



**NEW JERSEY ASSOCIATION OF REALTORS® STANDARD FORM OF  
SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT**



**Property Address:** 79 TROY DRIVE SHORT HILLS, NJ 07078

**Seller:** GRUSHIN, MIKHAIL & LARISA

The purpose of this Disclosure Statement is to disclose, to the best of Seller's knowledge, the condition of the Property, as of the date set forth below. The Seller acknowledges that he/she is under an obligation to disclose any known material defects in the Property even if not addressed in this printed form. Seller alone is the source of all information contained in this form. All prospective buyers of the Property are cautioned to carefully inspect the Property and to carefully inspect the surrounding area for any off-site conditions that may adversely affect the Property. Moreover, this Disclosure Statement is not intended to be a substitute for prospective buyer's hiring of qualified experts to inspect the Property.

If your property consists of multiple units, systems and/or features, please provide complete answers on all such units, systems and/or features even if the question is phrased in the singular, such as if a duplex has multiple furnaces, water heaters and fireplaces.

**OCCUPANCY**

Yes No Unknown

☒ ☐ ☒

1. Age of House, if known \_\_\_\_\_

2. Does the Seller currently occupy this property?

If not how long has it been since Seller occupied the property? \_\_\_\_\_

3. What year did the seller buy the property? \_\_\_\_\_

3a. Do you have in your possession the original or a copy of the deed evidencing your ownership of the property? If "yes," please attach a copy of it to this form

**ROOF**

Yes No Unknown

☒ ☐ ☐

4. Age of roof Brand New

5. Has roof been replaced or repaired since seller bought the property?

6. Are you aware of any roof leaks?

7. Explain any "yes" answers that you give in this section: Roof was replaced September 27 2020

**ATTICS, BASEMENTS AND CRAWL SPACES** (Complete only if applicable)

Yes No Unknown

☒ ☐ ☐

8. Does the property have one or more sump pumps?

8a. Are there any problems with the operation of any sump pump?

9. Are you aware of any water leakage, accumulation, or dampness within the basement or crawl spaces or any other areas within any of the structures on the property?

9a. Are you aware of the presence of any mold or similar natural substance within the basement or crawl spaces or any other areas within any of the structures on the property?

10. Are you aware of any repairs or other attempts to control any water or dampness problem in the basement or crawlspace? If "yes" describe the location, nature and date of the repairs:

☒ ☐ ☐

11. Are you aware of any cracks or bulges in the floor or foundation walls? If "yes", specify location. hairline horizontal crack in left foundation wall (addressed per the provided engineering report)

12. Are you aware of any restrictions on how the attic may be used as a result of the manner in which the attic or roof was constructed?

13. Is the attic or house ventilated by: ☐ a whole house fan? ☒ an attic fan?

13a. Are you aware of any problems with the operation of such a fan?

14. In what manner is access to the attic space provided? ☐ staircase ☒ pull down stairs ☐ crawl space with aid of ladder or other device ☐ other \_\_\_\_\_

15. Explain any "yes" answers that you give in this section:

Permits for work in item 11 were issued by township on Oct 1st; work completed Oct 14th Engineering report from Colonna Consulting is provided

**TERMITES/WOOD DESTROYING INSECTS, DRY ROT, PESTS**

Yes No Unknown

☐ ☒ ☐

16. Are you aware of any termites/wood destroying insects, dry rot, pests affecting the property?

17. Are you aware of any damage to the property caused by termites/wood destroying insects, dry rot, or pests?

18. If "yes," has work been performed to repair the damage?

19. Is your property currently under contract by a licensed pest control company? If "yes", state the name and address of licensed pest control company: Western Pest

☐ ☒ ☐

20. Are you aware of any termite/pest control inspections or treatments for the property in the past?

21. Explain any "yes" answer that you give in this section:

Control of seasonal pests

#### STRUCTURAL ITEMS

Yes No  
☒ ☐

22. Are you aware of any movement, shifting, or other problems with walls, floors or foundations including any restrictions on how any space, other than the attic or roof, may be used as a result of the manner in which it was constructed?

☐ ☒

23. Are you aware if the property or any of the structures on it have ever been damaged by fire, smoke, wind or flood?

☐ ☒

24. Are you aware of any fire retardant plywood used in the construction?

☐ ☒

25. Are you aware of any current or past problems with driveways, walkways, patios, sinkholes, or retaining walls on the property?

☐ ☒

26. Are you aware of any present or past efforts made to repair any problems with the items in this section?

27. Explain any "yes" answers that you give in this section. Please describe the location and nature of

hairline horizontal crack in left foundation wall (addressed per the provided engineering report)  
Engineering report from Colonna Consulting is provided

#### ADDITIONS/REMODELS

Yes No Unknown  
☐ ☒ ☐

28. Are you aware of any additions, structural changes or other alterations to the structures on the property made by any present or past owners?

☐ ☒ ☐

29. Were the proper building permits and approvals obtained? Explain any "yes" answers you give in this section:

#### PLUMBING, WATER AND SEWAGE

Yes No Unknown

30. What is the source of your drinking water? ☒ Public ☐ Community System ☐  
Well on property ☐ Other (explain) \_\_\_\_\_

☐ ☐

31. If your drinking water supply is not public have you performed any tests on the water?

☐ ☐

If so when? \_\_\_\_\_  
Attach a copy of or describe the results.

☐ ☒ ☐

32. Does the wastewater from any clothes washer, dishwasher, or other appliance discharge to any location other than the sewer, septic, or other system that services the rest of the property?

☐ ☐ ☐

33. When was well installed? \_\_\_\_\_

☒ ☐ ☐

Location of Well? \_\_\_\_\_

☒ ☐

34. Do you have a softener, filter, or other water purification system?

☐ ☐

☐ Leased ☒ Owned

☐ ☐

35. What is the type of sewage system? ☒ Public Sewer ☐ Private Sewer ☐ Septic System  
☐ Cesspool ☐ Other (explain): \_\_\_\_\_

☐ ☐

36. If you answered "septic system," have you ever had the system inspected to confirm that it is a true septic system and not a cesspool?

☐ ☐

37. If Septic System, when was it installed? \_\_\_\_\_

☐ ☐

Location? \_\_\_\_\_

☐ ☒

38. When was the Septic System or Cesspool last cleaned and/or serviced? \_\_\_\_\_

☐ ☐

39. Are you aware of any abandoned Septic Systems or Cesspools on your property?

☐ ☐

39a. If "yes," is the closure in accordance with the municipality's ordinance? (explain): \_\_\_\_\_

☐ ☒

40. Are you aware of any leaks, backups, or other problems relating to any of the plumbing systems and fixtures (including pipes, sinks, tubs and showers), or of any other water or sewage related problems? If "yes," explain: \_\_\_\_\_

☐ ☒

41. Are you aware of any shut off, disconnected, or abandoned wells, underground water or sewage tanks, or dry wells on the property?

☐ ☐

42. Is either the private water or sewage system shared? If "yes," explain: \_\_\_\_\_

☐ ☐

43. Water Heater: ☐ Electric ☐ Fuel Oil ☒ Gas  
Age of Water Heater \_\_\_\_\_

☐ ☒

43a. Are you aware of any problems with the water heater?

44. Explain any "yes" answers that you give in this section:

tub drain stop is missing in hallway bathroom

#### HEATING AND AIR CONDITIONING

Yes No Unknown

45. Type of air conditioning:

☐ Central one zone ☒ Central multiple zone ☐ Wall/Window Unit ☐ None

46. List any areas of the house that are not air conditioned: \_\_\_\_\_

☐

47. What is the age of Air Conditioning System AC System was replaced in October 2020

☐

48. Type of heat: ☒ Electric ☐ Fuel Oil ☒ Natural Gas ☐ Propane ☐ Unheated ☐ Other

☐

49. What is the type of heating system? (for example, forced air, hot water or base board, radiator, steam heat) forced air, radiant (electric and hot water) heating

☐



|     |   |                                     |                                     |  |
|-----|---|-------------------------------------|-------------------------------------|--|
| 228 | <input type="checkbox"/>  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 81. Are you aware if the property has been tested for the presence of any other toxic substances, such as lead-based paint, urea-formaldehyde foam insulation, asbestos-containing materials, or others?   |
| 229 |   |                                     |                                     | (Attach copy of each test report if available).  |
| 230 |   |                                     |                                     | 82. If "yes" to any of the above, explain:   |
| 231 |   |                                     |                                     |  |
| 232 |   |                                     |                                     |  |
| 233 |   |                                     |                                     |  |
| 234 | <input type="checkbox"/>  | <input type="checkbox"/>            |                                     | 82a. If "yes" to any of the above, were any actions taken to correct the problem? Explain:   |
| 235 |   |                                     |                                     |  |
| 236 |   |                                     |                                     |  |
| 237 | <input type="checkbox"/>  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 83. Is the property in a designated Airport Safety Zone?   |
| 238 |   |                                     |                                     |  |
| 239 | <b>DEED RESTRICTIONS, SPECIAL DESIGNATIONS, HOMEOWNERS ASSOCIATIONS/CONDOMINIUMS</b>  |                                     |                                     |  |
| 240 | <b>AND CO-OPS</b>   |                                     |                                     |  |
| 241 | Yes   | No                                  | Unknown                             |  |
| 242 | <input type="checkbox"/>  | <input checked="" type="checkbox"/> |                                     | 84. Are you aware if the property is subject to any deed restrictions or other limitations on how it may be used due to its being situated within a designated historic district, or a protected area like the New Jersey Pinelands, or its being subject to similar legal authorities other than typical local zoning ordinances? |
| 243 |   |                                     |                                     |  |
| 244 |   |                                     |                                     |  |
| 245 |   |                                     |                                     |  |
| 246 | <input type="checkbox"/>  | <input checked="" type="checkbox"/> |                                     | 85. Is the property part of a condominium or other common interest ownership plan?   |
| 247 | <input type="checkbox"/>  | <input checked="" type="checkbox"/> |                                     | 85a. If so, is the property subject to any covenants, conditions, or restrictions as a result of its being part of a condominium or other form of common interest ownership?   |
| 248 |   |                                     |                                     |  |
| 249 | <input type="checkbox"/>  | <input checked="" type="checkbox"/> |                                     | 86. As the owner of the property, are you required to belong to a condominium association or homeowners association, or other similar organization or property owners?   |
| 250 |   |                                     |                                     |  |
| 251 | <input type="checkbox"/>  | <input type="checkbox"/>            |                                     | 86a. If so, what is the Association's name and telephone number?   |
| 252 |   |                                     |                                     |  |
| 253 | <input type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/>            | 86b. If so, are there any dues or assessments involved? If "yes," how much? _____  |
| 254 | <input type="checkbox"/>  | <input checked="" type="checkbox"/> |                                     | 87. Are you aware of any defect, damage, or problem with any common elements or common areas that materially affects the property?   |
| 255 |   |                                     |                                     |  |
| 256 |   |                                     |                                     |  |
| 257 | <input type="checkbox"/>  | <input checked="" type="checkbox"/> |                                     | 88. Are you aware of any condition or claim which may result in an increase in assessments or fees?  |
| 258 | <input type="checkbox"/>  | <input type="checkbox"/>            | <input type="checkbox"/>            | 89. Since you purchased the property, have there been any changes to the rules or by-laws of the Association that impact the property?   |
| 259 |   |                                     |                                     |  |
| 260 |   |                                     |                                     | 90. Explain any "yes" answers you give in this section:  |
| 261 |   |                                     |                                     |  |
| 262 |   |                                     |                                     |  |
| 263 |   |                                     |                                     |  |
| 264 | <b>MISCELLANEOUS</b>  |                                     |                                     |  |
| 265 | Yes   | No                                  | Unknown                             |  |
| 266 | <input type="checkbox"/>  | <input checked="" type="checkbox"/> |                                     | 91. Are you aware of any existing or threatened legal action affecting the property or any condominium or homeowners association to which you, as an owner, belong?  |
| 267 |   |                                     |                                     |  |
| 268 | <input type="checkbox"/>  | <input checked="" type="checkbox"/> |                                     | 92. Are you aware of any violations of Federal, State or local laws or regulations relating to this property?  |
| 269 |   |                                     |                                     |  |
| 270 | <input type="checkbox"/>  | <input checked="" type="checkbox"/> |                                     | 93. Are you aware of any zoning violations, encroachments on adjacent properties, non-conforming uses, or set-back violations relating to this property? If so, please state whether the condition is pre-existing non-conformance to present day zoning or a violation to zoning and/or land use laws.                            |
| 271 |   |                                     |                                     |  |
| 272 |   |                                     |                                     |  |
| 273 |   |                                     |                                     |  |
| 274 |   |                                     |                                     |  |
| 275 | <input type="checkbox"/>  | <input checked="" type="checkbox"/> |                                     | 94. Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain unpaid? Are you aware of any violations of zoning, housing, building, safety or fire ordinances that remain uncorrected?  |
| 276 |   |                                     |                                     |  |
| 277 |   |                                     |                                     |  |
| 278 | <input checked="" type="checkbox"/>   | <input type="checkbox"/>            |                                     | 95. Are there mortgages, encumbrances or liens on this property?   |
| 279 | <input type="checkbox"/>  | <input checked="" type="checkbox"/> |                                     | 95a. Are you aware of any reason, including a defect in title, that would prevent you from conveying clear title?  |
| 280 |   |                                     |                                     |  |
| 281 | <input type="checkbox"/>  | <input checked="" type="checkbox"/> |                                     | 96. Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed elsewhere on this form? (A defect is "material," if a reasonable person would attach importance to its existence or non-existence in deciding whether or how to proceed in the transaction.) If "yes," explain: _____     |
| 282 |   |                                     |                                     |  |
| 283 |   |                                     |                                     |  |
| 284 |   |                                     |                                     |  |
| 285 |   |                                     |                                     |  |
| 286 | <input type="checkbox"/>  | <input checked="" type="checkbox"/> |                                     | 97. Other than water and sewer charges, utility and cable tv fees, your local property taxes, any special assessments and any association dues or membership fees, are there any other fees that you pay on an ongoing basis with respect to this property, such as garbage collection fees?                                       |
| 287 |   |                                     |                                     |  |
| 288 |   |                                     |                                     |  |
| 289 |   |                                     |                                     | 98. Explain any other "yes" answers you give in this section:  |
| 290 |   |                                     |                                     | <a href="#">95 - Mortgage</a>  |
| 291 |   |                                     |                                     |  |
| 292 |   |                                     |                                     |  |
| 293 |   |                                     |                                     |  |
| 294 |   |                                     |                                     |  |
| 295 | <b>RADON GAS Instructions to Owners</b>   |                                     |                                     |  |
| 296 | By law (N.J.S.A. 26:2D-73), a property owner who has had his or her property tested or treated for radon gas may require that information about such testing and treatment be kept confidential until the time that the owner and a buyer enter into a contract of sale, at which time a copy of the test results and evidence of any subsequent mitigation or treatment shall be provided to the buyer. The law also provides that owners may waive, in writing, this right of confidentiality. As the owner(s) of this property, do you wish to waive this right? |                                     |                                     |  |
| 297 | Yes   | No                                  |                                     |  |
| 298 | <input checked="" type="checkbox"/>   | <input type="checkbox"/>            |                                     |  |
| 299 |   |                                     |                                     |  |
| 300 |   |                                     |                                     |  |
| 301 |   |                                     |                                     |  |
| 302 |   |                                     | MG                                  | LG   |
| 303 |   |                                     | (Initials)                          | (Initials)   |
| 304 |   |                                     |                                     |  |

If you responded "yes," answer the following questions. If you responded •no,• proceed to the next section.

Yes No Unknown

☒ ☐ ☐

99. Are you aware if the property has been tested for radon gas? (Attach a copy of each test report if available.)

100. Are you aware if the property has been treated in an effort to mitigate the presence of radon gas? (If "yes," attach a copy of any evidence of such mitigation or treatment.)

☐ ☒

101. Is radon remediation equipment now present in the property?

☐ ☐

101a. If "yes," is such equipment in good working order?

#### MAJOR APPLIANCES AND OTHER ITEMS

The terms of any final contract executed by the seller shall be controlling as to what appliances or other items, if any, shall be included in the sale of the property. Which of the following items are present in the property? (For items that are not present, indicate "not applicable.")

Yes No Unknown N/A

☒ ☐ ☐ ☐

102. Electric Garage Door Opener

☒ ☐ ☐ ☐

102a. If "yes," are they reversible? Number of Transmitters 2

☒ ☐ ☐ ☐

103. Smoke Detectors

☐ Battery ☐ Electric ☒ Both How many 6

☒ Carbon Monoxide Detectors How many 5

Location \_\_\_\_\_

☐ ☒ ☐

104. With regard to the above items, are you aware that any item is not in working order?

104a. If "yes," identify each item that is not in working order or defective and explain the nature of the problem:

☐ ☐

105. ☒ In-ground pool ☐ Above-ground pool ☒ Pool Heater ☐ Spa/Hot Tub

☐ ☐ ☐

105a. Were proper permits and approvals obtained?

☐ ☒

105b. Are you aware of any leaks or other defects with the filter or the walls or other structural or mechanical components of the pool or spa/hot tub?

☐ ☒

105c. If an in-ground pool, are you aware of any water seeping behind the walls of the pool?

Included:

security system

wifi thermostats

wifi sprinkler controller

August SmartLock front door

Ring doorbell

All built-in speakers and wiring

TV-Mounts (Master Bedroom, Family Room)

Hardwired networking cables

Monkey bars

Wall attached shelves in bedrooms

106. Indicate which of the following may be included in the sale? (Indicate Y for yes N for no.)

☒ Refrigerator

☒ Range

☒ Microwave Oven

☒ Dishwasher

☐ Trash Compactor

☒ Garbage Disposal

☒ In-Ground Sprinkler System

☒ Central Vacuum System *never used by sellers, selling in as-is condition*

☒ Security System

☒ Washer

☒ Dryer

☐ Intercom

☒ Other - See "Included"

☒ ☐

107. Of those that may be included, is each in working order? If "no," identify each item not in working order, explain the nature of the problem:

Please see separate Exclusions Addendum

#### ACKNOWLEDGMENT OF SELLER

The undersigned Seller affirms that the information set forth in this Disclosure Statement is accurate and complete to the best of Seller's knowledge, but is not a warranty as to the condition of the Property. Seller hereby authorizes the real estate brokerage firm representing or assisting the seller to provide this Disclosure Statement to all prospective buyers of the Property, and to other real estate agents. Seller alone is the source of all information contained in this statement. If the Seller relied upon any credible representations of another, the Seller should state the name(s) of the person(s) who made the representation(s) and describe the information that was relied upon.

SELLER

10/18/2020

DATE

SELLER

10/18/2020

DATE

**EXECUTOR, ADMINISTRATOR, TRUSTEE**

(If applicable). The undersigned has never occupied the property and lacks personal knowledge necessary to complete this Disclosure Statement.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
DATE

**RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER**

The undersigned Prospective Buyer acknowledges receipt of this Disclosure Statement prior to signing a Contract of Sale pertaining to this Property. Prospective Buyer acknowledges that this Disclosure Statement is not a warranty by Seller and that it is Prospective Buyer's responsibility to satisfy himself or herself as to the condition of the Property. Prospective Buyer acknowledges that the Property may be inspected by qualified professionals, at Prospective Buyer's expense, to determine the actual condition of the Property. Prospective Buyer further acknowledges that this form is intended to provide information relating to the condition of the land, structures, major systems and amenities, if any, included in the sale. This form does not address local conditions which may affect a purchaser's use and enjoyment of the property such as noise, odors, traffic volume, etc. Prospective Buyer acknowledges that they may independently investigate such local conditions before entering into a binding contract to purchase the property. Prospective Buyer acknowledges that he or she understands that the visual inspection performed by the Seller's real estate broker/broker-salesperson/salesperson does not constitute a professional home inspection as performed by a licensed home inspector

\_\_\_\_\_  
PROSPECTIVE BUYER

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PROSPECTIVE BUYER

\_\_\_\_\_  
DATE

**ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON**

The undersigned Seller's real estate broker/broker-salesperson/ salesperson acknowledges receipt of the Property Disclosure Statement form and that the information contained in the form was provided by the Seller.

The Seller's real estate broker/broker-salesperson/salesperson also confirms that he or she visually inspected the property with reasonable diligence to ascertain the accuracy of the information disclosed by the seller, prior to providing a copy of the property disclosure statement to the buyer.

The Prospective Buyer's real estate broker/broker-salesperson/ salesperson also acknowledges receipt of the Property Disclosure Statement form for the purpose of providing it to the Prospective Buyer.

\_\_\_\_\_  
PROSPECTIVE BUYER'S REAL ESTATE  
BROKER / BROKER - SALESPERSON /  
SALESPERSON

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SELLER'S REAL ESTATE BROKER/  
BROKER-SALESPERSON/SALESPERSON

\_\_\_\_\_  
DATE



## DISCLOSURE OF ITEMS TO BE EXCLUDED

The following items at 79 Troy Drive, Short Hills, NJ 07078 are to be excluded from the sale of the property:

All artwork, including Great Room Glass Plates

All indoor and outdoor furniture

Outdoor fire pit

Grill

Entryway and dining room chandelier

Gazebo

Rugs

Pool wave machine

Televisions

Nest cams

Acknowledged by:

|  |  |                                |   |  |                                |
|--|--|--------------------------------|---|--|--------------------------------|
| <p>DocuSigned by:</p> <p><i>Mike Grushin</i></p> <p>2A6B90FD86A24AA...</p> |  | <p>7/17/2020   2:26 PM PDT</p> | <p>DocuSigned by:</p> <p><i>[Signature]</i></p> <p>C2E279B8942A4A2...</p> |  | <p>7/17/2020   5:10 PM EDT</p> |
| <p>Seller: _____</p>   |  | <p>(date)</p>                  | <p>Seller: _____</p>  |  | <p>(date)</p>                  |
| <p>Buyer: _____</p>  |  | <p>(date)</p>                  | <p>Buyer: _____</p>   |  | <p>(date)</p>                  |



# COLONNA CONSULTING LLC

973 937 7735 • WWW.COLONNACONSULTING.COM

38 BRITTIN ST, MADISON, NJ 07940

NJ ENG # 24GA28261600

09/17/2020

**Client:** Mikhail Grushin

**Inspection Address:** 79 Troy Dr, Short Hills NJ 07078

**Scope:**

Inspect left foundation wall cracks for structural issues.

Inspect the main support beam end crack for structural issues.

**Findings:**

Left foundation wall -

Inspections of the left foundation wall found it to be partially covered with a finished interior wall. Other areas were exposed in closets. The area covered by the wall had approximately 16" of space, allowing access along the cracked foundation wall.

Inspection of the wall found 3 vertical cracks, all connected with a low horizontal crack. Inspections found evidence of prior patching to the cracks, indicating they were present at the time the interior basement wall was constructed.

Inspections of the cracks found the vertical crack patches to still be intact, indicating little to no movement since patching was applied. The horizontal crack was found to be hairline, indicating slight movement since the original patching / sealing.

Inspections of the cracks in the wall are indicative of damage caused by excessive lateral pressure on the foundation wall, causing inward bowing and cracking. Often these lateral forces are caused by a combination of soil pressure and hydrostatic pressure (when the soil outside the home is saturated with water).

Vertical cracks, when found alone, are usually a sign of differential settlement, but when found with horizontal cracks, typically make up the end of the wall bowing, at the termination of the horizontal crack. Inspections found the 2 end vertical cracks on the left foundation wall also coincide with the ends of the horizontal crack. The 3rd vertical crack was found between the other two, connecting to the horizontal crack.





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38 BRITTIN ST, MADISON, NJ 07940

NJ ENG # 24GA28261600

## Main support beam -

Inspections of the main support beam found the end to be sitting in a beam pocket on the foundation wall. Inspections of the crack found the crack to be in the top  $\frac{1}{3}$  of the beam at the very end, approximately where the beam top connects to the wood sill plate on top of the foundation wall.

Inspections of the crack found evidence of concrete patching inside the crack, as well as uniform color of the wood inside and outside the crack, indicating that the crack has been present long-term.

Inspections of the main beam found evidence of steel plates added to each side, starting at the interior finished wall. Typically, beams are reinforced in this manner to allow the removal of a support column to open up a larger space in a basement.

Inspections of the whole main beam were not possible as most of it was covered with drywall. Records may exist at the building department for what modifications were made through prior permits. The capacity or adequacy of the reinforced main beam was beyond the scope of this inspection.

The cracks at the end of the main beam did not appear to be detrimental to the beam's load carrying capacity, as the beam relies mostly on the bottom portion in this area to transfer load into the beam pocket.

Inspections of the kitchen floor in the front left corner of the home found evidence of slight settlement (about 1") of the interior of the home, as compared to the floors around the perimeter. No excessive bounce or visible damage to any finishes was observed to indicate any structural issues. Sagging floors and minor settlement of interior floors is a common occurrence in older homes.

In every home, any sudden changes to the structure should be promptly inspected by a licensed professional.

## **Recommendations:**

### Left foundation wall -

It is recommended that the left foundation wall be reinforced to prevent the wall from being further damaged from any future lateral forces.



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38 BRITTIN ST, MADISON, NJ 07940

NJ ENG # 24GA28261600

Common (and often the most economical) methods to reinforce the wall are:

- carbon fiber straps installed on the inside face of the wall (every 5 feet)
- Rebar (steel rods) installed inside the CMU block wall cells and then fill with concrete (every 2 feet)

Reinforcing the wall with rebar from the exterior requires that the CMU blocks are 2-cell blocks and not 3-cell blocks (for adequate room). An exploratory hole may be required to determine if this repair method is even a possibility.

It may be possible to install carbon fiber straps without removing drywall, but plumbing pipes run along the walls may need to be temporarily removed.

Once the wall is reinforced, the horizontal and vertical cracks may still be visible inside the basement, but with the new reinforcement, the wall would be considered structurally sound. The cracks would not need any further repairs but sealing the cracks (with a flexible sealant) would help prevent bugs, dirt, debris, and water from getting inside the cracks.

Estimated costs to reinforce the wall using carbon fiber straps is \$6,000.

Estimated costs to reinforce the wall using rebar from the exterior is \$4,000.

These estimates do not include repairs to landscaping, walkways, painting the exterior of the foundation, drywall patches, relocating wires or pipes, modifying shelving, or any non- structural replated work.

## Main support beam -

No repairs are recommended at this time for the main support beam.

This report concludes our investigation at this time pending any further services as required. Additional information on file if needed.

## **Terms & Conditions:**

This document is confidential and not to be published, disseminated or made public on any computer network. The scope of services of this project assignment agreement is limited to the observation, consultation and investigation for use of our client only. Unless by written agreement, Colonna Consulting has no relationship, contract, authority, control, obligation, to any party or owner, nor assumes responsibility, liability, concerning any claims, coverage,



# COLONNA CONSULTING LLC

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NJ ENG # 24GA28261600

settlement, buildings, losses, property, maintenance, assessment, services, systems operation, evaluation, design, repair, integrity, construction, or for any other cause, and as such are excluded and beyond the scope of this project assignment agreement. The maximum liability incurred by Colonna Consulting in this project assignment agreement from any and all risks of loss, expense, liability, damage, claims, costs, fees, or for any other cause is limited to the value of our paid project fees, and you indemnify, defend, and hold harmless Colonna Consulting from any and all risks of loss, claims, expense, liability, damage, destruction of the property, or attorney's fees associated with this claim or project. Unless immediately notified otherwise in writing that the terms of this agreement are unsatisfactory, the terms and conditions set forth in this agreement constitute the full and final agreement. Use of this report or payment of our fees, further constitutes acceptance of the terms and conditions of this agreement. No oral agreements have been made outside of what is contained herein. If formally requested, Colonna Consulting will review any relevant evidence with the right to amend/supplement this reporting. This project reporting is specific to this single case only; no generalization of findings beyond this sole investigation is intended.

Sincerely,

Nicholas Colonna, P.E.  
Colonna Consulting LLC



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Front of home.



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Vertical and horizontal cracks meet near the front of left foundation wall.





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Vertical crack with patching. No crack through patch material.



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Horizontal crack with patching / painting in closet area towards rear of home.





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Close-up of horizontal crack.





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Left wall in basement covering the left foundation wall.



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View of left foundation wall from outside.



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Main support beam with crack near top on front most layer.





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Main beam with Steel plate bolted on (similar steel plate on opposite side).



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Kitchen floor area with minor interior settlement.



# INVOICE

## American A-1 Waterproofing

*"Wet Basements Made Dry"*

**INVOICE DATE:** 10/14/20

License # 13vh01282300

198 Belmont Avenue, Haledon, NJ 07508

Phone 973-942/7276 Fax 973-942-8337

[Americana1waterproofing@gmail.com](mailto:Americana1waterproofing@gmail.com)

**INVOICE #:** 705

**TO:** Mikhail Grushin  
[mike@grushin.com](mailto:mike@grushin.com)  
917-685-8547

**FROM:** Lubeth Manzo

**RE:** 79 Troy Drive  
Short Hills, NJ 07078

### DESCRIPTION

### LINE TOTAL

The following has been completed:

1. As per drawings American A-1 opened every 2' of the top exterior cinder block cell of the foundation on the left side of your home.
2. Inserted 3/8" rebar into each cell every 2' apart, then filled the cells with slurry mix concrete.
3. Sealed the cell opening with cement parging.
4. American A-1 filled all horizontal and vertical cracks with flexible sealant.
5. American A-1 painted cement patches with white Drylok paint.

**Original Cost:** \$4,000.00

**Permit Cost:** \$100.00

**C.C. surcharge (2.5%)** \$102.50

**Total Cost:** \$4,202.50

**Balance  
Due:**

**\$4,202.50**

**Balance Due: \$4,202.50**

**PAID IN FULL**

*If you have any questions, please either email us or contact the office.*

*Thank you.*

Make all checks payable to American A-1 Waterproofing. All credit card payments are subject to a 3% surcharge

**THANK YOU FOR YOUR BUSINESS!**



For Information Call: 20 1024  
Permit No. \_\_\_\_\_

## APPROVAL FOR BUILDING

|  | Date           | Inspector |
|--|----------------|-----------|
| <input type="checkbox"/> Footing                       | _____          | _____     |
| <input type="checkbox"/> Foundation                    | _____          | _____     |
| <input type="checkbox"/> Frame                         | _____          | _____     |
| <input type="checkbox"/> Insulation                    | _____          | _____     |
| <input type="checkbox"/> Mechanical                    | _____          | _____     |
| <input checked="" type="checkbox"/> Other <u>REBAR</u> | <u>10/6/04</u> | <u>B</u>  |
| <input type="checkbox"/> Other _____                   | _____          | _____     |
| <input type="checkbox"/> Final                         | _____          | _____     |

U.C.C. F221  
(rev. 3/96)



DATE 9/21/20 TIME 11:19:04

SALES ORDER  
ACKNOWLEDGEMENT

BEA

PAGE NO.

1

| REMIT TO  | WAREHOUSE   |
|---|---|
| CEDAR KNOLLS BRANCH<br>BEACON BUILDING PRODUCTS<br>PO BOX 418527<br>BOSTON, MA 02241-8527 | CEDAR KNOLLS BRANCH<br>BEACON BUILDING PRODUCTS<br>17 E FREDERICK PL<br>CEDAR KNOLLS, NJ 07927-2051<br><br>Phone # 973 267 1576 |

| PAYMENT TYPE    | CASH    |
|-----------------|---------|
| DOCUMENT NUMBER | GD85805 |
| DOCUMENT DATE   | 9/21/20 |
| CUSTOMER NUMBER | 524790  |
| WAREHOUSE       | 364     |

Order by: POHA

| SOLD TO  | SHIP TO  | SPECIAL INSTRUCTIONS  |
|--|--|---|
| JO CONTRACTING LLC COD<br>343 AMHERST RD<br>LINDEN, NJ 07036<br><br>908 247 5090 | JO CONTRACTING LLC COD<br>79 TROY DRIVE<br>SHORT HILLS, NJ 07078 | PLACE ON GRASS CLOSEST TO HOUSE. DO NOT<br>BLOCK DRIVEWAY . |

| CUSTOMER P.O. NUMBER | JOB NAME      | JOB NUMBER | WTR | SALES | ORDER DATE | SHIPPING METHOD | PROMISED DATE |
|----------------------|---------------|------------|-----|-------|------------|-----------------|---------------|
| 79 TROY DRIVE        | 79 TROY DRIVE |            | 44H | 1YI   | 9/21/20    | OUR TRUCK       | 09/22/20      |

| LINE NO | PRODUCT NUMBER/DESCRIPTION   | UOM | ORDERED | SHIPPED | B/O | UNIT PRICE | DISCOUNT | EXTENDED AMOUNT |
|---------|--|-----|---------|---------|-----|------------|----------|-----------------|
| 001     | GAFTMBLNBAHDZCH GAF BA TMBLINE HDZ CHARCOAL<br>656444<br>901 001<br><br>0476180BA<br>BALTIMORE TIMBERLINE 3BDL/SQ                            | BDL | 102     | 102     | 0   | 31.3300    |          | 3195.66         |
| 002     | GAFLBSBL GAF LIBERTY BASE SHT SBS SA SM<br>042889<br>313 / 405<br>3735000 SELF-ADHERING BASE/PLY<br>39.375"X66' 2SQ/RL                       | RL  | 3       | 3       | 0   | 100.0000   |          | 300.00          |
| 003     | GAFLCSBL GAF LIBERTY CAP SHEET BLACK<br>042892<br>313 / 405<br>39.375"X33.3' 1 SQ/RL 3730100   | RL  | 6       | 6       | 0   | 100.0000   |          | 600.00          |
| 004     | TRISRU42286 TRI SYN ROOF UNDRL 42X286 10SQ<br>586865<br>600 A / 730<br>890773 10SQ/RL 67RL/PLT<br>42" X 286'<br>FORMERLY 56 ROLLS PER PALLET | RL  | 3       | 3       | 0   | 80.0000    |          | 240.00          |

|   |          |        |             |           |             |           |           |             |               |  |
|---|----------|--------|-------------|-----------|-------------|-----------|-----------|-------------|---------------|--|
| <input type="checkbox"/> PREPAID<br><input type="checkbox"/> COLLECT<br><input type="checkbox"/> PICK UP  | NO. CTNS | WEIGHT | SHIPPED VIA | SHIP DATE | PICKED BY   | FILLED BY | PACKED BY | CHECKED BY  | AMOUNT<br>TAX |  |
|   |          | 9,761  |             |           |             |           |           |             |               |  |
| MERCHANDISE CANNOT BE RETURNED WITHOUT PRIOR AUTHORIZATION<br>Any shortages or discrepancies concerning this order must be reported within 24 hours |          |        |             |           | RECEIVED BY |           |           | CONTINUED : | DATE RECEIVED |  |
|   |          |        |             |           |             |           |           |             | TOTAL DUE     |  |

BEA





DATE 9/21/20 TIME 11:19:04

SALES ORDER  
ACKNOWLEDGEMENT

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|                 |         |
|-----------------|---------|
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| DOCUMENT DATE   | 9/21/20 |
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| WAREHOUSE       | 364     |

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| LINE NO | PRODUCT NUMBER/DESCRIPTION  | UOM | ORDERED | SHIPPED | B/O | UNIT PRICE | DISCOUNT | EXTENDED AMOUNT |
|---------|---|-----|---------|---------|-----|------------|----------|-----------------|
| 005     | VELFSC042004 VEL FS C04 FIXED SKYLITE L/A<br>384629<br>314<br>#2004 LOWE3 LAMINATED ALUMINUM  | EA  | 1       | 1       | 0   | 286.6300   |          | 286.63          |
| 006     | VELEDLC06000B VEL EDL STEP FLASH C01/06<br>384642<br>314<br>F/ C01,C04 & C06 SKYLIGHTS  | KIT | 1       | 1       | 0   | 99.0200    |          | 99.02           |
| 007     | TRISFM558TBB TRI 5X5X8 PB SF MF 50/BD<br>557477<br>600 A<br>SFM558TBB MILL 50/BDL 250/BOX<br>PREBENT STEP FLASHING                      | BDL | 1       | 1       | 0   | 23.8800    |          | 23.88           |
| 008     | TRINLSCR114 TRI COIL ROOFING NAIL 1-1/4"<br>599130<br>600 / 407<br>TRI-BUILT CRN 7200<br>1-1/4" X 0.0120<br>60 COILS/BOX 120 NAILS/COIL | CTN | 2       | 2       | 0   | 33.6200    |          | 67.24           |

|   |          |        |             |           |             |           |               |            |               |  |
|---|----------|--------|-------------|-----------|-------------|-----------|---------------|------------|---------------|--|
| <input type="checkbox"/> PREPAID<br><input type="checkbox"/> COLLECT<br><input type="checkbox"/> PICK UP  | NO. CTNS | WEIGHT | SHIPPED VIA | SHIP DATE | PICKED BY   | FILLED BY | PACKED BY     | CHECKED BY | AMOUNT<br>TAX |  |
|   |          | 9,761  |             |           |             |           |               |            |               |  |
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|   |          |        |             |           | CONTINUED:  |           |               |            |               |  |

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PAGE NO.

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| LINE NO | PRODUCT NUMBER/DESCRIPTION  | UOM        | ORDERED | SHIPPED   | B/O       | UNIT PRICE | DISCOUNT | EXTENDED AMOUNT |
|---------|---|------------|---------|-----------|-----------|------------|----------|-----------------|
| 009     | TRISHIWPSA2SQ TRI SAND H ICE WTR PRT S/A 2SQ<br>556270 / 730<br>600 AP600868 2SQ ROLL 600RL/TL<br>TRI-BUILT 30RL/PALLET | RL         | 6       | 6         | 0         | 60.7500    |          | 364.50          |
| 010     | GAFSARMOCH GAF MO SEAL-A-RIDGE CHARCOAL<br>443951<br>600 MOBILE PLASTIC WRAPPER<br>25LF/BDL                             | BDL        | 8       | 8         | 0         | 65.7600    |          | 526.08          |
| 011     | TRIOSS734 TRI O SHINGLE STARTER 7-3/4"<br>560384<br>902 36/PALLET 14PALLET/TL 864PC/TL<br>100LF                         | BDL        | 3       | 3         | 0         | 55.0000    |          | 165.00          |
| 012     | TRIRX100UWGFC5G TRI RX #100 ULT FL CEM WG 5G<br>560101<br>313 RX-1005-WG 36/PLT<br>WINTER GRADE                         | PL<br>*REF | 1       | 1<br>1.00 | 0<br>5GL* | 50.2800    |          | 50.28           |

|   |          |        |             |           |             |           |            |            |               |  |
|---|----------|--------|-------------|-----------|-------------|-----------|------------|------------|---------------|--|
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|   |          | 9,761  |             |           |             |           |            |            |               |  |
| MERCHANDISE CANNOT BE RETURNED WITHOUT PRIOR AUTHORIZATION<br>Any shortages or discrepancies concerning this order must be reported within 24 hours |          |        |             |           | RECEIVED BY |           | CONTINUED: |            | DATE RECEIVED |  |
|   |          |        |             |           |             |           |            |            | TOTAL DUE     |  |

BEA



DATE 9/21/20 TIME 11:19:04

SALES ORDER  
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|----------------------|---------------|------------|-----|-------|------------|-----------------|---------------|
| 79 TROY DRIVE        | 79 TROY DRIVE |            | 44H | 1YI   | 9/21/20    | OUR TRUCK       | 09/22/20      |

| LINE NO | PRODUCT NUMBER/DESCRIPTION  | UOM | ORDERED | SHIPPED | B/O | UNIT PRICE | DISCOUNT | EXTENDED AMOUNT |
|---------|---|-----|---------|---------|-----|------------|----------|-----------------|
| 013     | TRIALPF1143MI TRI AL PIPE FLS 1-1/4"-3" MILL<br>556319<br>309 / 600 A<br>89226<br>TRI-BUILT | PC  | 4       | 4       | 0   | 6.5000     |          | 26.00           |
| 014     | PLY12 PLYWOOD CDX SYP 15/32"<br>010934<br>407<br>1/2"                                       | PC  | 15      | 15      | 0   | 32.1400    |          | 482.10          |

|   |   |        |             |           |           |           |           |            |               |           |
|---|---|--------|-------------|-----------|-----------|-----------|-----------|------------|---------------|-----------|
| <div><input type="checkbox"/> PREPAID</div> <div><input type="checkbox"/> COLLECT</div> <div><input type="checkbox"/> PICK UP</div> | NO. CTNS  | WEIGHT | SHIPPED VIA | SHIP DATE | PICKED BY | FILLED BY | PACKED BY | CHECKED BY | AMOUNT        | 6,426.39  |
|   |   | 9,761  |             |           |           |           |           |            | TAX           | 429.72    |
|   | MERCHANDISE CANNOT BE RETURNED WITHOUT PRIOR AUTHORIZATION                            |        |             |           |           |           |           |            | Freight       | .00       |
|   | Any shortages or discrepancies concerning this order must be reported within 24 hours |        |             |           |           |           |           |            | OTHER         | 60.00     |
|   | RECEIVED BY<br>END OF ORDER   |        |             |           |           |           |           |            | DATE RECEIVED | TOTAL DUE |

BEA

JO Contracting LLC

343 Amherst Road Linden NJ 07036 Tel: 908-247-5090

Date: 09/16/2020

Customer Name: Mike

Location: 79 Troy Ave Short Hills NJ

## **WARRANTY AGREEMENT**

This Agreement is between J O Contracting LLC & Mike Grushin

I'm Jaroslav Ozimanic from J O Contracting LLC I sign below, to give 10 years of warranty on roofing job, what was finished on 09/27/20

In case of any problems, I'll make any repairs. I'm not responsible for damage done by weather conditions, and material durability.

Total Work Price- \$19,725.00

Paid in full.

Signatures



J O Contracting

---

Customer











