HOME BUYER DUE-DILIGENCE REPORT

214 Wynstead Terrace, Cranford NJ 07016

18 Aug 2026 · asking $585,000

Composite sample — An anonymized illustrative single-family sample: the property, identifiers and figures are fictitious, and live record links are removed.

1. Buyer decision

Proceed with conditions

- 1 medium-severity finding(s) must be verified.
- Insurance is a labelled estimate until the buyer obtains a quote.

2. Listing and public-record contradictions

MEDIUM · Listing says 2,300 sq ft; assessor says 1,780

The listing states 2,300 sq ft against the assessor's 1,780 — a difference of 29%. Do not let anyone model off the larger figure: price per square foot, rent per square foot and any renovation budget all change materially with it. The assessor's measurement is the one to underwrite on.

Verify: The assessor's property record card, including how finished basement and attic area is treated.; An appraisal or a measured floor plan, if the difference is material to the price.

EVIDENCE

listing.sqft	2,300
assessor.sqft	1,780
deviationPct	0.2921

Sources: MLS 3987412 · NJParcels — Cranford Block 0002 Lot 0002

3. Property and renovation chronology

The parcel has 2 recorded events, 1 of them completed sale, against 2 construction permits on the same timeline. Read the two together: a price move with no permit under it is value that was created somewhere other than in the building.

Date	Event	Price
12 May 2011	**Sold**	**$365,000**
3 Jun 2019	**Alteration permit** **Kitchen alteration and electrical upgrade.**	**$14,500**
19 Apr 2022	**Roofing permit** **Full roof replacement.**	**$9,800**
20 Jul 2026	Listed	$585,000

1. **The markup, and how long it took**
   Sold for $365,000 on 12 May 2011 and relisted at $585,000 on 20 Jul 2026 — a $220,000 markup (+60.3%) in 5548 days.

Sources: NJParcels — Cranford Block 0002 Lot 0002 · MLS 3987412 · NJ construction-permit database

Public-record status

The listing and the assessor agree on the unit count at 1 unit. Whether a certificate of occupancy exists is unestablished — the permit source was not confirmed to report certificates, so its silence proves nothing either way. Do not model off the listing's square footage of 2,300 — the assessor records 1,780 sq ft.

4. True ownership cost

Assumes a 30-year amortizing mortgage at 6.50% and 80% LTV (buyer planning defaults).

Current monthly	Projected monthly	Conservative monthly
$4,529	**$4,529**	**$4,793**
Gross $4,529	Gross $4,529	Gross $4,793

Cash to close
Closing cash $134,550
With lender reserves $146,674

5. Risks outside a normal inspection

No finding in this category was established.

6. Prioritized action plan

1. **The current tax bill against a live assessor feed.**
   Taxes move debt-service coverage more than any other single line in a high-tax jurisdiction. A stale or derived figure quietly changes the verdict.
   How to verify: Confirm the current year's bill with the municipal tax collector, and ask whether an added assessment or a revaluation is pending on the parcel.

2. **A bindable insurance quote.**
   No public source quotes a premium, so this report estimates one. An older building in a dense urban market can price well above the estimate, and the difference lands directly in the coverage ratio.
   How to verify: Get a written quote from a carrier that will actually write the risk, for the building's real age, construction and unit count.

Listing says 2,300 sq ft; assessor says 1,780

The listing states 2,300 sq ft against the assessor's 1,780 — a difference of 29%. Do not let anyone model off the larger figure: price per square foot, rent per square foot and any renovation budget all change materially with it. The assessor's measurement is the one to underwrite on.

Resolve: The assessor's property record card, including how finished basement and attic area is treated.; An appraisal or a measured floor plan, if the difference is material to the price.
Ask: Local assessor or tax office
When: Before the inspection, title, or attorney-review contingency expires

The current tax bill against a live assessor feed.

Taxes move debt-service coverage more than any other single line in a high-tax jurisdiction. A stale or derived figure quietly changes the verdict.

Resolve: Confirm the current year's bill with the municipal tax collector, and ask whether an added assessment or a revaluation is pending on the parcel.
Ask: Local assessor or tax office
When: Before the inspection, title, or attorney-review contingency expires

A bindable insurance quote.
No public source quotes a premium, so this report estimates one. An older building in a dense urban market can price well above the estimate, and the difference lands directly in the coverage ratio.
Resolve: Get a written quote from a carrier that will actually write the risk, for the building's real age, construction and unit count.
Ask: Property-insurance broker
When: Before the inspection, title, or attorney-review contingency expires

7. Sources and explicit unverified items

Still unverified

- The current tax bill against a live assessor feed.
- A bindable insurance quote.

1. **NJParcels — Cranford Block 0002 Lot 0002**
   Anonymized sample — live link removed (NJParcels — Cranford Block 0002 Lot 0002).
   Retrieved 15 Aug 2026
2. **MLS 3987412**
   Anonymized sample — live link removed (MLS 3987412).
   Retrieved 15 Aug 2026
3. **NJ construction-permit database**
   Anonymized sample — live link removed (NJ construction-permit database).
   Retrieved 15 Aug 2026