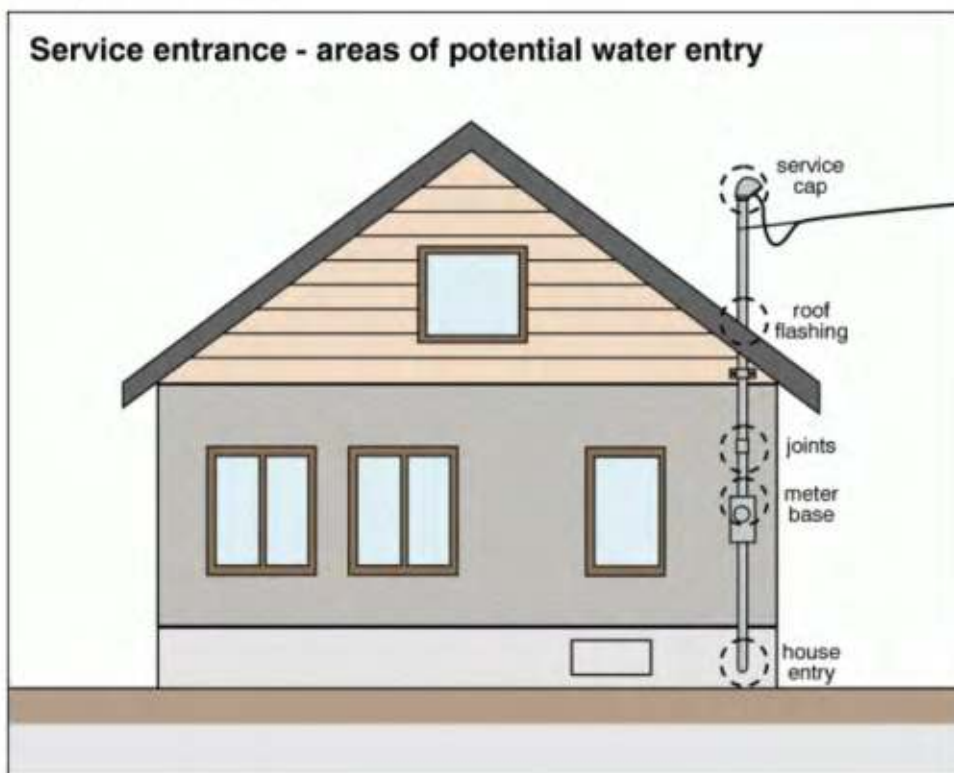


124. Poorly installed drip loop

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

46. Condition: • [Rust or water in panel](#)

Implication(s): Electric shock | Fire hazard





125. Rust or water in panel



126. Rust or water in panel



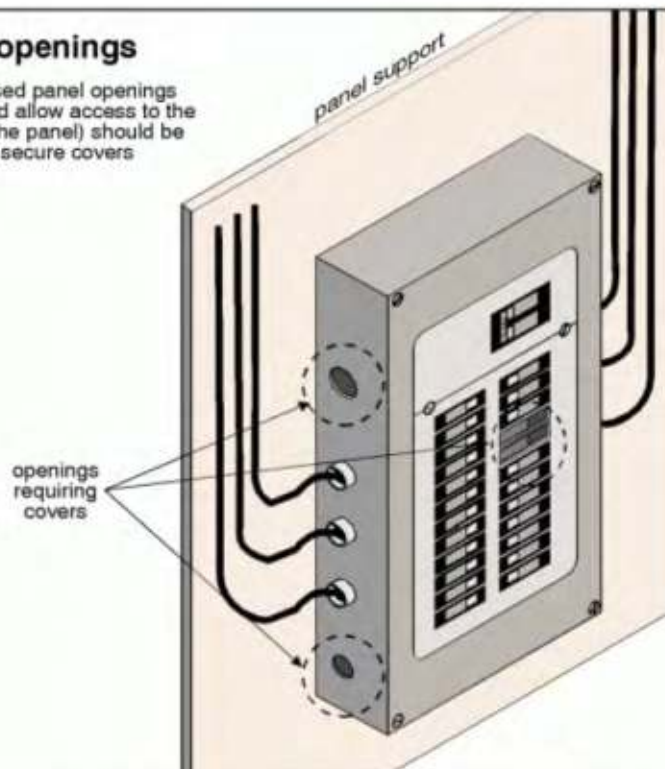
127. Rust or water in panel

47. Condition: • [Openings in panel](#)

Implication(s): Electric shock | Fire hazard

Panel openings

any exposed panel openings (that would allow access to the inside of the panel) should be fitted with secure covers



128. Openings in panel

SERVICE BOX, GROUNDING AND PANEL \ Distribution fuses/breakers

48. Condition: • Older breakers in use

With 100 amp or less breakers, they are tested to be operated 6000 times at rated current and 4000 without current, that is 10,000 operations, which most likely will never see that many operations unless the breaker is being used as a switch and in the right scenario. On the other hand, overloads and short circuits are a different story.

In an overload condition they are rated for 50 operations at 6x (600%) rated current. During UL 489 testing, the device must survive short-circuit testing and continue to provide future overload protection.

From Eaton (Cutler Hammer) literature: UL489, requires that a breaker must safely clear its maximum current, which is the short circuit current rating of the breaker, twice and still be functional. Schneider (Square-D) uses this same criteria. And per IEEE 3.35 Circuit breaker useful life: it is prudent to replace any MCCB that has interrupted, at most, two faults at rated maximum current.

Along with these parameters, certain safety commissions, estimate the life span is in the 30 to 40 year range.

Task: Upgrade

Time: As soon as practical



129. Older breakers in use

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

49. **Condition:** • White wires connected to breakers not identified as hot/live/ungrounded



130. White wires connected to breakers not...

DISTRIBUTION SYSTEM \ Outlets (receptacles)

50. Condition: • [Loose](#)

Implication(s): Electric shock | Fire hazard

Location: Various



131. Loose



132. Loose



133. Loose



134. Loose



135. Loose

51. Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

Location: Exterior

Ground fault circuit interrupter

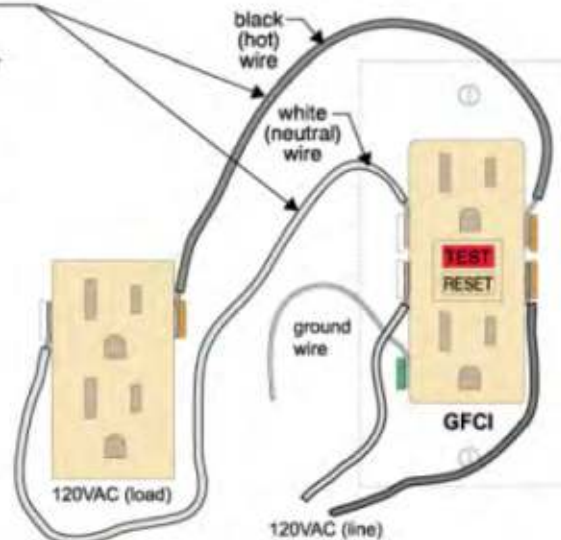
also known as ground fault interrupter (GFI)

the GFCI circuitry within the outlet checks the load (connected downstream and/or plugged into receptacle) constantly for a difference between the current in the hot (live) and neutral wires

if there is a difference of at least 5 milliamps, there is a current leak and the GFCI shuts off the outlet and all outlets downstream

note:

if the GFCI is in the panel, the entire circuit will be shut down to reduce the risk of electric shock



136. GFCI/GFI needed (Ground Fault Circuit...

52. Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

Location: Second Floor Bathroom



137. GFCI/GFI needed (Ground Fault Circuit...

53. Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

Implication(s): Electric shock

Location: Garage

54. Condition: • Loose connections

Implication(s): Electric shock, Fire hazard



138. Loose connections



139. Loose connections

DISTRIBUTION SYSTEM \ Lights55. Condition: • [Loose](#)

Implication(s): Electric shock | Fire hazard

Location: Various



140. Loose



141. Loose

56. Condition: • Too close to combustibles

Recommend using LED bulbs when light fixtures are installed close to combustibles

Implication(s): Fire hazard

Location: Closets



142. *Too close to combustibles*

Description

Heating system type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Heat distribution: • [Ducts and registers](#)

Exhaust venting method: • [Induced draft](#)

Combustion air source: • Interior of building

Approximate age:

• [6 years](#)



143. 6 years

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Fireplace/stove: • [Gas fireplace](#)

Recommendations

FURNACE \ General notes

57. Condition: • Furnace shut off switch must be marked with a RED cover plate



144. Furnace shut off switch must be marked with...

FURNACE \ Ducts, registers and grilles

58. Condition: • [Dirty](#)

Debris from old vinyl flooring was found inside, possibly containing asbestos.

Implication(s): Increased heating and cooling costs | Reduced comfort



145. Dirty

59. Condition: • Return chase or plenum contain pipes, wires or vents

Implication(s): Material deterioration | Damage to wire

Location: Basement

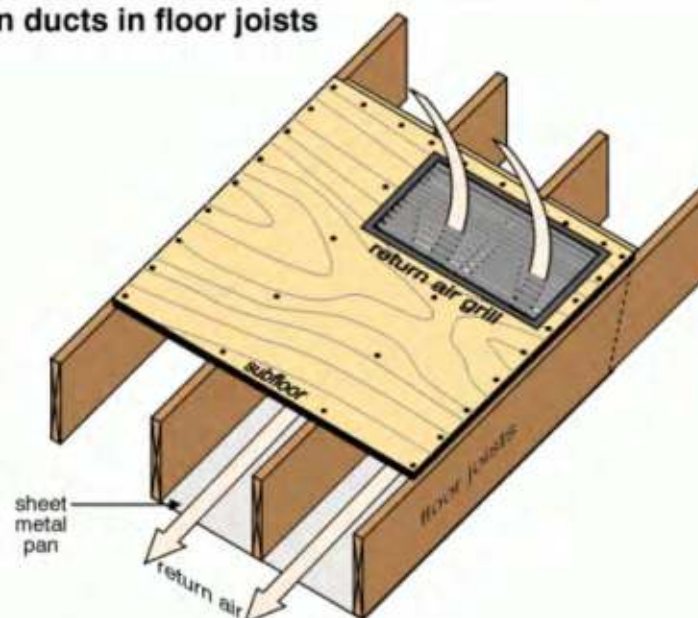


146. Return chase or plenum contain pipes, wires...

60. Condition: • Building cavities used as return or supply ducts

A cavity space used as a return-air pathway will pull pollutants into the building from unknown sources. Another issue with using cavity spaces as return-air pathways is fire safety.

Return ducts in floor joists





147. Building cavities used as return or supply...

61. Condition: • Rust / corrosion



148. Rust / corrosion

GAS FURNACE \ Venting system

62. Condition: • [Rust, dirty, obstructed](#)

Implication(s): Equipment not operating properly | Hazardous combustion products entering home



149. Rust, dirty, obstructed



150. Rust, dirty, obstructed



151. Rust, dirty, obstructed

CHIMNEY AND VENT \ Masonry chimney vent connector

63. Condition: • [Abandoned openings for flue connections](#)

Recommend sealing opening properly

Implication(s): Hazardous combustion products entering home

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152. Abandoned openings for flue connections

64. Condition: • Corrosion



153. Corrosion

65. Condition: • Unsealed openings

Implication(s): Hazardous combustion products entering home

Task: Recommend sealing around vent connector using high temperature furnace cement



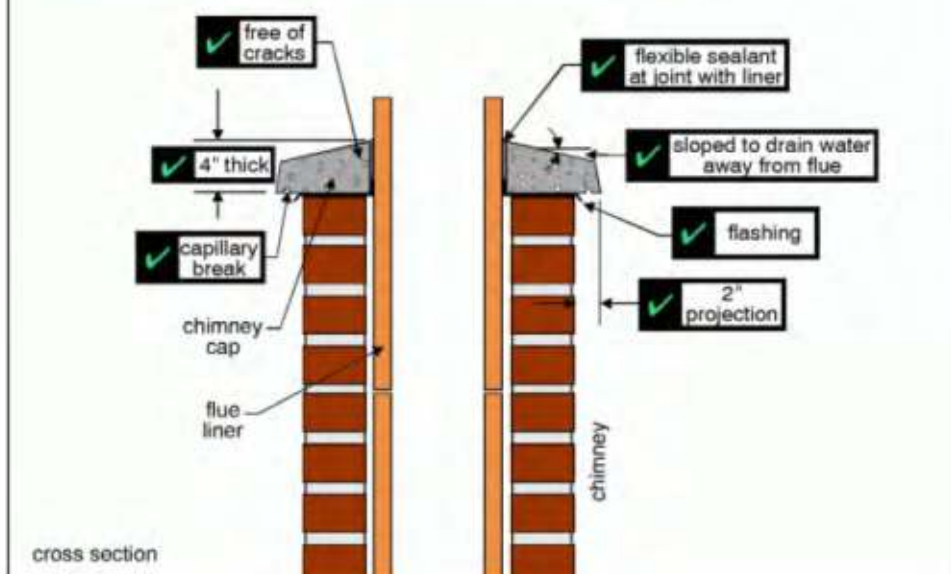
154. Unsealed openings

CHIMNEY AND VENT \ Masonry chimney cap (crown)

66. Condition: • [Cracked](#)

Implication(s): Chance of water damage to structure, finishes and contents | Shortened life expectancy of material

What makes a good chimney cap?





155. Cracked

67. Condition: • [Cracked](#)

Implication(s): Chance of water damage to structure, finishes and contents | Shortened life expectancy of material



156. Cracked

68. Condition: • [Rain cap missing or damaged](#)

Implication(s): Chance of water entering building | Chance of pests entering building



157. Rain cap missing or damaged

FIREPLACE \ Gas fireplace or gas logs

69. Condition: • Water appears to be entering gas fireplace

Task: Further evaluation



158.

Description

Air conditioning type: • Central

Compressor approximate age:

• 6 years



159. 6 years

Typical life expectancy: • 10 to 15 years

Recommendations

AIR CONDITIONING \ Ducts, registers and grilles

70. Condition: • Leaky joints

The entire wall cavity became cold when the AC unit was running, leading us to believe there may be possible leaks within the wall.

Implication(s): Weakened efficiency

Task: Recommend sealing the ductwork with mastic or UL 181 foil tape in order to promote better airflow and stop potential or current leakage.



160. Leaky joints

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Description

Attic/roof Insulation material: • [Glass fiber](#)

Limitations

Inspection limited/prevented by lack of access to: • Wall space

Attic inspection performed: • From access hatch

Recommendations

ATTIC/ROOF \ Insulation

71. Condition: • [Gaps or voids](#)

Implication(s): Increased heating and cooling costs | Reduced comfort



161. *Gaps or voids*

Description

Supply piping in building: • [Copper](#)

Water heater type: • Tank

Water heater fuel/energy source: • [Gas](#)

Water heater approximate age:

• 6 years



162. 6 years

Water heater typical life expectancy: • 8 to 12 years

Waste and vent piping in building: • Cast Iron

Limitations

Inspection limited/prevented by: • The sewer line appears to be clogged. A sewer scope inspection was conducted by a third party; please refer to their report for more information.

Recommendations

SUPPLY PLUMBING \ Water service pipe

72. Condition: • [Leak](#)

Implication(s): Chance of water damage to structure, finishes and contents | Damage to equipment

Location: Basement



163. Leak



164. Leak

SUPPLY PLUMBING \ Water shut off valve

73. Condition: • [Inoperable](#)

Implication(s): Equipment not operating properly

Location: Laundry Area



165. Inoperable

SUPPLY PLUMBING \ Water supply piping In building

74. Condition: • Corrosion

Implication(s): Chance of water damage to structure, finishes and contents | Leakage | Reduced system life expectancy
| Equipment failure

Location: Basement



166. Corrosion

75. Condition: • Corrosion

Implication(s): Chance of water damage to structure, finishes and contents | Leakage | Reduced system life expectancy
| Equipment failure

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167. Corrosion

GAS SUPPLY \ Gas piping

76. Condition: • [Rust](#)

Implication(s): Material deterioration | Fire hazard



168. Rust

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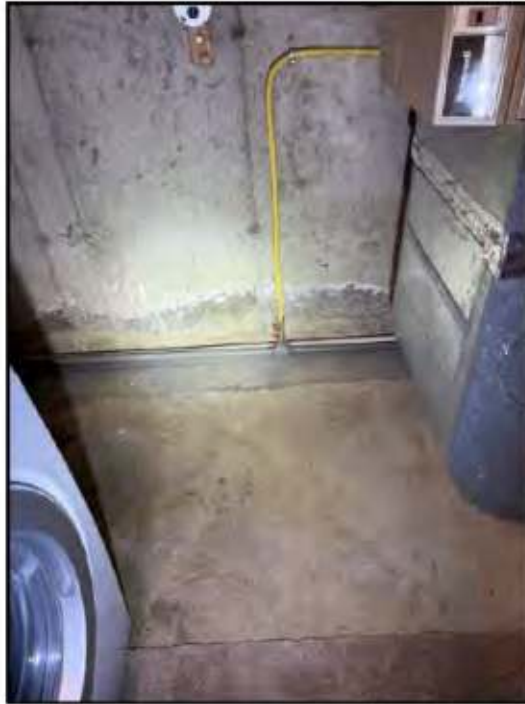
INSULATION

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77. Condition: • Piping not protected from corrosion**Location:** Basement

169. Piping not protected from corrosion

WATER HEATER \ Temperature/pressure relief (TPR) valve**78. Condition:** • [Discharge tube missing](#)**Implication(s):** Scalding

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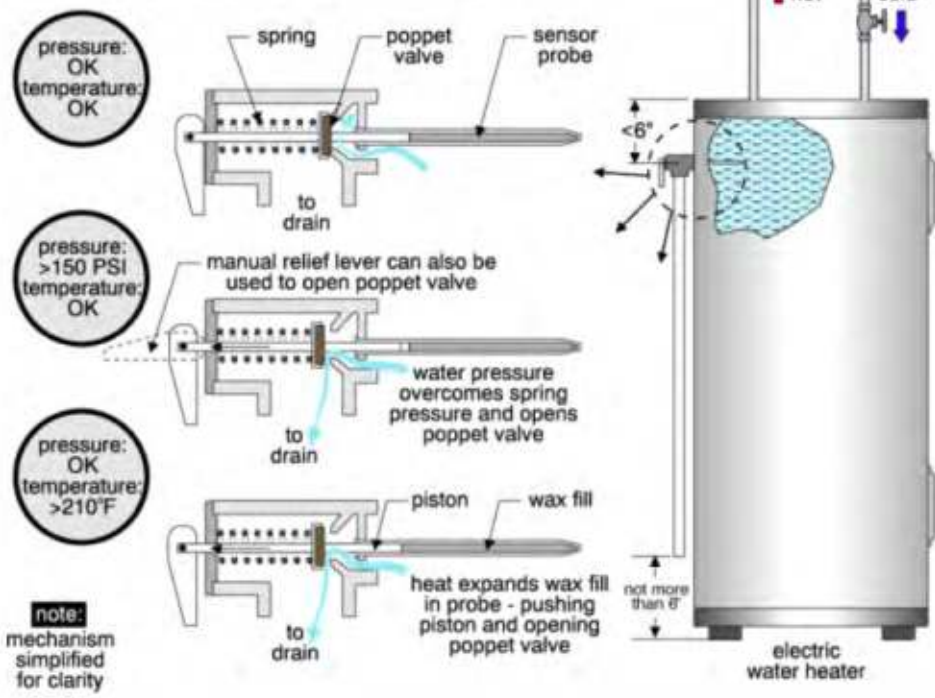
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Temperature/pressure relief valve



170. Discharge tube missing

WATER HEATER - GAS BURNER AND VENTING \ Venting system

79. Condition: • [Vent connector too small, too big for water heater](#)

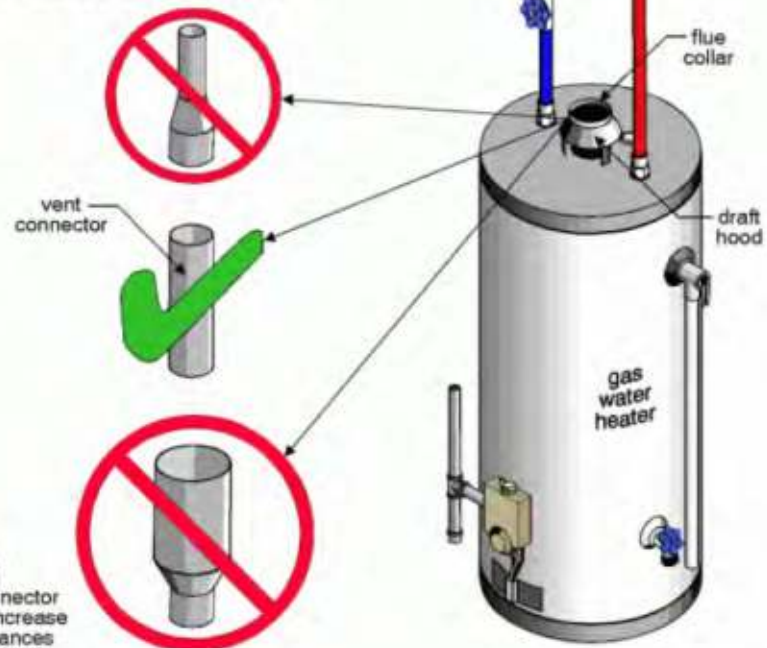
3 inch vent connector used on water heater

Implication(s): Equipment not operating properly | Hazardous combustion products entering home

Size of vent connector

the vent connector diameter should match the size of the flue collar

if the vent connector is too large or too small, condensation or spillage could result





171. Vent connector too small, too big for water...

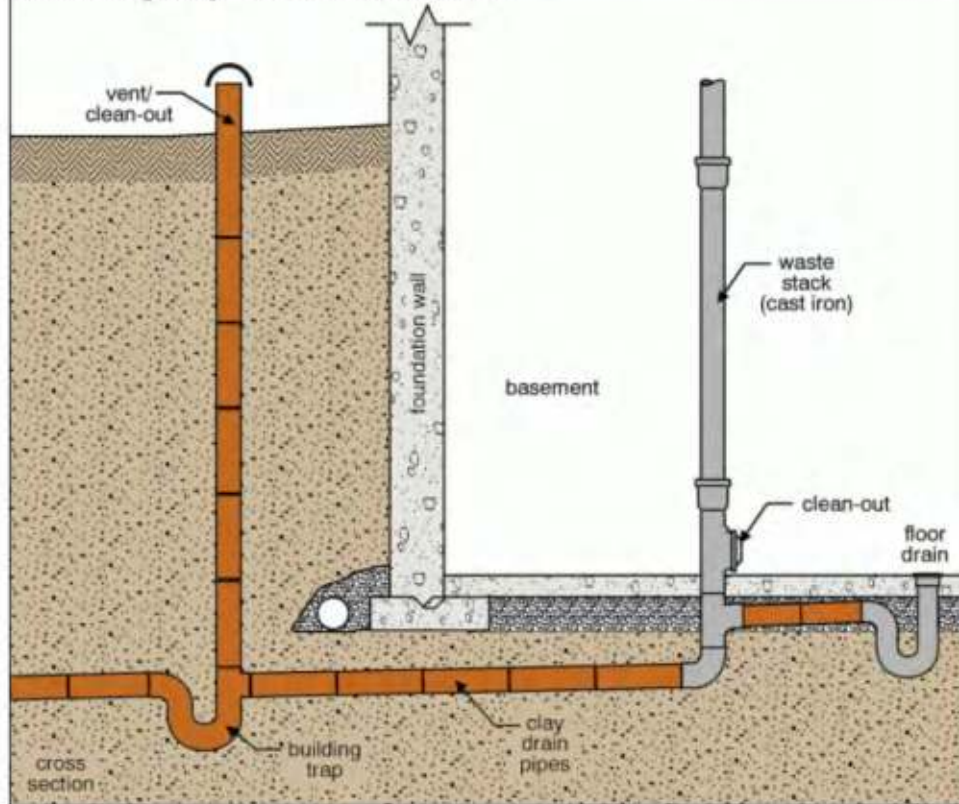
WASTE PLUMBING \ Drain piping - Installation

80. Condition: • Clean-outs missing or inaccessible

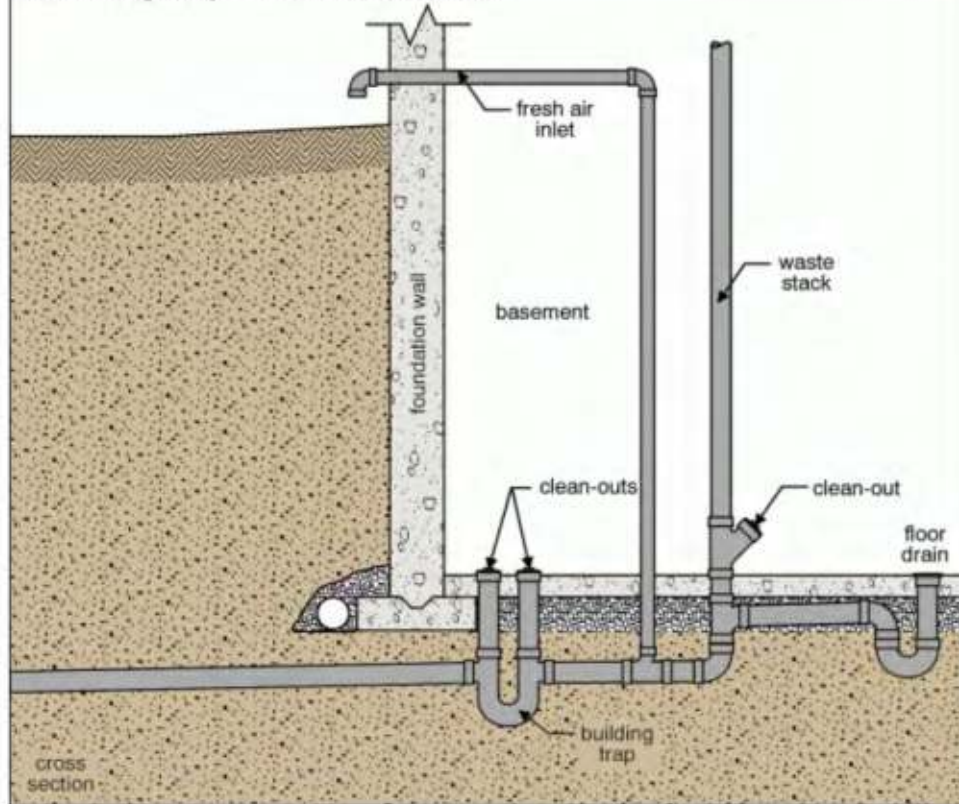
Poorly located cleanout cap

Implication(s): Increased maintenance costs | Difficult to service

Building trap - older installation



Building trap - new installation



172. Clean-outs missing or inaccessible

WASTE PLUMBING \ Drain piping - performance

81. Condition: • Possible leakage

Location: Basement

Task: Monitor



173.



174.



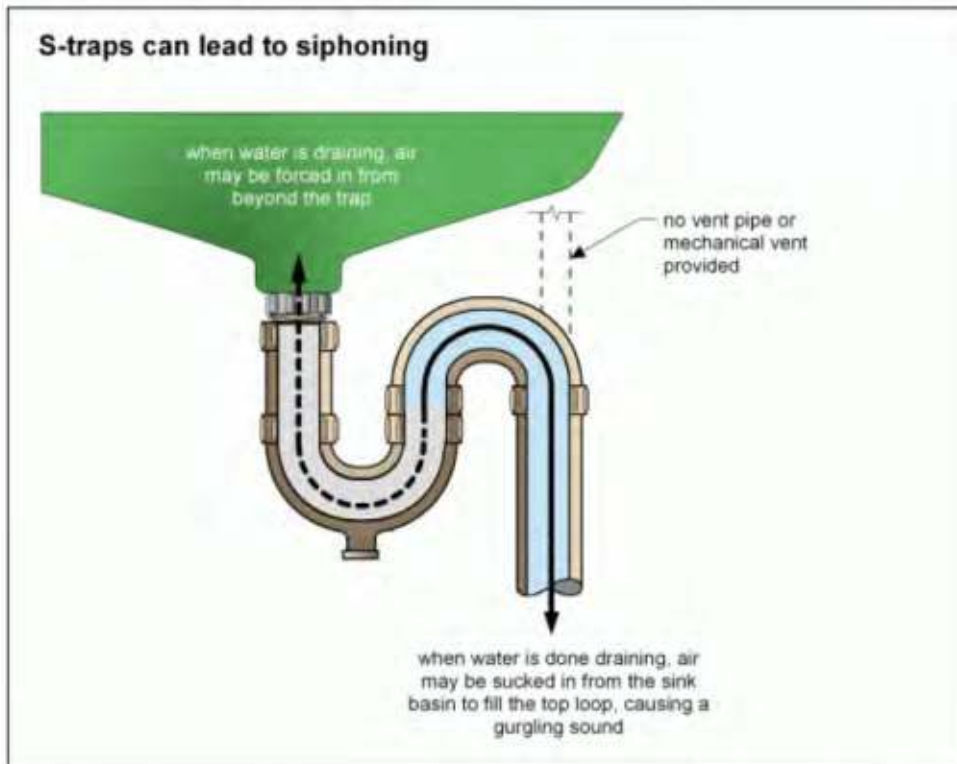
175.

WASTE PLUMBING \ Traps - Installation**82. Condition:** • [Nonstandard shape or material](#)

The "S" trap is prohibited under the Uniform Plumbing Code throughout the United States. This is because the "S" trap will siphon or suck water out from the trap which will end up releasing methane (sewer) gases into the home.

Implication(s): Reduced operability | Fixtures slow to drain

Location: Various





176. Nonstandard shape or material



177. Nonstandard shape or material

WASTE PLUMBING \ Traps - performance

83. Condition: • Possible leakage stains

Location: Second Floor Bathroom



178. Possible leakage stains

84. Condition: • Corrosion

Implication(s): Chance of water damage to structure, finishes and contents

Location: Various Bathrooms



179. Corrosion



180. Corrosion



181. Corrosion

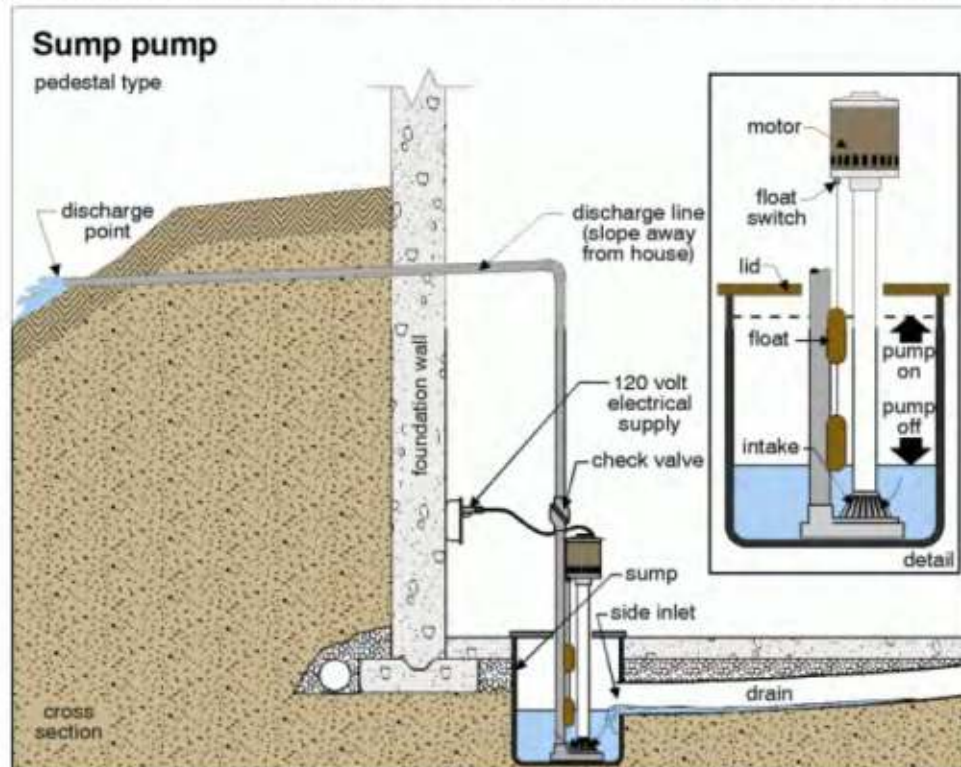
WASTE PLUMBING \ Sump pump

85. Condition: • Discharges into sewer

Sump pump is currently being discharged into sewage. This is not allowed by most municipalities, as there is the potential for city sewers to fill beyond their capacity. This, in turn, creates a heightened risk of water and sewage coming back up through your pipes and contaminating your home.

Implication(s): Chance of water damage to structure, finishes and contents

Task: Discharge pipe be routed towards the exterior and extended 10 feet away from the foundation.





182. Discharges into sewer

86. Condition: • Questionable installation

A section of chimney flue liner has been repurposed as a makeshift sump pump basin. This approach was sometimes used in the 1950s-1970s but is not as effective as a modern sump basin. The sump pump in this setup is intended to remove any water that rises from the water table beneath the slab, helping to reduce water pressure under the foundation. It appears that a French drain may have been installed along portions of the basement perimeter (although we cannot confirm if perforated pipe is present, as it is not visible), but it does not connect to this sump basin, which limits the drainage system's effectiveness.

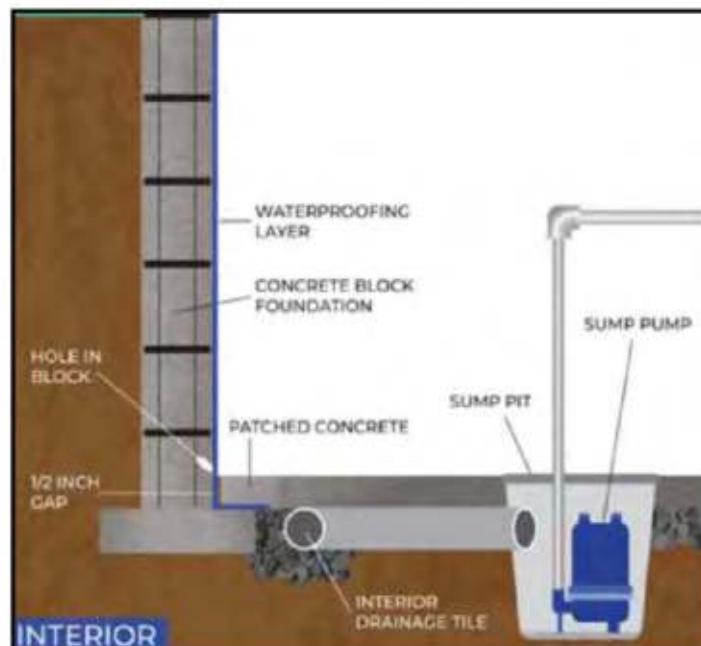
For optimal performance, it is recommended to replace this flue liner with a properly sized polyethylene basin (16x22 inches) and connect it directly to the French drain piping. This setup would improve water collection and ensure efficient drainage. Additionally, the sump pump discharge should be directed to an exterior point at least 6-10 feet away from the home, rather than into the sewer system, to prevent rainwater from overloading the sewer infrastructure.



183. Questionable installation



184. Questionable installation



185. Questionable installation

87. Condition: • Sump pump emergency backup system is highly recommended

FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)

88. Condition: • Not Frost Free

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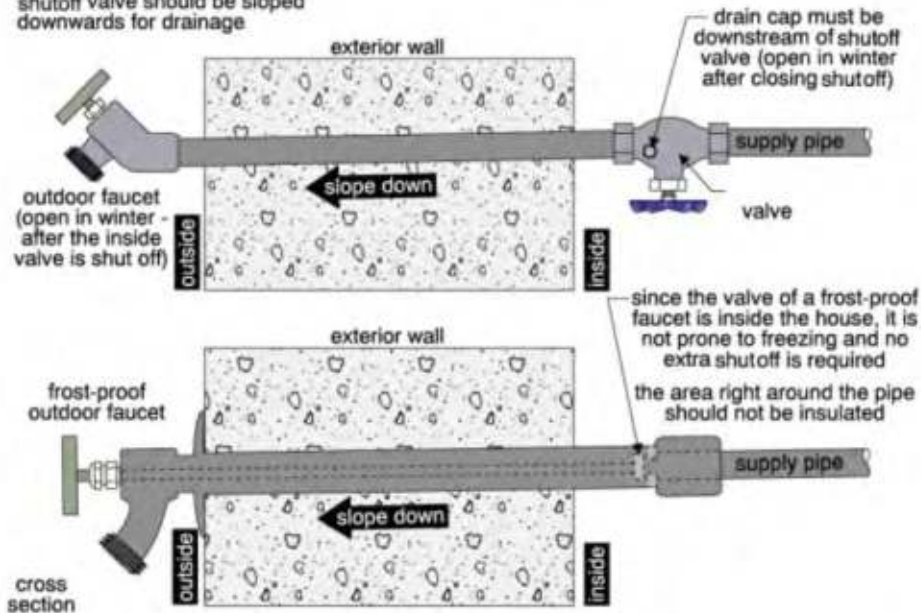
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Implication(s): Chance of water damage to structure, finishes and contents

Shutoff valves for outside faucets

piping/faucets downstream of the shutoff valve should be sloped downwards for drainage



186. Not Frost Free

FIXTURES AND FAUCETS \ Faucet

89. Condition: • Loose shower valves/mixer piping

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Over time, even well-secured plumbing components can loosen, emphasizing the importance of proper installation and regular maintenance. The plumbing should have been properly secured before the wall covering was installed. Continuous movement of unsecured plumbing can loosen or damage components, increasing the risk of a hidden leak that could go unnoticed until significant damage occurs. If not addressed, this can lead to water damage, mold growth, and costly repairs, compromising the integrity of the structure and surrounding materials, whether behind tile or plastic surrounds.

Implication(s): Chance of water damage to structure, finishes and contents. Equipment failure.

Location: Second Floor Bathroom



187. Loose shower valves/mixer piping

90. Condition: • Damage

Location: Laundry Area



188. *Damage*

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

91. Condition: • [Loose](#)

Implication(s): Chance of water damage to structure, finishes and contents | Damage or physical injury due to falling materials | Sewage entering the building

Location: First Floor Hallway Bathroom

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189. Loose

92. Condition: • [Loose](#)

Implication(s): Chance of water damage to structure, finishes and contents | Damage or physical injury due to falling materials | Sewage entering the building

Location: Second Floor Bathroom



190. Loose

FIXTURES AND FAUCETS \ Shower stall

93. Condition: • Loose or unstable

Vinyl shower pans should be supported by adding sand mix underneath them during installation. Constant movement of the shower pan during use can loosen the plumbing.

Location: Second Floor Bathroom



191. *Loose or unstable*

Description

Major floor finishes: • [Carpet](#) • Hardwood

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • [Single/double hung](#) • [Casement](#)

Exterior doors - type/material: • Hinged • [Sliding glass](#) • [Garage](#)

Limitations

Inspection limited/prevented by: • Carpet • Storage/furnishings • New finishes/paint • Storage in closets and cabinets / cupboards • Interference and distractions

Not tested/not in service:

• Dishwasher

Due to the sewer main clog, we decided not to test the dishwasher.



192. Dishwasher

Recommendations

CEILINGS \ General notes

94. Condition: • Typical flaws

95. Condition: • Water stains

Implication(s): Chance of water damage to structure, finishes and contents

Location: Basement

Task: Monitor



193. *Water stains*

CEILINGS \ Plaster or drywall

96. Condition: • [Sag](#)

Implication(s): Chance of movement

Location: Various



194. *Sag*

WALLS \ General notes

97. Condition: • Typical flaws

FLOORS \ General notes

98. Condition: • Wear

Implication(s): Material deterioration



195. *Wear*

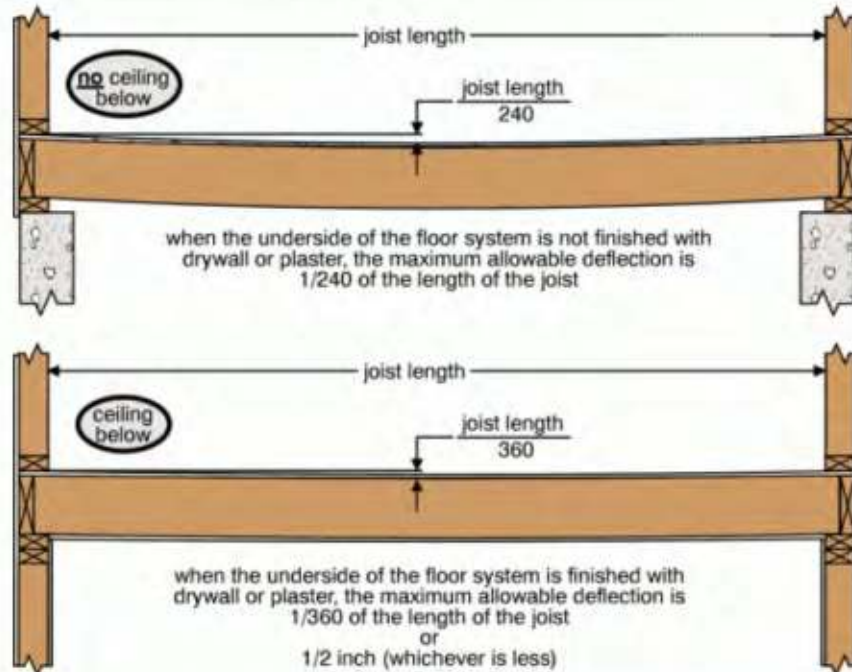


196. *Wear*

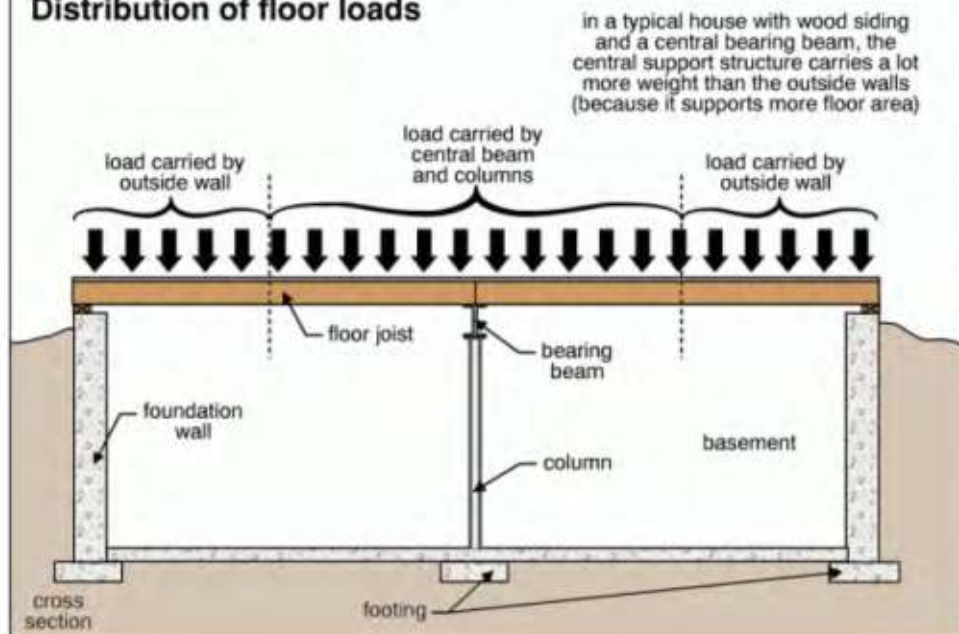
99. Condition: • Sloped floors are common in older homes, and even in homes as new as 15 to 30 years. Sloping floors are most often caused by normal and acceptable deflection (bend) in the wood joists which comprise the floor structure. ... Pronounced floor slopes can, however, be an indication of a structural problem that needs attention.

Implication(s): Material deterioration. Trip hazard.

Allowable floor deflections



Distribution of floor loads



FLOORS \ Wood/laminate floors

100. Condition: • [Buckled](#)

Implication(s): Trip or fall hazard

Location: Second Floor



197. Buckled

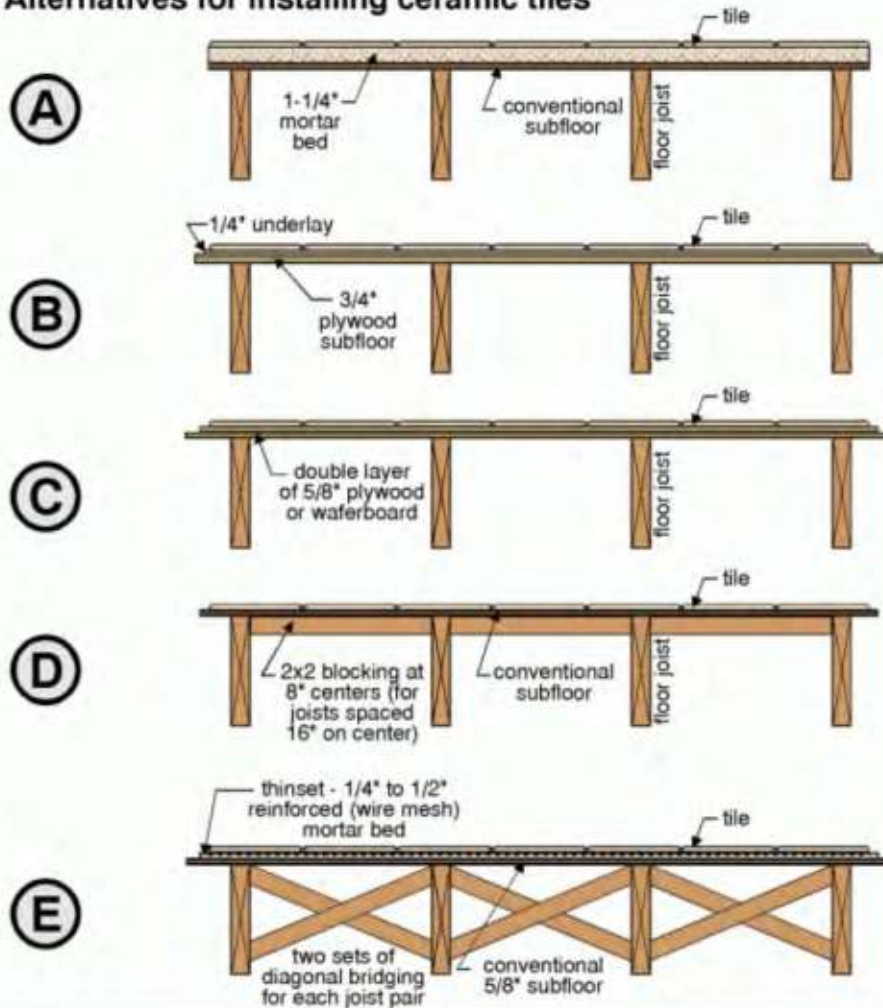
FLOORS \ Ceramic tile, stone, marble, etc

101. Condition: • [Tiles cracked](#)

Implication(s): Trip or fall hazard

Location: Foyer

Alternatives for installing ceramic tiles





198. Tiles cracked



199. Tiles cracked

102. Condition: • [Tiles cracked](#)

Implication(s): Trip or fall hazard

Location: Bathroom



200. Tiles cracked



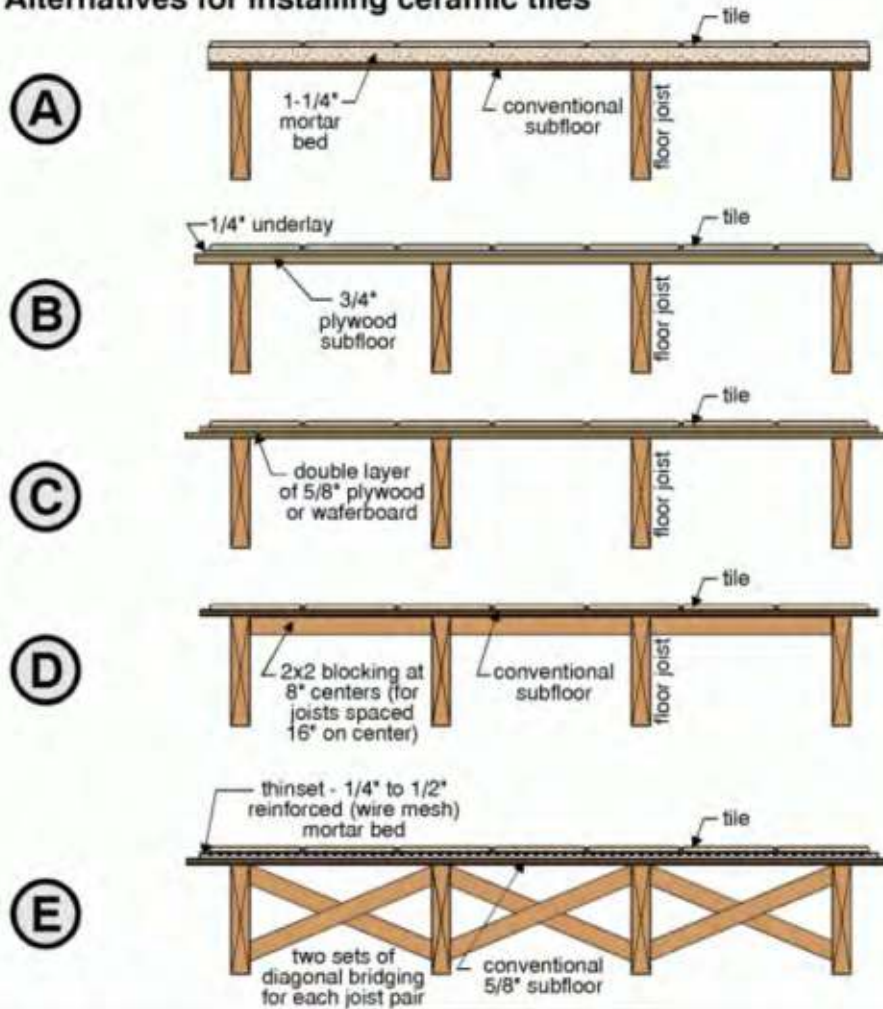
201. Tiles cracked

103. Condition: • [Tiles loose](#)

Implication(s): Slip hazard

Location: First Floor Hallway Bathroom

Alternatives for installing ceramic tiles



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202. Tiles loose

WINDOWS \ Glass (glazing)

104. Condition: • [Cracked](#)

Implication(s): Physical injury

Location: Basement



203. Cracked

WINDOWS \ Sashes

105. Condition: • [Loose fit](#)

Implication(s): Chance of damage to finishes and structure

Location: Second Floor



204. *Loose fit*

WINDOWS \ Hardware

106. Condition: • [Loose](#)

Implication(s): Equipment failure

Location: First Floor



205. Loose

WINDOWS \ Means of egress/escape

107. Condition: • Ineffective

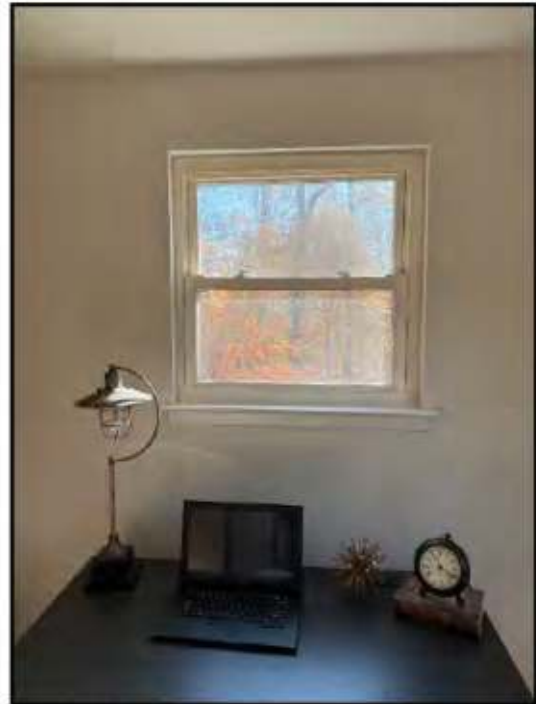
Egress windows requirements:

- (1) minimum egress window per bedroom
- It must provide an unobstructed opening with a minimum area of 5.7 sq. ft. (This requirement drops to 5 sq. ft. for grade floor or below grade openings).
- The height of the clear opening must be at least 24" and the width must be at least 20".
- The sill height must not be more than 44" above the floor.
- If the sill height is below grade, the window must have a window well.
- If required, the window well must be at least 9 sq. ft. in an area with a horizontal projection and a width of at least 36" each.
- Window wells deeper than 44" must have permanent steps or a ladder that do not impede the opening of the window.

Location: Most Bedrooms



206. Ineffective



207. Ineffective



208. Ineffective

DOORS \ Doors and frames

108. Condition: • [Stiff](#)

Implication(s): Reduced operability

Location: Closet



209. Stiff

109. Condition: • [Weatherstripping missing or ineffective](#)

Loose

Implication(s): Chance of water entering building | Increased heating and cooling costs | Reduced comfort



210. Weatherstripping missing or ineffective

DOORS \ Hardware

110. Condition: • Does not latch properly

Implication(s): System inoperative or difficult to operate

Location: Bathroom



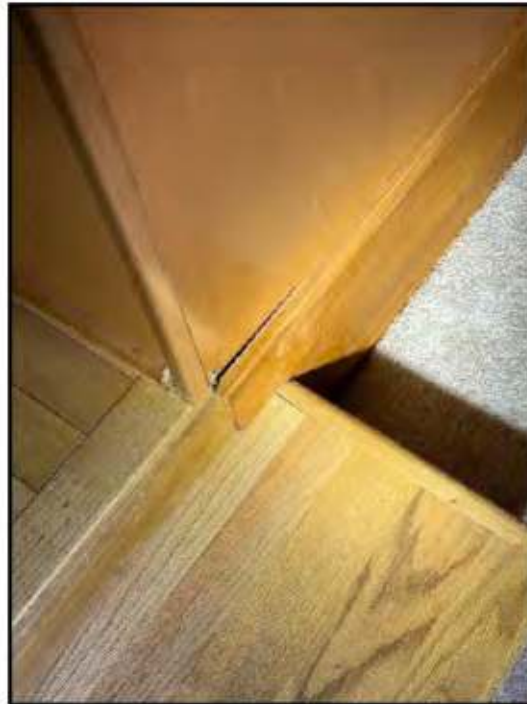
211. Does not latch properly

CARPENTRY \ Trim

111. Condition: • [Loose](#)

Implication(s): Material deterioration

Location: Kitchen



212. Loose

STAIRS \ Treads

112. Condition: • [Sloped](#)

Implication(s): Trip or fall hazard

Location: Basement

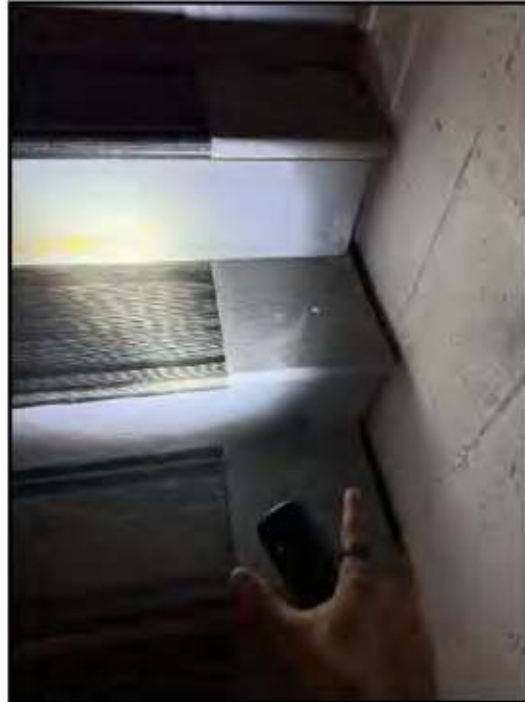


213. Sloped

113. Condition: • [Loose](#)

Implication(s): Chance of movement

Location: Basement



214. *Loose*

STAIRS \ Landings

114. Condition: • Loose

Location: Basement



215.



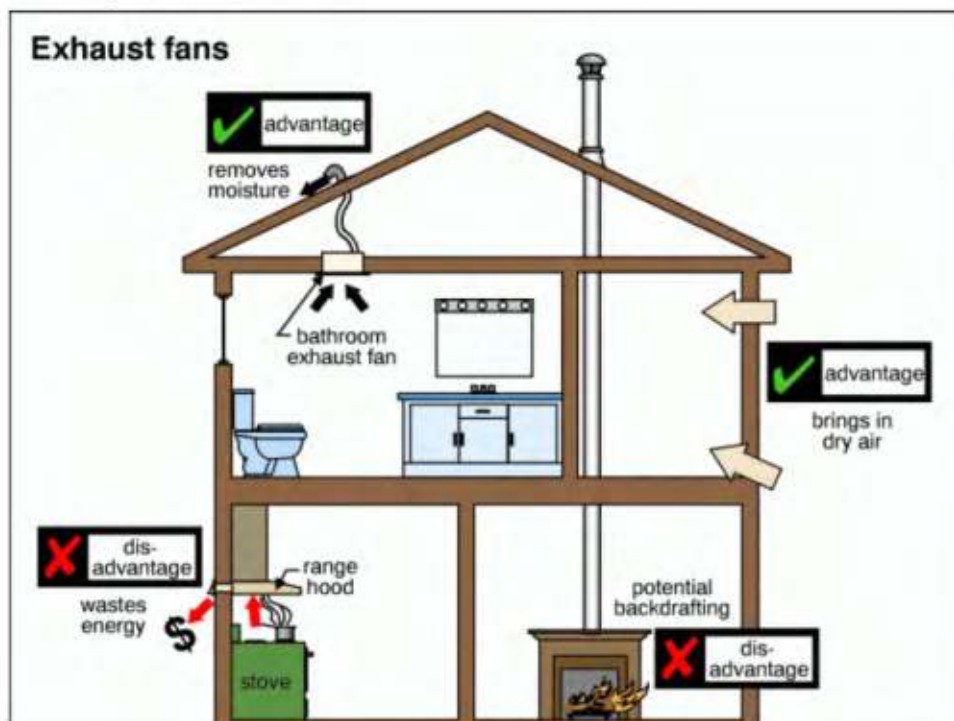
216.

EXHAUST FANS \ General notes

115. Condition: • [Missing](#)

Implication(s): Chance of condensation damage to finishes and/or structure

Location: First Floor Hallway Bathroom





217. Missing

116. Condition: • Light inoperative
Location: Bathroom

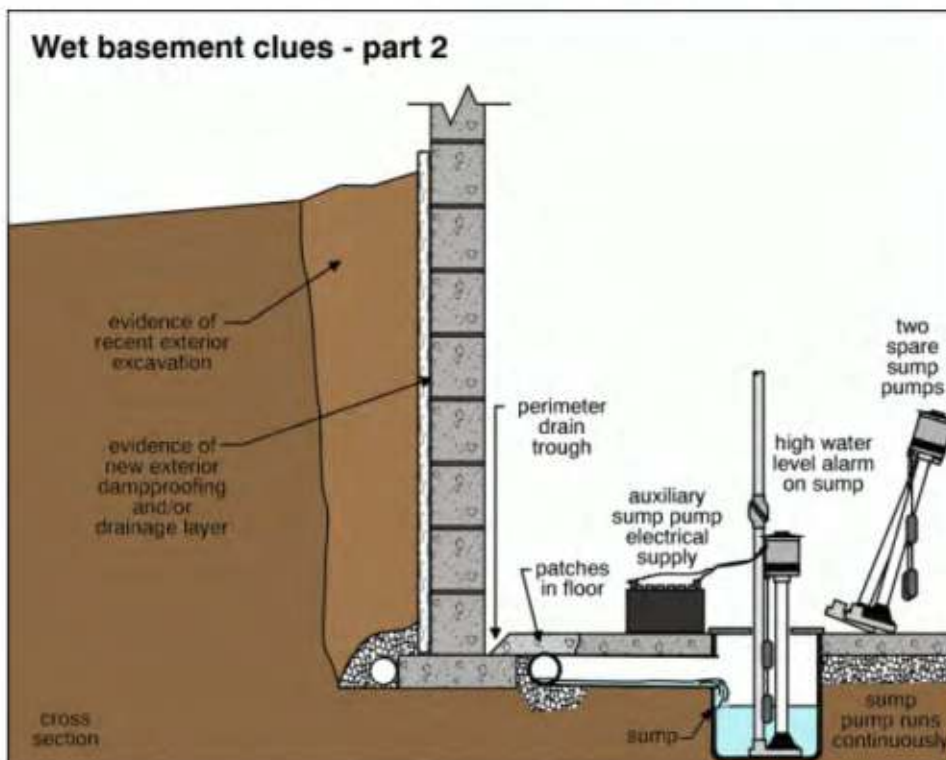
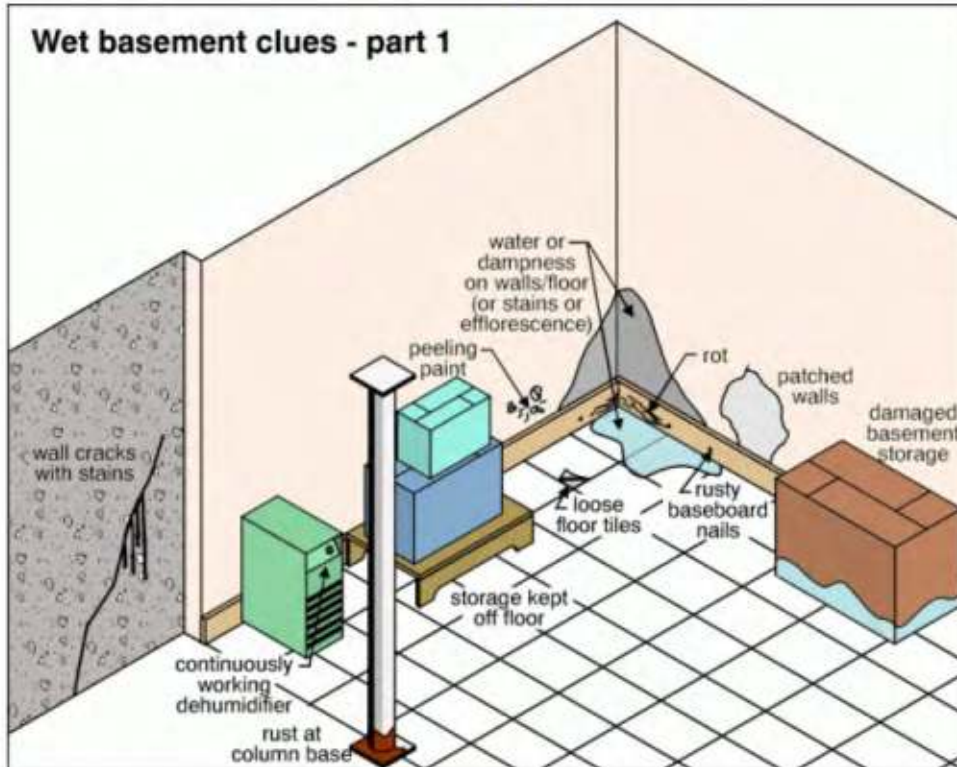


218. Light inoperative

BASEMENT \ Wet basement - evidence

117. Condition: • [Efflorescence](#)

Implication(s): Chance of water damage to structure, finishes and contents

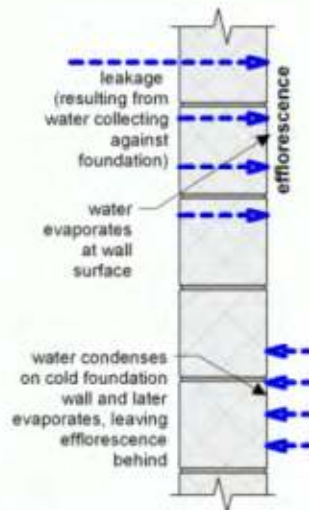


Basement leakage clues - efflorescence

efflorescence is a powdery, white substance that appears when water with dissolved minerals evaporates



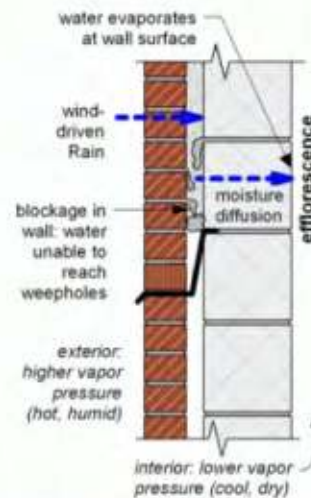
efflorescence may form because of water on the surface of the wall, either from leaks or from condensation, for example:



efflorescence may also form because of moisture diffusion through a wall

concrete and clay are not water-tight

for example:



219. Efflorescence



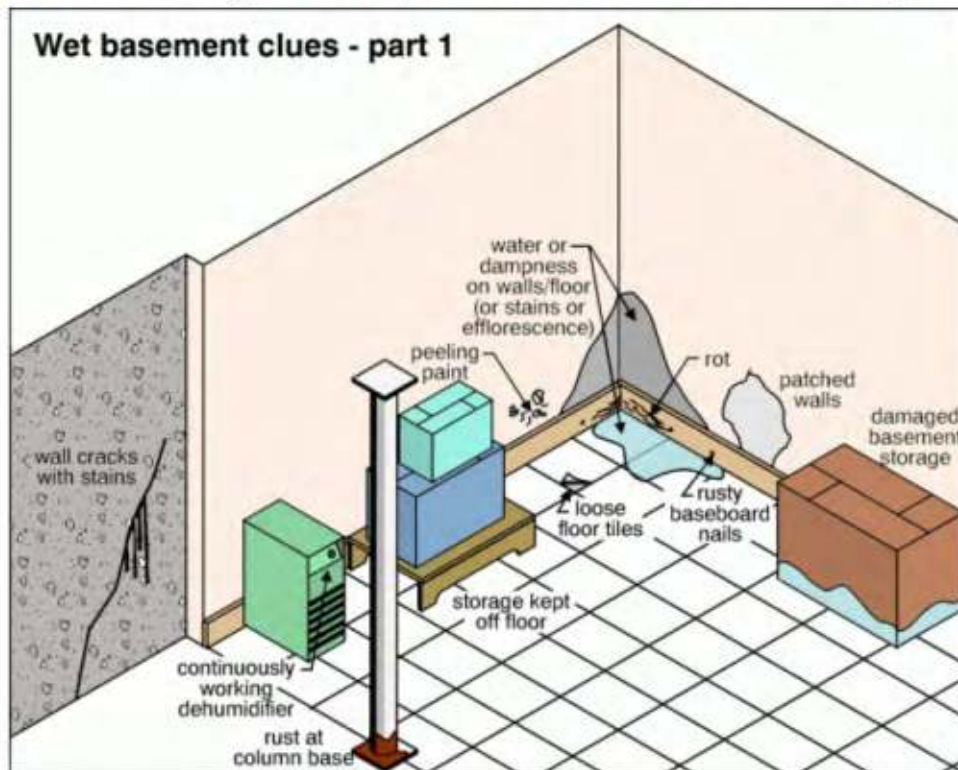
220. Efflorescence



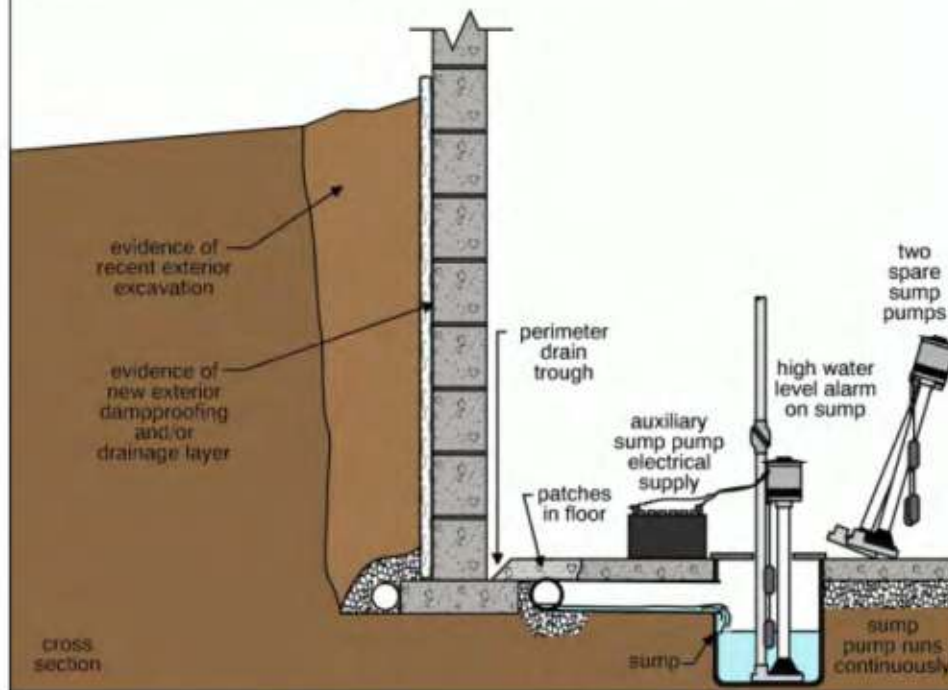
221. Efflorescence

118. Condition: • **Mold**

Implication(s): Chance of water damage to structure, finishes and contents | Contaminants may enter building air



Wet basement clues - part 2



222. Mold



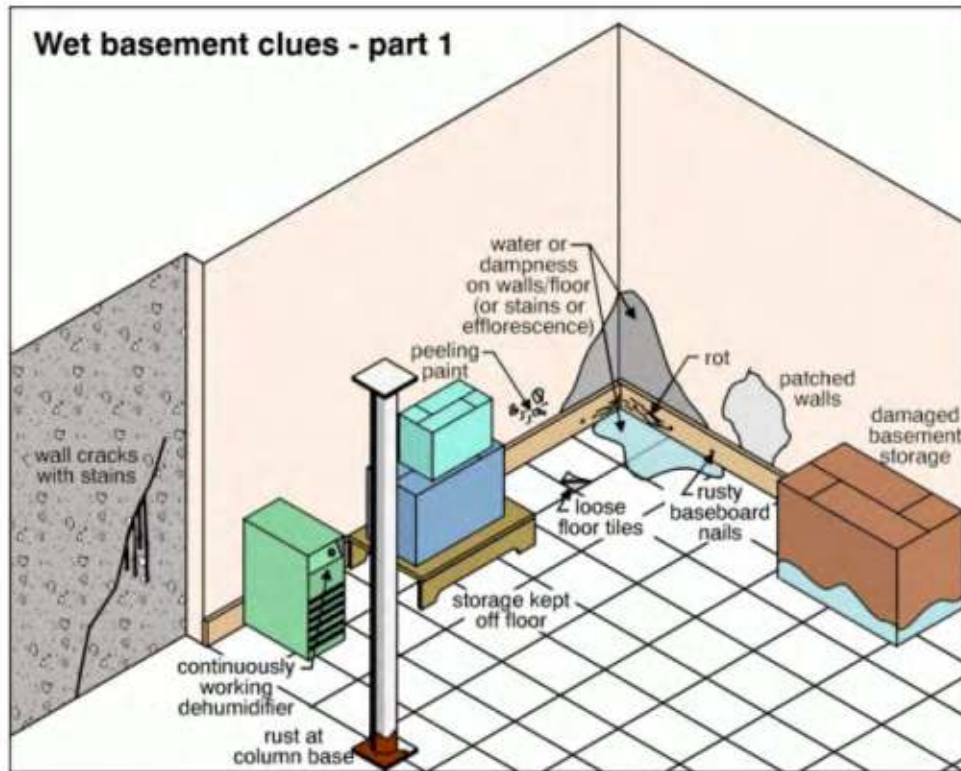
223. Mold

119. Condition: • [Water marks](#)

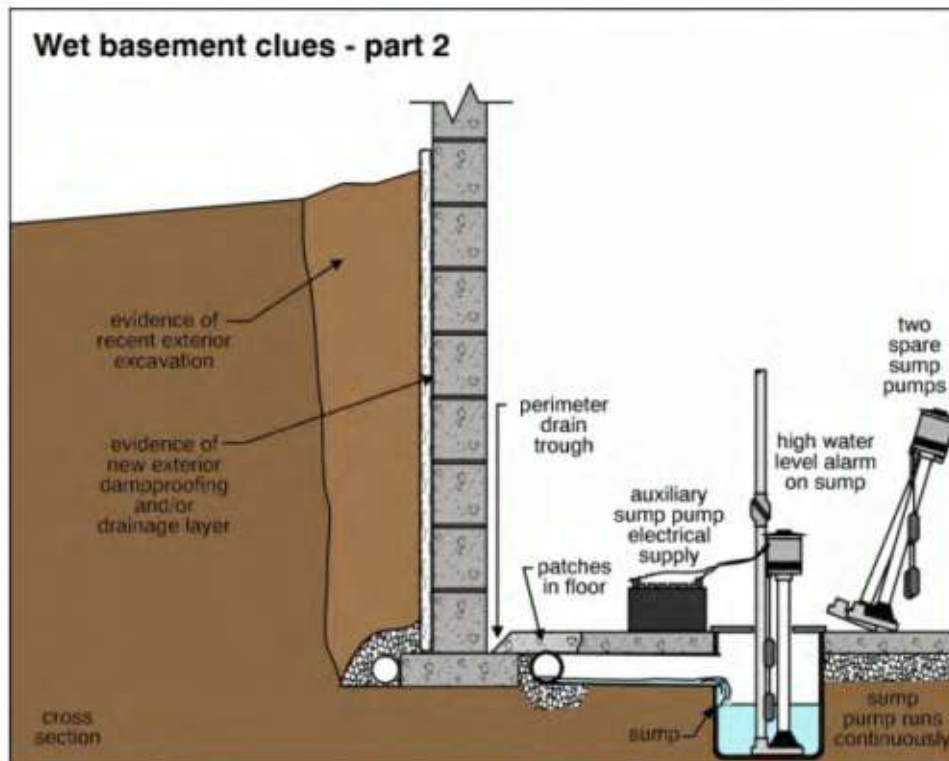
Implication(s): Chance of water damage to structure, finishes and contents

Location: Basement

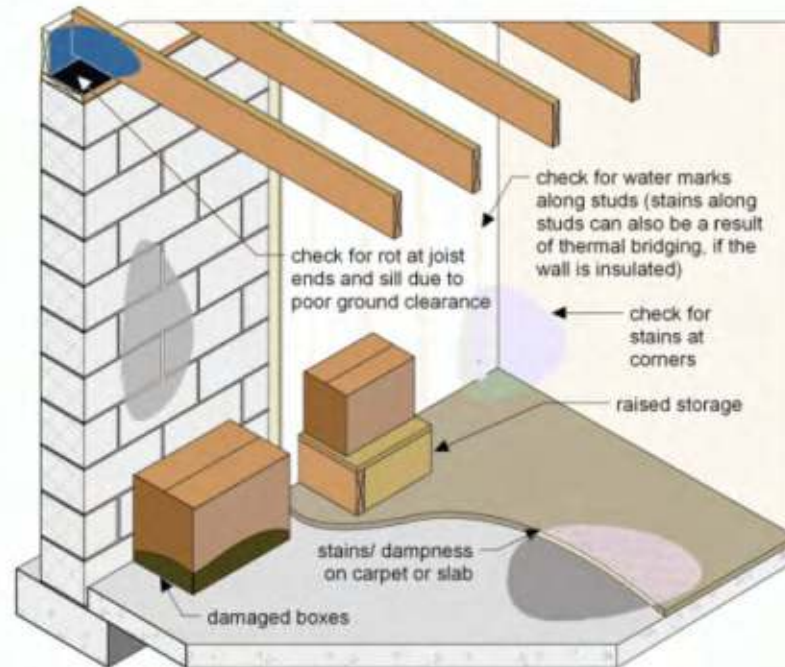
Wet basement clues - part 1



Wet basement clues - part 2



Basement leakage clues - rot, stains or water marks



224. Water marks



225. Water marks



226. Water marks



227. Water marks

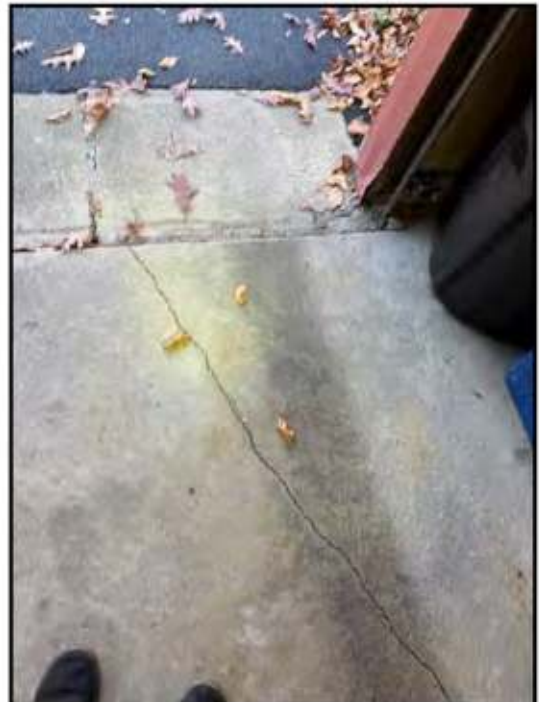
GARAGE \ Floor

120. Condition: • [Cracked](#)

Implication(s): Uneven floors



228. Cracked

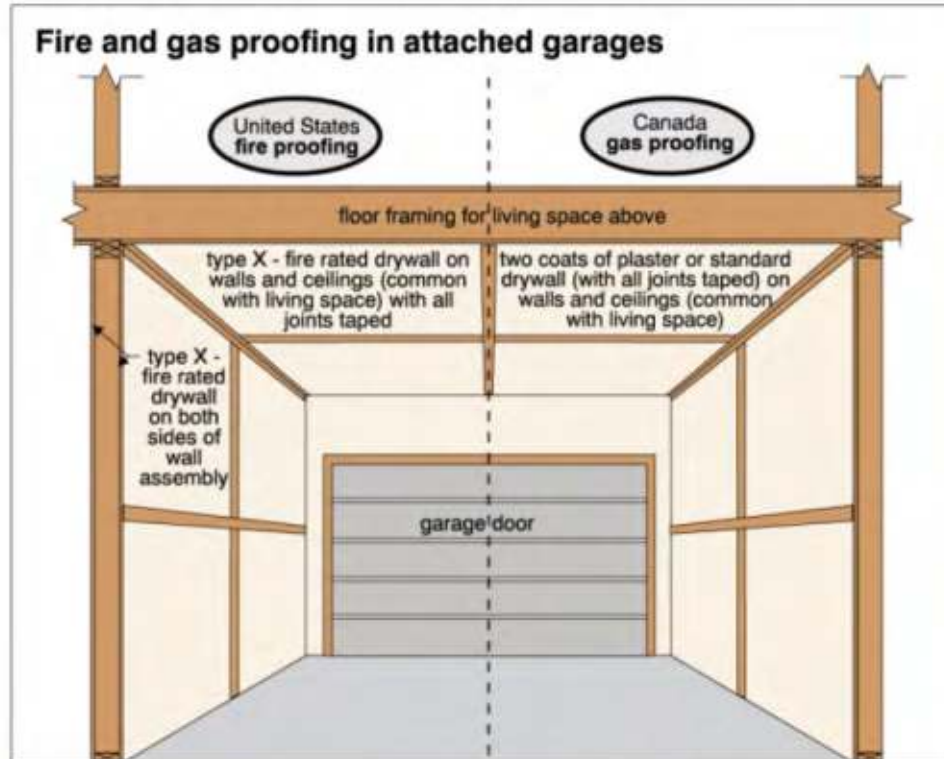


229. Cracked

GARAGE \ Walls and ceilings

121. Condition: • Missing sections of fire rated wall/ceiling assembly

Implication(s): Hazardous combustion products entering home



230. Missing sections of fire rated wall/ceiling...



231. Missing sections of fire rated wall/ceiling...



232. Missing sections of fire rated wall/ceiling...



233. Missing sections of fire rated wall/ceiling...

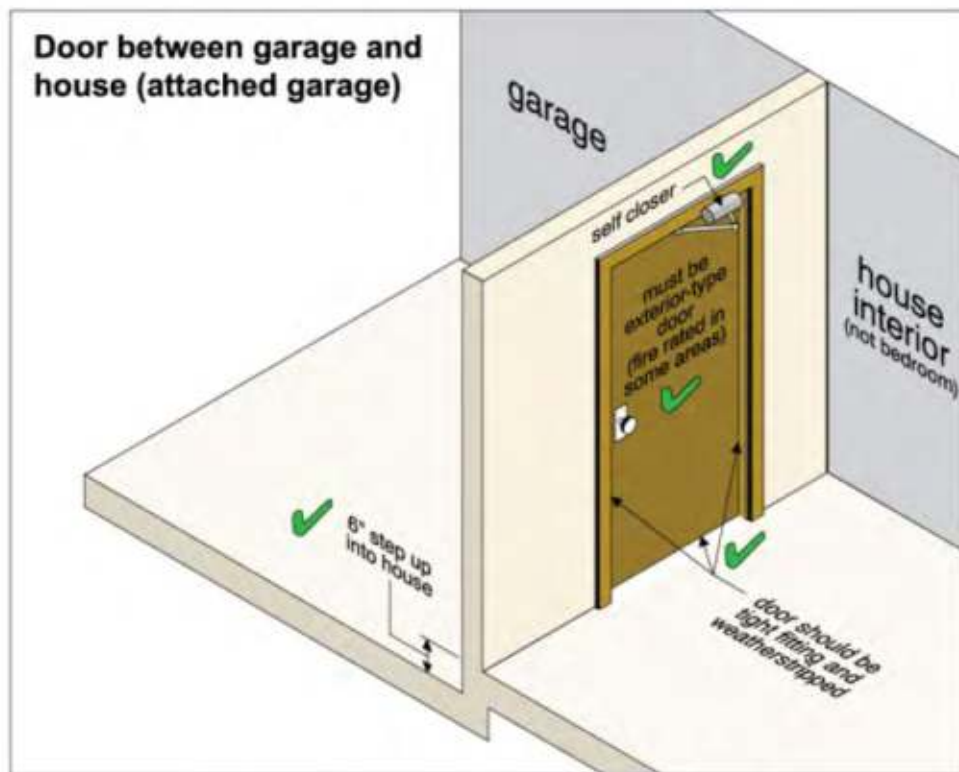
GARAGE \ Door between garage and living space

122. Condition: • [No self closer](#)

Recommend installing self-closing hinges.

Implication(s): Hazardous combustion products entering home

Location: Garage



234. No self closer

APPLIANCES \ Waste disposal

123. Condition: • Switch/button exposed on sink/countertop

Garbage disposal should not be operated with a switch above countertop but instead should be activated with a safety top cover or hidden switch inside cabinet

Location: Kitchen



235. Switch/button exposed on sink/countertop

APPLIANCES \ Washing machine

124. **Condition:** • Inoperative

Implication(s): Equipment inoperative

Location: Laundry Area



236. Inoperative

POTENTIALLY HAZARDOUS MATERIALS \ General notes

125. Condition: • Possible asbestos containing materials

Nine-inch vinyl tiles containing probable asbestos fibers were observed under the ground floor carpet. It is recommended to have a licensed asbestos removal company remove these tiles, as particles from damaged asbestos can cause lung cancer.

A sample of the vinyl flooring was sent for lab testing.

11/08/24 UPDATE: Lab confirms the vinyl tile tested under carpet does in fact contain asbestos fiber (3% Chrysotile - See last page for results).

Implication(s): Health hazard

Location: Fireplace room



237. Possible asbestos containing materials

126. Condition: • Possible asbestos containing materials

In-slab ducts were discovered in the fireplace room, which appear to be constructed from transite-a material commonly known to contain asbestos fibers. A sample from the ducts has been sent for lab testing to confirm the presence of asbestos. Once results are available, further assessment by a licensed asbestos professional is recommended if asbestos is confirmed, to determine the best course of action for safe management or removal.

11/08/24 UPDATE: Lab confirms the HVAC duct (Transite pipe) tested under carpet does in fact contain asbestos fiber (15% Chrysotile - See last page for results).

Implication(s): Health hazard

Location: Fireplace room



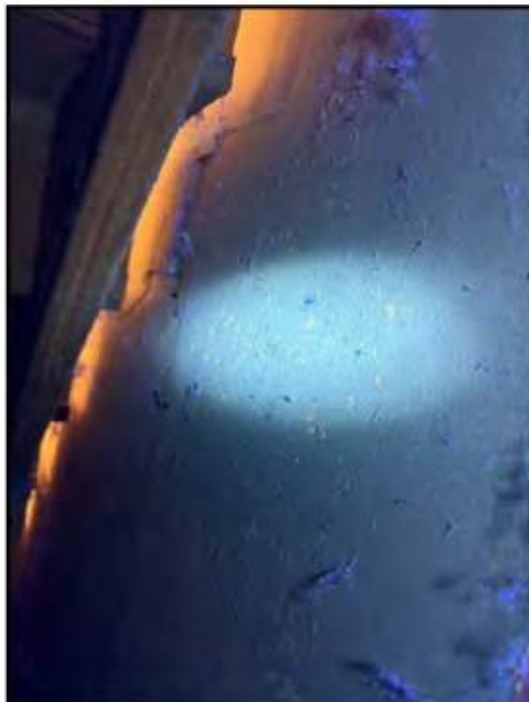
238. Possible asbestos containing materials

127. Condition: • Mold

Visible organic growth

Implication(s): Health hazard

Location: Basement



239. Mold



240. Mold



241. Mold



242. Mold



243. Mold

128. Condition: • Mice droppings

Location: Attic

November 5, 2024

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244. *Mice droppings*

END OF REPORT

November 5, 2024

www.makeasmartchoice.us

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**EMSL Analytical, Inc.**

200 Route 130 North Cinnaminson, NJ 08077

Tel/Fax: (800) 220-3675 / (856) 786-5974

<http://www.EMSL.com> / cinnaslab@EMSL.com

EMSL Order: [REDACTED]

Customer ID: SCIN36

Customer PO:

Project ID:

Attention: Leo Betancor

Smart Choice Inspections LLC

173 Ridge Rd, Apt H1

Cedar Grove, NJ 07009

Phone:

Fax:

Received Date: 11/07/2024 9:20 AM

Analysis Date: 11/07/2024

Collected Date: 11/05/2024

Project: [REDACTED]

**Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E
Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy**

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
042423057-0001	Fireplace room - 9 x 9 Floor Tile / Beige	Beige		97% Non-fibrous (Other)	3% Chrysotile
		Fibrous			
		Homogeneous	HA: 001		
042423057-0001A	Fireplace room - Mastic	Black	5% Cellulose	95% Non-fibrous (Other)	None Detected
		Non-Fibrous			
		Homogeneous	HA: 001		
042423057-0002	Under fireplace room slab - Transite Pipes / White	Gray		85% Non-fibrous (Other)	15% Chrysotile
		Fibrous			
		Homogeneous	HA: 002		

Analyst(s)

Alex Francois (3)

Samantha Rundstrom, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and meet method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-92-020 "Interim Method") but augmented with procedures outlined in the 1993 ("Final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-halide organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Cinnaminson, NJ NVLAP Lab Code 101048-0, AIHA LAP, LLC-IHLAP Lab 100194, PA ID# 68-00367, LA #04127

Initial report from: 11/08/2024 08:40:54

ASB_PLM_0008_0002 - 2.11 Printed: 11/8/2024 8:40 AM

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The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS