

DE Home Inspections

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Summary














Client(s): **Client**
 Property address: **Address**
 Inspection date: **Thursday, January 01, 2009**

This report published on Wednesday, January 22, 2014 11:05:51 PM EST


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Concerns are shown and sorted according to these types:


	Safety	Poses a risk of injury or death
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance



	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information
	Infestation	Evidence of infestation of wood destroying insects or organisms (Live or dead insect bodies, fungal growth, etc.)
	Damage	Damage caused by wood destroying insects or organisms (Rot, carpenter ant galleries, etc.)
	Conducive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)



Grounds



1  - Cracks, holes, settlement, heaving and/or deterioration were found in the driveway. Recommend that qualified contractor repair as necessary.

Exterior and Foundation

2  - One or more large trees were very close to the foundation. Tree roots can cause significant structural damage to foundations. Recommend that a qualified tree service contractor or certified arborist remove trees as necessary to prevent damage to foundations.



3   - Vines were in contact with or close to the building exterior. Vegetation can serve as a pathway for wood-destroying insects and can retain moisture against the exterior after it rains. This is a conducive condition for wood-destroying organisms. Recommend pruning, moving or removing vegetation as necessary to maintain at least 6 inches of space between it and the building exterior. A 1-foot clearance is better.



4   - Trees were close to the building at one or more locations. Damage to the building can occur, especially during high winds. Recommend that a qualified tree service contractor or certified arborist remove trees as necessary to prevent damage to the building exterior.



5   - Caulk was missing in some areas. For example, at wall penetrations. Recommend that a qualified person renew or install caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used. For more information, visit:




http://www.reporthost.com/docs/FPL_Caulking_Ins_Out.pdf



Crawl Space


6   - One or more adjustable steel columns were found. Some adjustable steel columns are rated for permanent use, but some are not. Based on the inspector's observations, columns in this building may not be rated for permanent use and may pose a safety risk for collapse. Recommend that a qualified contractor familiar with regulations surrounding use of such columns evaluate and repair if necessary, and per standard building practices.

7   - No vapor barrier was installed in the crawl space. This is a conducive condition for wood-destroying organisms due to the likelihood of water evaporating from the soil below up into the structure. A 6 mil black plastic sheet should be placed over all exposed soil with seams overlapped to 24 inches, and not in contact with any wood structural components. The sheeting should be held in place with bricks or stones, not wood. Recommend that a qualified contractor install a vapor barrier per standard building practices.




8   - Ventilation for the crawl space was substandard. There was heavy condensation on the walls and all around the sill plate. This can result in high levels of moisture in the crawl space and is a conducive condition for wood-destroying organisms. One square foot of vent area should be installed for 150 square feet of crawl space. Vents should be evenly distributed and within a few feet of corners to promote air circulation. Recommend that a qualified contractor install or improve venting per standard building practices.

9    - Evidence of rodent nesting was found in the crawl space. The access appears to be from the garage and the exterior hatch. Recommend a qualified person eliminate the access point.


10   - One or more support posts appear to have been added since the original construction based on the inspector's observations. Such posts may have been added to reduce bounce or sag in floors above. Consult with the property owner about this, or that a qualified contractor evaluate and make permanent repairs per standard building practices if necessary.

11  - Some sections of under-floor insulation above the have fallen down. This may result in reduced energy efficiency. Recommend that a qualified person install or replace insulation as necessary.




Roof

- 12**  - Water was leaking behind one or more gutters. Rainwater can come in contact with the building exterior or accumulate around the foundation as a result. The edge of the roof structure can become damaged by rot or water. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person evaluate and repair as necessary. For example, by installing flashing or tightening loose gutters.
- 13**  - One or more rubber or neoprene pipe flashings were split or cracked. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor replace flashings where necessary.
- 14**  - One or more gutters were very long and had too few downspouts. At least one downspout should be installed for every 30-40 feet of gutter. Too few downspouts may result in gutters being overwhelmed and then overflowing during heavy rain. Keep gutters clear of debris and monitor such gutters during periods of heavy rain. If they overflow, recommend that a qualified person install additional downspouts and extensions per standard building practices.




Attic and Roof Structure

- 16**  - The outside cover on the attic fan was damaged and replaced with a garbage can lid. Recommend that a qualified person repair or replace as necessary.




Garage or Carport

- 18**  - One or more extension springs supporting garage vehicle door springs had no safety containment cables installed. These cables prevent injury to people located nearby when springs eventually break. This is a potential safety hazard. Recommend that a qualified contractor install cables where missing per standard building practices. For more information, visit: <http://www.cpsc.gov/cpscpub/pubs/523.html>
- 19**  - The automatic door opener was attached to a nailed in board. This is a substandard installation. Recommend that a qualified contractor evaluate and repair or replace opener(s) as necessary.
- 20**  - Fungal rot was found at one or more exterior door jambs. Recommend that a qualified person repair as necessary. All rotten wood should be replaced.

Electric


- 21**  - Wire splices were exposed and were not contained in a covered junction box. This is a potential shock or fire hazard. Recommend that a qualified electrician repair per standard building practices. For example, by installing permanently mounted junction boxes with cover plates where needed to contain wiring splices.
- 22**  - One or more electric receptacles (outlets) were incorrectly wired. Recommend that a qualified electrician repair as necessary.
- 23**  - One or more cover plates for switches, receptacles (outlets) or junction boxes were missing or broken. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.

Plumbing / Fuel Systems


- 24**  - One or more leaks were found in drain, waste pipes or fittings. A qualified plumber should evaluate and repair as necessary.
- 25**  - One or more hose bibs (outside faucets) appeared to be inoperable. Recommend consulting with the property owner about inoperable hose bibs, and if necessary have a qualified plumber make repairs.
- 26**  - Based on visible equipment or information provided to the inspector, this property appeared to have a yard irrigation (sprinkler) system. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. When this system is operated, recommend verifying that water is not directed at building exteriors, or directed so water accumulates around building foundations. Sprinkler heads may need to be adjusted, replaced or disabled. Recommend that a qualified plumber verify that a backflow prevention device is installed per standard building practices to prevent cross-contamination of gray water and potable

water, and install an expansion tank at the water heater if missing and necessary. Recommend that a qualified specialist evaluate the irrigation system for other defects (e.g. leaks, damaged or malfunctioning sprinkler heads) and repair if necessary.


Heating, Ventilation and Air Condition (HVAC)

27  - One or more electric wall heater thermostat covers were missing. A qualified electrician should evaluate and repair or replace heaters or thermostats as necessary.


Kitchen

29  - 1 cooktop burner(s) were inoperable. Recommend that a qualified person repair as necessary.


Bathrooms, Laundry and Sinks


30  - The clothes dryer exhaust duct was kinked, crushed or damaged. Air flow will be restricted as a result and the clothes dryer may overheat. This is a safety hazard due to the risk of fire. Recommend that a qualified person replace or repair the duct as necessary. For more information, visit:


<http://www.cpsc.gov/CPSCPUB/PUBS/5022.pdf>

31  - The clothes dryer exhaust duct appeared to need cleaning. Significant amounts of lint build-up were visible and may reduce air flow. This is a fire hazard. Recommend that a qualified person clean this duct now and as necessary in the future. Some chimney sweeps or heating/cooling duct cleaners perform this service. For more information, visit:


<http://www.cpsc.gov/CPSCPUB/PUBS/5022.pdf>


32  - Vinyl flooring in the bathroom was damaged, deteriorated. Water can damage the the subfloor as a result. Recommend that a qualified contractor replace or repair flooring as necessary.


33  - The bathroom with a shower or bathtub didn't have an exhaust fan installed. Moisture can accumulate and result in mold, bacteria or fungal growth. Even if the bathroom has a window that opens, it may not provide adequate ventilation, especially during cold weather when windows are closed or when wind blows air into the bathroom. Recommend that a qualified contractor install exhaust fans per standard building practices where missing in bathrooms with showers or bathtubs.


34  - One or more cabinets, drawers and/or cabinet doors at location(s) #A, B were damaged or deteriorated. Recommend that a qualified person repair or replace as necessary.


35  - One or more sink drains were leaking at location(s) #A. A qualified person should repair as necessary.


36  - Gaps, no caulk, or substandard caulking were found between the bathtub and the floor, walls. Water may penetrate these areas and cause damage. Recommend that a qualified person re-caulk or install caulking as necessary.

37  - Tile and/or grout in the bathtub was deteriorated (e.g. loose or cracked tiles, missing grout) or substandard. Water can damage the wall structure as a result. Recommend that a qualified contractor repair as necessary.


38  - Water was leaking at the sink faucet base or handles at location(s) #A. Recommend that a qualified plumber repair as necessary.


39  - The sink drain stopper mechanism at location(s) #A, B was loose. Recommend that a qualified person repair or replace as necessary.

40  - The toilet fill valve or float mechanism in the toilet at location(s) #A did not operate properly or was inoperable. Recommend that a qualified person repair as necessary.

41  - Rubber water supply hoses were installed at the clothes washer. These hoses are prone to bursting when deteriorated, which can result in flooding and significant water damage. Recommend upgrading to braided, stainless steel hoses.




Interior, Doors and Windows

42  - Water stains or evidence of leaking was found at one or more windows. Recommend that a qualified contractor evaluate and repair as necessary.

43  - One or more window screens were damaged or deteriorated. These window(s) may not provide ventilation during months when insects are active. Recommend replacing window screens as necessary.

44  - One or more interior doors were missing. Recommend that a qualified person replace or repair doors as necessary.

45  - The lock mechanisms on the sliding scree door was inoperable. Recommend that a qualified person repair as necessary.

- 46  - Trim was missing in one or more areas. Recommend that a qualified person repair as necessary.
- 47  - Weatherstripping at one or more exterior doors was deteriorated . Water may enter the building, or energy efficiency may be reduced. Recommend that a qualified person repair or replace weatherstripping as necessary.
- 48  - Minor cracks, nail pops and/or blemishes were found in walls and/or ceilings in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons. For recurring cracks, consider using an elastic crack covering product:
<http://www.google.com/search?q=elastic+crack+cover>