

# NAVARRO & BAE, LLC

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May 2, 2017

**Via Email [lisa@pugliesesalemi.com]**

Lisa L. Pugliese, Esq.  
Pugliese & Salemi, LLP  
20-24 Branford Place, Suite 503  
Newark, NJ 07102

**RE:** [REDACTED] **Burns from**  
[REDACTED]  
**Property Address:** [REDACTED]  
**North Arlington, NJ 07031**

Dear Mr. Pugliese:

Enclosed herewith, please find a copy of the inspection report conducted by Pillar to Post Home Inspectors that was conducted on April 28, 2017. My clients are concerned with the following defects and deficiencies as noted in the inspection report and would like the Sellers to address them as follows:

**1. Property and Site**

- a) Landscaping
  - Please trim vegetation away from structure to reduce moisture damage and premature wear of finishing materials.
- b) Porch
  - Cracks on front stairway noted. Please remedy
  - Spalled concrete on front porch deck noted. Please remedy
  - Cracked stone on lower step noted. Please remedy.
- c) Deck/Patio
  - Please re-finish as necessary to protect wood from water damage.
- d) Foundation Wall
  - Settlement crack near left front corner of house noted. Please repair.
- e) Wall Surface
  - A hole in the siding noted. Please patch.

**2. Roof Structure**

- a) Limitations
  - Could not see top portions of the roof from the ground, those areas were not inspected. Buyer reserves the right to re-inspect prior to closing.

- b) Gutter/Downspout
  - Downspout is missing from top back roof. Please replace.
- c) Covering
  - Shingles are missing. Please remedy.
- d) Chimney/Vent
  - Gaps in chimney bricks can be seen from back yard. Please repair.
- e) Chimney Cap
  - There is no visual access to the chimney interior. As such, the interior of the chimney was not checked as part of the inspection. Buyer reserves the right to re-inspect prior to closing.

### 3. Attic

- a) Limitations
  - Lower attic had a mold-like growth on sheathing. Please remedy.
- b) Sheating
  - Water stains were observed on the sheating or structure in the attic in some areas. Please provide any and all documentation in reference to prior repairs completed to ensure the leak was properly repaired.
  - Please seal any gaps around penetration holes in attic around pipes or air conditioning .
- c) Insulation
  - Please add to at least R38 or 12" of fiberglass batts to lower heating and cooling costs.
- d) Exhaust Duct
  - Top bathroom duct vents into the attic. Please extend to exterior to avoid moisture damage.

### 4. Basement/Structure

- a) Door
  - Please seal side basement door.
  - A hole was noted in the basement door. Please remedy.
- b) Receptacle
  - Reversed polarity. Please remedy.
  - GFCI in bathroom wouldn't turn off. Please remedy.
- c) Circuit Wire
  - Please cover open electrical boxes.
- d) Basement Stairway
  - Floor has 9" square floor tiles of age that usually contains asbestos. Buyer reserves the right to re-inspect prior to closing.
  - Sawdust and carpenter ant pieces under basement staircase noted. Please remedy.
- e) Floor Joist
  - Much of the structure in a finished ground floor or basement is not visible for inspection. Buyer reserves the right to re-inspect prior to closing.
- f) Pipes/Ducts
  - Heating pipes have asbestos-like covering. Please remedy using a qualified licensed asbestos abatement contractor.

### 5. Electrical Service

- a) Grounding
  - The integrity of the electrical system cannot be verified with a visual inspection. Buyer reserves the right to re-inspect prior to closing.

- b) Auxiliary Panel
  - Hallways had fuse boxes in front of each apartment. These are considered to be obsolete and many municipalities and insurance companies will not accept them at this point in time. Please have a qualified licensed electrician make improvements as required for safety.

## **6. Heating**

- a) Smoke/CO Detectors
  - Detectors were not tested as part of the home inspection. Buyer reserves the right to re-inspect prior to closing.
- b) Heating System
  - Heat for basement zone did not come on when tested. Please remedy.
- c) Oil Tank/Piping
  - Old oil feed tubes noted. Please provide proper paperwork confirming that the oil tank on property has been properly de-commissioned.

## **7. Plumbing Components**

- a) Vent stack/Piping
  - Vent stack pipe in closet has an opening on the side. Please repair.
- b) Hot Water Tank
  - Second floor hot water heater had an active leak. Please repair.
  - Pressure relief valve tube fell off hot water heater. Please replace and correct downward slope of water heater vent for safety.
- c) Sump Pump
  - Please extend discharge tube further away from foundation.

## **8. Laundry**

- a) Dryer Vent
  - Replace plastic laundry vent with a metallic vent for fire safety.

## **9. Bathrooms**

- a) Floor
  - Cracked tiles noted on floor. Please remedy.
- b) Sink
  - First floor vanity sink has a small crack. Please remedy.
- c) Toilet
  - Advised that toilet in basement was not working. Please repair.
- d) Tub/Enclosure
  - Please caulk around tub to prevent water infiltration and subsequent damage.
- e) Mixer/Shower Head
  - Diverter valve in shower allows water to continue to come out of tub faucet when shower is engaged. Please repair.
  - Please replace kitchen wand in basement and kitchen faucet on first floor.

## **10. Kitchen**

- a) Ceiling
  - Patched cracks in basement kitchen ceiling. Please provide any and all documentation in reference to prior repairs completed.
  - Stain on first floor ceiling and holes noted. Please provide any and all documentation in reference to prior repairs completed or repaired leaks to ensure damages were property repaired
- b) Patio Door

- Patio door glass has bad seals. Please repair or replace.
- c) Receptacle
  - No GFCI near basement kitchen sink. Please add GFCI to provide added protection against electrical shocks in wet or damp environment for safety.
  - No GFCI reversed polarity on kitchen counter. Please remedy.
  - Ungrounded receptacle in upstairs kitchen. Please remedy.
  - No GFCI in kitchen. Please remedy.
- d) Faucet
  - Basement kitchen hose wand is clogged. Please remedy
  - First floor faucet leaked at pivot point. Please remedy.
- e) Oven/Range/Cooktop
  - Left front burner on the first floor gas range does not work. Please repair.

## **11. Interior Rooms**

- a) Floors
  - Some of flooring in third floor was noted to be sloping. Please remedy.
- b) Wall
  - A crack near front windows noted. Please repair.
  - A dent in wall of top unit noted. Please repair.
  - A hole in wall of top unit noted. Please repair.
- c) Ceiling
  - First floor dining room stained tile noted. Please remedy.
  - Ceiling cracks in second floor living room. Please remedy.
- d) Window
  - First floor front living room windows slam down if released. Please repair.
  - Second floor side window slams if released. Please repair.
  - Sealing stripe loose from top of side window. Please remedy.
  - Front top window in top unit has bad seals. The other slams down if released. Please remedy.
- e) Door
  - Missing door noted. Please replace.
  - Door binds. Please remedy.
  - Door binds on top unit. Please remedy.
- f) Stairway
  - Cracks noted in back stairway wall. Please remedy.
  - Stairway tilts toward center of building on top floor. Please remedy.
- g) Receptacle
  - Outlets are tested on a sampling basis, not all have been checked or accounted for. Buyer reserves the right to re-inspect prior to closing.

Further, the Wood Destroying Insect Inspection Report is also enclosed herein. The report indicates visible evidence of termite parts and frass under the stairwell in the basement. Please remedy this issue and provide a Termite Protection Service Agreement upon completion. Further, treatment for the control of Carpenter ants are requested.

Please review and advise. Also, the inspection company did not test the air-conditioning systems because the ambient temperature was too low, and testing it could damage the coils. Buyer reserves the right to test the system prior to closing when the conditions permit. Radon test result are also pending. If the result is within an unacceptable range, same must be remediated.

Thank you.

Very truly yours

*/s/ Daniel C. Bae*

DANIEL C. BAE

DCB/aj

cc: clients