



"Protecting Families & Their Homes"

Jersey Shore Crawlspace Realtor Guide

Guide to Managing Home Listings with
Crawlspaces, Basements, or Attics



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FARMINGDALE, NJ 07727

www.JerseyShoreCrawlspace.com

CRAWLSPACE | BASEMENTS | ATTICS | EXTERIOR DRAINAGE

WHAT'S IN IT FOR YOU

Our services make a resounding impact in real estate transactions.

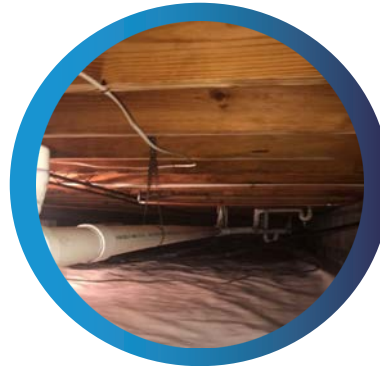
Whether you are representing a buyer or seller, we provide you with information, guidance, and documentation to eliminate common pitfalls in the closing process.

We have over 20 years of experience here on the shore and have helped thousands of our friends and neighbors to achieve a healthier home environment with our approach to moisture management and common conditions exhibited in crawlspaces, basements and attics in a Jersey Shore home.



EVALUATE

Our evaluations include the crawlspace, basement, attic, and locations surrounding the home. Each evaluation comes complete with photos, detailed reporting, and a complete breakdown of the info.



ENHANCE

Repairing a crawlspace, basement, or attic can often leave the homeowner vulnerable to future projects and elevated costs. We leave each area enhanced, protecting it from future negative conditions.



PROTECT

Each evaluation and installation comes backed with an extensive service package where we return at multiple points throughout the year to monitor performance. Follow ups are provided at no charge!



Our History

For more than 20 years, Jersey Shore Crawlspace has protected thousands of families, and their homes. The company's owner, Richard Friedman, had a burgeoning manufacturing business for 26 years prior to returning to the Jersey Shore to shift his focus to moisture management.

We are a family owned and operated business with most of our staff being life-long Jersey Shore residents. We are conveniently located in Farmingdale, NJ, which affords us the ability to serve a vast service area across the state.

For many years, we have worked with various realtors, home buyers, and home sellers in every county of New Jersey. Our experience in the home selling process can be an asset in any real estate transaction.

We work with you extensively to minimize headaches in the closing process while increasing the value of your listings and minimizing the chance of a buyers/seller walking away from the sale.

- **#1**
IN MOISTURE MGMT.

- **100%**
CUSTOMER FOCUSED

- **20 YEARS**
IN BUSINESS

- **5000+**
INSTALLATIONS

THE EVALUATION

The evaluation is essential in both home buyer and home seller scenarios. Proper diagnostics are needed to recommend the right services for the given circumstances. Our evaluations include that and more. For buyers, it is crucial to get your client the information needed to assess the conditions of the home they are purchasing. For sellers, it is imperative to take proactive steps to avoid complications at the home inspection.

Locations We Evaluate

- Crawlspace
- Basements
- Attics
- Exterior Drainage

Documentation We Provide

- Detailed Evaluation Report for Locations Evaluated
- Full Set of Photos from Each Location Evaluated
- Complete Quote, Consisting of All Items Recommended
- Prioritized Quote, Consisting of All Items Advised Based on Individual Circumstances
- Summary of Findings or Recommendations Available upon Request if Needed for other Realtors/Attorneys

What We Evaluate

- ✓ The Relative Humidity and Wood Moisture Content Readings
- ✓ Mold, Fungi, and Moisture related conditions
- ✓ Interior & Exterior Drainage & Grading conditions
- ✓ The condition & thickness of the Vapor Barrier
- ✓ The condition of the Floor, Pipe, & Attic Insulation
- ✓ Assessment of Crawlspace & Basement doors, vents, & coverings
- ✓ Air leaks and Foundation Cracks
- ✓ Ventilation in Crawlspace & Attic
- ✓ Pest, Rodent, & Termite activity
- ✓ And much more!



ONGOING MONITORING

Each evaluation includes 2 follow up evaluations scheduled at various points throughout the year.

This allows our team to continually monitor the conditions that can often be affected by the differing seasons.

If the home ownership is transferred to another party, we provide the new owner with the remaining evaluations.

Additionally, all warranties are 100% transferable at no charge!



“REPAIR” IS NOT ENOUGH

re-pair

verb

fix or mend (a thing suffering from damage or a fault).

Why just “fix” or “mend” when you can enhance and proactively protect the home from issues that can impact health of the occupants and the selling process. Our services satisfy items commonly outlined as an issue on a home inspection report and provide the new owner with extensive protection for a competitive price.

While our approach is much more extensive than that of a handyman type contractor, our pricing is very competitive within the market. We work with each customer’s individual priorities in mind and work within any budget, time constraint, or job size.

CRAWLSPACE, BASEMENT, ATTIC, AND EXTERIOR DRAINAGE ENHANCEMENTS

- Clean Outs & Removal of Wet or Damaged Insulation
- Mold/Fungicide Treatments
- Disinfection & Sanitization Treatments
- Drainage Systems & Grading Services
- French Drains
- 12-20 Mil String Reinforced Vapor Barriers
- Crawlspace & Basement Dehumidifiers
- Sump Pumps & Battery Back-Up Sump Pumps
- Routing of Drain Lines
- Crawlspace, Basement, Attic & Pipe Insulation
- Crawlspace & Attic Ventilation
- Sealing of Foundation Cracks & Air Leaks
- Basement Waterproofing
- Pest Control
- Interior Disinfection Services
- Exterior Drainage Systems
- And More...

ON-GOING MONITORING

Each and every installation requires monitoring to protect the investment and assess conditions in the home for improvement. This helps both buyers and sellers alike.

Buyers can feel assured knowing that the company that executed the work on their home is returning to continually monitor the conditions of the crawlspace, basement, and/or attic to protect the home from large scale repairs. Jersey Shore Crawlspace takes tremendous pride in our ability to get the buyer up to speed with enhancements previously rendered.

Sellers can enjoy the peace of mind knowing that potential issues have been rectified and documented properly to satisfy buyer requests of essential items. When work is performed prior to listing, the list price is often protected as the home's resale value increases with our services. This, too, avoids common pitfalls in the closing process like a failed home inspection or additional requests from the prospective buyer of the property.



WHAT WE PROVIDE

- **3 Complete Evaluations Each Year**
- **Quality Control Evaluation Following Install**
- **Phone/Email Support**
- **No Charge Emergency Visits**
- **Additional Documentation Available Upon Request**



Transferable Warranties

All of our products & services are backed with an extensive, transferable warranty.

Our mold treatments and encapsulation services include an industry leading 10-year warranty!

Our warranties transfer to the new homeowner in the event of a home sale.

We provide the home seller with documents to outline all items currently under warranty, along with details pertaining to what the warranty covers and the amount of years remaining in the warranty.

PRIOR TO LISTING A HOME

Some proactive steps prior to listing can help you and your clients get to the closing table quicker— a lot quicker.

As we are sure you are well aware, a home sale can get pretty complicated. With many parties involved, emails to answer, and the phone ringing (which is good, right?!) you can leave the dirty work to us!

When speaking with a new client listing a home, express the importance of having the crawlspace, basement, and/or attic evaluated to identify any conditions that can pose problems during the home inspection process.

This allows our team to outline suggested measures to get through the home selling process with limited issues.

COMMON HOME INSPECTION PROBLEM AREAS

- Mold/Fungi Growth
- Wet, Falling, or Improper Insulation
- Drainage or Grading Issues
- Thin, Torn or Missing Vapor Barriers
- Condensation or Excessive Relative Humidity
- Faulty Sump Pumps
- Poor Ventilation
- Damaged Doors or Coverings



Crawlspace Encapsulation

More and more home inspectors are outlining the need for quality vapor barriers and solutions to mitigate moisture issues discovered during the home inspection process. Our products and services satisfy even the most stringent buyer requests.

"Protecting Families & Their Homes"
www.JerseyshoreCrawlspace.com

THE STRATEGY IN SELLING

A bad home inspection can quickly put a home sale on hold, or worse, cause a buyer to walk away from the home. With all the work you put in, it's heartbreaking when situations such as this arise.

We have extensive experience in working within the tight confines of a home sale situation. Rapidly approaching closing dates, unexpected repairs, and buyer's requests are just some of the challenges you may find yourself experiencing.

For over 20 years, we have helped realtors and homeowners alike to navigate the challenges associated with selling a home with a crawlspace, basement, and/or attic here on the Jersey Shore. With our familiarity of the home inspection process and common buyer requests, we can help you and your client strategically address negative conditions. We work with the home's seller budget and needs to devise an installation that will not only satisfy the buyer, but enhance the crawlspace to mitigate future issues and keep both parties happy.

We provide extensive warranties that are transferable and well documented. This provides the buying party with peace of mind and often eliminates excessive requests, therefore turning a negative into a positive!



THE ADVANTAGES OF HAVING JERSEY SHORE CRAWLSPACE IN YOUR CORNER

- **Well documented information available to supply to buyer, their realtor, and their attorney as needed.**
- **We act as a dedicated liaison to answer any questions regarding the current conditions or work being performed to satisfy buyer requests.**
- **Close quicker with less bumps in the road on the way to closing.**
- **Less chance of buyers walking away from the home purchase.**

THE STRATEGY IN BUYING

Buyers expect to take over a home without the need to address extensive issues upon taking ownership. We will help you and your buyer request and furnish the priority items to take over the house with peace of mind!

We have extensive experience in helping buyers to get the services they need to have the crawlspace, basement, and/or attic in great condition to enjoy their Jersey Shore home.

We act as a liaison in the process to furnish recommended requests to be issued as a credit at closing, or arrange with the seller for specific work to be performed. We then help you and your client ensure that all items have been completed to their satisfaction.

If the seller, their attorney, or the other realtor needs additional documentation, we will work with you and your client to frame and prepare the documentation to seamlessly get through the closing process.

Following the transfer of the ownership of the home, we provide your client with continual monitoring to protect the crawlspace, basement, and/or attic from negative conditions returning.



THE ADVANTAGES OF A BUYER USING OUR SERVICES

- **An experienced representative in your corner to help furnish requests.**
- **Documentation provided to help outline needed items.**
- **On-going monitoring to protect the home long after closing.**

Products & Service Gallery

For over 20 years, we have developed a stringent process and adapted our products & services to the unique challenges of the Jersey Shore.

While you may have a handyman or pest control company tackle certain facets of work while preparing for the sale or purchase of a home, crawlspaces, basements, attics, and exterior drainage pose unique challenges and require a trained professional.

Our experience helps to prevent missteps or improper work from being performed that can stop a home sale in its tracks.



Clean Outs, Removal of Insulation & Debris Removal

- **LOCATIONS:** CRAWLSPACES, BASEMENTS, GARAGES, ATTICS
- GROUND CLEAN OUTS INCLUDE THE REMOVAL OF MISCELLANEOUS DEBRIS ON THE GROUND FLOOR OF THE CRAWLSPACE, BASEMENT, OR ATTIC.
- INSULATION REMOVALS CAN BE PERFORMED TO REMOVE WET, DAMAGED, OR FALLING "FLOOR INSULATION" WITHIN THE CRAWLSPACE, WHICH IS LOCATED IN THE CEILING OF THE CRAWLSPACE OR BASEMENT. THIS ALSO INCLUDES THE INSULATION LOCATED ON THE FLOOR OF THE ATTIC AND ANY OTHER LOCATIONS.
- WE OFFER DEBRIS REMOVAL SERVICES FOR THE GARBAGE COLLECTED DURING INSTALLATION

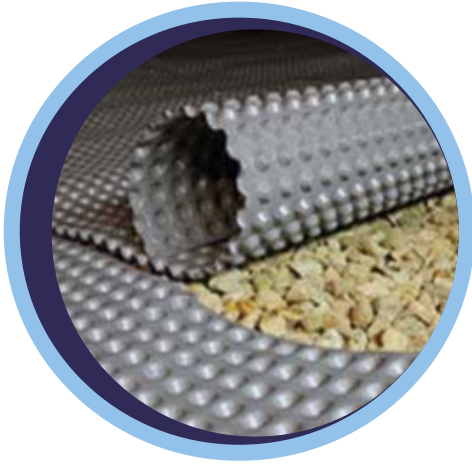


Mold Treatment & Disinfecting and Sanitization Services

LOCATIONS: Crawlspaces, Basements, Garages, Attics, Living Quarters of Home

- Mold treatments are performed using a 2 stage treatment process. Each mold treatment is backed with a 10-year transferable warranty and comes with a certificate of treatment.
- We offer a full line of disinfection and sanitization treatments for the entire home.
- We recommend a disinfection and sanitization treatment for each crawlspace to establish a hygienic baseline. This is a great measure to take in addition to disinfecting the home to protect it from bacteria, viruses, and poor indoor air quality.

Products & Service Gallery



Drainage & Grading Services

LOCATIONS: Crawlspaces, Basements & Exterior of Home

- We offer a full line of drainage and grading applications to address any magnitude of flooding or moisture intrusion.
- We offer interior & exterior French drains, as well as large scale grading surfaces for more extreme flooding circumstances.
- We install the highest quality of sump pumps and battery back up sump pumps made by Dayton and Zoeller.
- Each drainage system is designed to mitigate water issues both inside and outside the crawlspace or basement. Other contractors may be able to collect the water causing issues, however, it is essential to plan carefully where to expel water from the sump pump, downspouts, and more.



Encapsulation Components and Full Encapsulation Systems

LOCATIONS: Crawlspaces, Basements, Lifted Homes, Some Garage Applications

- We provide recommendations of entire encapsulation systems or singular components, which can be installed in stages to make enhancements more affordable.
- With our extensive monitoring included, we provide your clients with the means to make decisions on components based on on-going moisture conditions.
- Each system is installed with moisture in mind. We ensure that drainage and grading issues are corrected prior to installation, or installed in conjunction with encapsulation components.



Insulation & Energy Savings

LOCATIONS: Crawlspaces, Basements, Garages, Attics

- Using the highest quality insulation manufactured specifically for moist environments, your clients can enjoy comfortable living here on the Jersey Shore for years to come.
- We pay keen attention to air leaks and foundation cracks to close off the crawlspace, basement, and attic from the outside elements.
- By using a professional trained in moisture management, you can be sure your client's investment is protected. Without taking precautionary measures with moisture, insulation can be damaged.

Products & Service Gallery



Vents, Doors & Coverings

LOCATIONS: Crawlspace, Exterior of Home

- Each door and door cover are custom fabricated using AZEK, which is a PVC synthetic that will last the life of the home.
- Our doors provide an aesthetically pleasing cover for the entry points leading into the crawlspace. These openings are typically unsightly.
- We offer FEMA approved Smart Vents and automatic temperature vents for proper crawlspace ventilation.



Pest Control & Rodents

LOCATIONS: Crawlspace, Basements, Attics, Garages

- We provide recommendations of entire encapsulation systems or singular components, which can be installed in stages to make enhancements more affordable.
- With our extensive monitoring included, we provide your clients with the means to make decisions on components based on on-going moisture conditions.
- Each system is installed with moisture in mind. We ensure that drainage and grading issues are corrected prior to installation, or installed in conjunction with encapsulation components.



Exterior Drainage Systems

LOCATIONS: Exterior of Home

- We extend gutter downspouts, install exterior drainage systems, and much more!
- Each system is designed to further protect the crawlspace and basement, while providing the yard with adequate drainage to deal with even the most substantial storms.
- We offer downspout extensions both above and below ground
- Issues on a concrete patio? No problem! We additionally install channel drains.

Products & Service Gallery



Attic Mold Treatments

LOCATIONS: Crawlspaces, Basements & Exterior of Home

- We offer a full line of drainage and grading applications to address any magnitude of flooding or moisture intrusion.
- We offer interior & exterior French drains, as well as large scale grading surfaces for more extreme flooding circumstances.
- We install the highest quality of sump pumps and battery back up sump pumps made by Dayton and Zoeller.
- Each drainage system is designed to mitigate water issues both inside and outside the crawlspace or basement. Other contractors may be able to collect the water causing issues, however, it is essential to plan carefully where to expel water from the sump pump, downspouts, and more.



Attic Insulation

LOCATIONS: Crawlspaces, Basements, Lifted Homes, Some Garage Applications

- We provide recommendations of entire encapsulation systems or singular components, which can be installed in stages to make enhancements more affordable.
- With our extensive monitoring included, we provide your clients with the means to make decisions on components based on on-going moisture conditions.
- Each system is installed with moisture in mind. We ensure that drainage and grading issues are corrected prior to installation, or installed in conjunction with encapsulation components.

Client Focused Service

We value your business and believe in providing personalized service tailored to you and your clients' needs.

When working with Jersey Shore Crawlspace, our service team is available for you at all times. Unlike other companies, our staff handles all communication in house with a real person!

None of our moisture management work is subcontracted or outsourced.

We strongly believe in this approach. We find the results to be guaranteed when all parties are on the same page and working towards the same goals. This can be somewhat difficult if information or teams are fragmented.

Our staff diligently work on your project from contract signing to execution, and for years to come. This is why we are known as the best here at the Jersey Shore.



Enjoy a headache free closing process while satisfying your client.



Utilize our stringent documentation process to expediently respond to requests and lawyer needs.



Experience the benefits of a highly effective, well orchestrated company to handle complex installations.

CONTACT US

Questions, comments, concerns? Contact us anytime. Our service staff is always available.



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