

# DE Home Inspections

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## Property Inspection Report

Client(s): **Client**

Property address: **Client**










Inspection date: **Thursday, January 01, 2009**


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### How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	<b>Safety</b>	Poses a risk of injury or death
	<b>Major Defect</b>	Correction likely involves a significant expense
	<b>Repair/Replace</b>	Recommend repairing or replacing
	<b>Repair/Maintain</b>	Recommend repair and/or maintenance
	<b>Minor Defect</b>	Correction likely involves only a minor expense
	<b>Maintain</b>	Recommend ongoing maintenance
	<b>Evaluate</b>	Recommend evaluation by a specialist
	<b>Monitor</b>	Recommend monitoring in the future
	<b>Comment</b>	For your information

 <b>Conductive conditions</b>	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)
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## General Information

**Report number:** 20090101

**Time started:** 10 am

**Present during inspection:** Client, Realtor

**Weather conditions during inspection:** Dry

**Temperature during inspection:** Cold

**Ground condition:** Damp

**Type of building:** Townhouse

**Buildings inspected:** One house


**Age of main building:** 23 yrs. built 1989

**Source for main building age:** Property listing

**Front of building faces:** Southwest

**Main entrance faces:** Southwest

**Occupied:** No

1)  Evidence of rodent infestation was found in the form of feces, urine stains in the attic. Consult with the property owner about this. A qualified person should make repairs to seal openings in the structure, set traps, and clean rodent waste as necessary. Recommend following guidelines in these Center for Disease Control articles:

[http://www.cdc.gov/rodents/prevent\\_infestations/seal\\_up.html](http://www.cdc.gov/rodents/prevent_infestations/seal_up.html)

[http://www.cdc.gov/rodents/prevent\\_infestations/trap\\_up.html](http://www.cdc.gov/rodents/prevent_infestations/trap_up.html)

[http://www.cdc.gov/rodents/prevent\\_infestations/clean\\_up.html](http://www.cdc.gov/rodents/prevent_infestations/clean_up.html)



Photo 1-1



Photo 1-2



Photo 1-3

## Grounds

**Limitations:** Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3

feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

**Condition of fences and gates:** Appeared serviceable

**Fence and gate material:** Wood

**Site profile:** Minor slope

**Condition of driveway:** Appeared serviceable

**Driveway material:** Asphalt

**Condition of sidewalks and/or patios:** Appeared serviceable


**Sidewalk material:** Poured in place concrete

**Condition of decks, porches and/or balconies:** Appeared serviceable

**Deck, porch and/or balcony material:** Wood

**Condition of stairs, handrails and guardrails:** Appeared serviceable

**Exterior stair material:** Wood

2)  Soil was in contact with or too close to wooden deck or porch substructure components. This is a conducive condition for wood-destroying organisms. Clearances to soil should be as follows:

- 12 inches below beams
- 18 inches below joists
- 6 inches below support post bases and other wood components

Pressure treated wood is typically rated for 25 year contact with soil, but the cut ends hidden below grade may not have been treated and can rot quickly. Support posts should be elevated above grade on concrete piers or footings, and be separated from the concrete by metal brackets or an impermeable membrane such as shingle scraps. For other components, soil should be graded and/or removed to maintain these clearances if possible. Otherwise, replacing non-treated wood with treated wood, or installing borate-based products such as Impel rods may help to prevent infestation and damage. For more information, visit:

<http://www.google.com/search?q=impel+rods>



Photo 2-1


3)  The gate at the rear of the property was damaged or deteriorated and needs repair.



Photo 3-1


4)  The soil or grading sloped down towards building perimeters in one or more areas. This can result in water accumulating around building foundations or underneath buildings. It is a conducive condition for wood-destroying organisms. Recommend grading soil so it slopes down and away from buildings with a slope of at least 1 inch per horizontal foot for at least 6 feet out from buildings.



Photo 4-1

## Exterior and Foundation

**Limitations:** The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

**Condition of wall exterior covering:** Appeared serviceable

**Apparent wall structure:** Wood frame

**Wall covering:** Stucco

**Condition of foundation and footings:** Appeared serviceable

**Apparent foundation type:** Unfinished basement, Finished basement

**Foundation/stem wall material:** Poured in place concrete


- 5)  Some sections of siding and/or trim were deteriorated, damaged. Recommend that a qualified person repair, replace or install siding or trim as necessary.



Photo 5-1



Photo 5-2



Photo 5-3

- 6)   Vegetation such as trees, shrubs and/or vines was 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.



Photo 6-1

## Basement


**Limitations:** Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are also excluded from this inspection. Note that the inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the basement in the future. Access to the basement during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector does not determine the adequacy of basement floor or stairwell drains, or determine if such drains are clear or clogged.

Note that all basement areas should be checked periodically for water intrusion, plumbing leaks and pest activity.

**Pier or support post material:** Steel

**Floor structure:** Engineered wood joists

7)  Evidence of prior water intrusion was found in one or more sections of the basement. For example, water stains or rust at support post bases, efflorescence on the foundation, etc. Accumulated water is a conducive condition for wood-destroying organisms and should not be present in the basement. Recommend reviewing any disclosure statements available and ask the property owner about past accumulation of water in the basement. The basement should be monitored in the future for accumulated water, especially after heavy and/or prolonged periods of rain. If water is found to accumulate, then recommend that a qualified contractor who specializes in drainage issues evaluate and repair as necessary. Typical repairs for preventing water from accumulating in basements include:[list]

- Repairing, installing or improving rain run-off systems (gutters, downspouts and extensions or drain lines)
- Improving perimeter grading
- Repairing, installing or improving underground footing and/or curtain drains



Photo 7-1



Photo 7-2

Area in front where many downspouts drain which coincides with staining in basement.

## Roof

**Limitations:** The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions performed adequately or were leak-free.

**Age of roof surface(s):** 10 yrs

**Roof inspection method:** Viewed from ground with binoculars

**Condition of roof surface material:** Appeared serviceable

**Roof surface material:** Asphalt or fiberglass composition shingles

**Roof type:** Gable

**Condition of gutters, downspouts and extensions:** Appeared serviceable

**Gutter and downspout material:** Metal

**Gutter and downspout installation:** Full


- 8)  Water stain was found at one or more skylights. Consult with the property owner to determine if leaks have occurred, or if repairs have been made. Recommend that a qualified contractor evaluate and repair as necessary.



Photo 8-1


- 9)  Stains were found at the front of one or more gutters and indicate that the gutters have overflowed. If they have overflowed, it's usually due to debris clogging gutters or downspouts. The inspector was unable to verify that the gutters and downspouts drained adequately due to lack of recent, significant rainfall. Monitor the roof drainage system in the future while it's raining to determine if problems exist. Then if necessary, recommend that a qualified person clean, repair or replace gutters, downspouts and/or extensions.



Photo 9-1

## Attic and Roof Structure

**Limitations:** The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

**Attic inspection method:** Traversed

**Location of attic access point #A:** Master bedroom closet

**Condition of roof structure:** Appeared serviceable

**Roof structure type:** Trusses

**Ceiling structure:** Trusses

**Condition of insulation in attic (ceiling, skylight chase, etc.):** Appeared serviceable

**Ceiling insulation material:** Fiberglass roll or batt

**Condition of roof ventilation:** Appeared serviceable

**Roof ventilation type:** Ridge vent(s), Open soffit vents

**Attic exhaust fan condition:** Not determined (out of range for T-stat, inaccessible or obscured)




10)    The roof structure in the attic was wet. There appeared to be one or more active leaks in the roof. Recommend that a qualified contractor evaluate and repair as necessary.



Photo 10-1



Photo 10-2




Photo 10-3



Photo 10-4

Stains on upstairs bedroom closet ceiling.

11)  The attic access hatch was not insulated. Weatherstripping was also missing. Recommend installing weatherstripping and insulation per current standards at hatches or doors for better energy efficiency. For more information, visit:

<http://www.reporhost.com/docs/atticaccess.pdf>


12)  An attic exhaust fan was installed and controlled by a thermostat. However the inspector was unable to operate the fan or fully evaluate it because either the temperature was too cool to activate the thermostat or the thermostat wasn't readily accessible (e.g. no walkway, insulation would be damaged if attic traversed, limited height). It is excluded from this inspection.



Photo 12-1

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## Garage or Carport

**Limitations:** The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities.

**Type:** Attached

**Condition of garage:** Appeared serviceable

**Type of door between garage and house:** Solid core

**Condition of garage vehicle door(s):** Appeared serviceable

**Type of garage vehicle door:** Sectional

**Number of vehicle doors:** 1

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- 13)   There was no self-closing device on the door between the garage and the house. These devices are installed to keep the door closed to prevent possible fire and fumes from the garage from spreading to the house. Recommend that a qualified person install.



Photo 13-1

- 14)   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>



Photo 14-1



## Electric

**Limitations:** The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide detectors is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide detectors should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

**Electric service condition:** Required repair, replacement and/or evaluation (see comments below)

**Primary service type:** Underground

**Number of service conductors:** 3

**Service voltage (volts):** 120-240

**Estimated service amperage:** 100

**Primary service overload protection type:** Circuit breakers

**Service entrance conductor material:** Stranded aluminum

**Main disconnect rating (amps):** Not determined

**System ground:** Ground rod(s) in soil, Cold water supply pipes

**Condition of main service panel:** Required repair, replacement and/or evaluation (see comments below)

**Condition of sub:** Required repair, replacement and/or evaluation (see comments below)

**Location of main service panel #A:** Garage

**Location of sub-panel #B:** Garage

**Location of main disconnect:** No single main disconnect, use all breakers in main service panel

**Branch circuit wiring type:** Non-metallic sheathed

**Solid strand aluminum branch circuit wiring present:** None visible



15)   Modifications were made to panel(s) #A, B or to equipment inside. Electric panels and equipment inside are Underwriter Laboratory rated devices, and modifications to them are not allowed. Recommend that a qualified electrician evaluate and replace components or make repairs as necessary.



Photo 15-1



Photo 15-2




16)   One or more modern, 3-slot electric receptacles (outlets) were found with an open ground. This is a shock hazard when appliances that require a ground are used with these receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. Recommend that a qualified electrician repair as necessary so all receptacles are grounded per standard building practices.



Photo 16-1



Photo 16-2

- 17)  The electric service to this property appeared to be rated at substantially less than 200 amps and may be inadequate. Depending on the client's needs, recommend consulting with a qualified electrician about upgrading to a 200 amp service. Note that the electric service's rating is based on the lowest rating for the meter base, the service conductors, the main service panel and the main disconnect switch. One or more of these components may need replacing to upgrade.

## Plumbing / Fuel Systems

**Limitations:** The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

**Condition of service and main line:** Appeared serviceable

**Location of main water meter:** Basement

**Location of main water shut-off:** Basement, Building exterior

**Water service:** Public

**Service pipe material:** Copper

**Condition of supply lines:** Appeared serviceable

**Supply pipe material:** Copper

**Condition of drain pipes:** Appeared serviceable

**Drain pipe material:** Plastic

**Condition of waste lines:** Appeared serviceable

**Waste pipe material:** Plastic

**Location(s) of plumbing clean-outs:** Basement

**Vent pipe condition:** Appeared serviceable

**Vent pipe material:** Plastic

**Condition of sump pump:** Appeared serviceable

**Condition of fuel system:** Appeared serviceable

**Location of main fuel shut-off valve:** At gas meter


- 18)  The sump pump was clogged with debris in the bottom. This may cause the pump to not function properly. Recommend that a qualified contractor evaluate and repair or replace if necessary.



Photo 18-1

19) **i** A sump pump was installed in the basement. These are specialty systems and only a limited evaluation was performed as part of this inspection. The inspector does not determine the adequacy of sump pumps and their associated drainage systems. The presence of a sump pump may indicate that water routinely accumulates below or inside the structure. Recommend asking the property owner how often the sump pump operates and for how long at different times of the year. The client should be aware that the service life of most sump pumps is 5-7 years, and that the pump may need replacing soon depending on its age and how often it operates.



Photo 19-1

## Water Heater

**Limitations:** Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

**Condition of water heater:** Appeared serviceable

**Type:** Tank

**Energy source:** Natural gas

**Estimated age:** 8 yrs mfg 2004

**Capacity (in gallons):** 40

**Temperature-pressure relief valve installed:** Yes

**Manufacturer:** Bradford White

**Location of water heater:** Basement

20) **i** The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be near this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.

## Heating, Ventilation and Air Condition (HVAC)

**Limitations:** The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

**General heating system type(s):** Forced air

**General heating distribution type(s):** Ducts and registers

**Condition of forced air heating/(cooling) system:** Appeared serviceable

**Forced air heating system fuel type:** Natural gas

**Forced air heating system manufacturer:** Rheem

**Location of forced air furnace:** Basement

**Condition of furnace filters:** Appeared serviceable



**Location for forced air filter(s):** At base of air handler, Behind return air grill(s)

**Condition of forced air ducts and registers:** Appeared serviceable


**Condition of cooling system and/or heat pump:** Appeared serviceable

**Cooling system and/or heat pump fuel type:** Electric

**Type:** Split system  
**Estimated age:** 2 yrs mfg 2010  
**General heating system type(s):** Forced air  
**General heating distribution type(s):** Ducts and registers  
**Condition of forced air heating/(cooling) system:** Appeared serviceable  
**Forced air heating system fuel type:** Natural gas  
**Forced air heating system manufacturer:** Rheem  
**Location of forced air furnace:** Basement  
**Condition of furnace filters:** Appeared serviceable  
**Location for forced air filter(s):** At base of air handler, Behind return air grill(s)  
**Condition of forced air ducts and registers:** Appeared serviceable  
**Condition of cooling system and/or heat pump:** Appeared serviceable  
**Cooling system and/or heat pump fuel type:** Electric  
**Type:** Split system  
**Estimated age:** 2 yrs mfg 2010  
**Manufacturer:** Rheem  
**Condition of controls:** Appeared serviceable

21)   The last service date of the furnace appeared to be more than 1 year ago. Ask the property owner when it was last serviced. If unable to determine the last service date, or if this system was serviced more than 1 year ago, recommend that a qualified HVAC contractor inspect, clean, and service this system, and make repairs if necessary. For safety reasons, and because this system is fueled by gas or oil, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the HVAC contractor when it's serviced. For more information visit:

<http://www.cpsc.gov/CPSC/PUB/PREREL/prhtml05/05017.html>

22)  The outdoor air temperature was below 65 degrees Fahrenheit during the inspection. Air conditioning systems can be damaged if operated during such low temperatures. Because of this, the inspector was unable to operate and fully evaluate the cooling system.

## Fireplaces, Stoves, Chimneys and Flues



**Limitations:** The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.

**Condition of wood-burning fireplaces, stoves:** Appeared serviceable

**Wood-burning fireplace type:** Metal pre-fab

**Wood-burning stove type:** Insert

**Fan or blower installed in wood-burning fireplace or stove:** Yes

23)   One or more wood-burning fireplaces or stoves were found at the property. When such devices are used, they should be professionally inspected and cleaned annually to prevent creosote build-up and to determine if repairs are needed. The National Fire Protection Association states that a "Level 2" chimney inspection should be performed with every sale or transfer of property with a wood-burning device. Recommend consulting with the property owner about recent and past servicing and repairs to all wood-burning devices and chimneys or flues at this property. Recommend that a qualified specialist evaluate all wood-burning devices and chimneys, and clean and repair as necessary. Note that if a wood stove insert is installed, it may need to be removed for such an evaluation. For more information, search for "chimney inspection" at:

<http://www.csa.org/>



Photo 23-1



Photo 23-2

## Kitchen

**Limitations:** The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

**Permanently installed kitchen appliances present during inspection:** Range, Oven, Dishwasher, Refrigerator, Under-sink food disposal

**Condition of counters:** Appeared serviceable

**Condition of cabinets:** Appeared serviceable

**Condition of sinks and related plumbing:** Appeared serviceable

**Condition of under-sink food disposal:** Appeared serviceable

**Condition of dishwasher:** Appeared serviceable

**Condition of range, cooktop:** Appeared serviceable

**Range, cooktop type:** Natural gas

**Condition of refrigerator:** Not determined


24)  The refrigerator's ice maker was inoperable. Recommend that a qualified person repair as necessary.



Photo 24-1



Photo 24-2

## Bathrooms, Laundry and Sinks

**Limitations:** The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

**Location #A:** Powder room, first floor

**Location #B:** Full bath, second floor

**Location #C:** Master bath, second floor

**Condition of counters:** Appeared serviceable

**Condition of cabinets:** Appeared serviceable

**Condition of flooring:** Appeared serviceable

**Condition of sinks and related plumbing:** Appeared serviceable

**Condition of toilets:** Required repair, replacement and/or evaluation (see comments below)

**Condition of bathtubs and related plumbing:** Appeared serviceable

**Condition of shower(s) and related plumbing:** Appeared serviceable

**Condition of ventilation systems:** Appeared serviceable

**Bathroom ventilation type:** Spot fans, with individual exhaust ducts

**Gas supply for laundry equipment present:** Yes

**240 volt receptacle for laundry equipment present:** No



25)   The toilet at location(s) #B was loose where it attached to the floor. Leaks can occur. Flooring, the subfloor or areas below may get damaged. Sewer gases can enter living spaces. Recommend that a qualified contractor remove the toilet(s) for further evaluation and repair if necessary. A new wax ring should be installed and toilet(s) should be securely anchored to the floor to prevent movement and leaking.



Photo 25-1


- 26)  One or more leaks were found at water shut-off valves for the clothes washer. A qualified plumber should repair as necessary.



Photo 26-1

## Interior, Doors and Windows

**Limitations:** The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause and/or source of odors is not within the scope of this inspection.

**Condition of exterior entry doors:** Appeared serviceable

**Exterior door material:** Metal

**Condition of interior doors:** Required repair, replacement and/or evaluation (see comments below)

**Type(s) of windows:** Multi-pane, Double-hung

**Wall type or covering:** Drywall

**Ceiling type or covering:** Drywall

**Condition of flooring:** Appeared serviceable

**Flooring type or covering:** Carpet, Vinyl, linoleum or marmoleum, Wood or wood products

**Condition of stairs, handrails and guardrails:** Appeared serviceable



- 27)  One or more interior doors wouldn't latch or were difficult to latch. Recommend that a qualified person repair as necessary. For example, by adjusting latch plates or locksets.



Photo 27-1



Photo 27-2

28)  One or more interior doors were sticking and were difficult to operate. Recommend that a qualified person repair as necessary. For example, by trimming doors.


29)  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>



Photo 29-1


30)  Stains were found in the closet ceiling. However, no elevated levels of moisture were found. The stain(s) may be due to past plumbing leaks. Consult with the property owner and monitor the stained area in the future. If elevated moisture is found in the future, then recommend that a qualified contractor evaluate and repair as necessary.



Photo 30-1



Photo 30-2

Master bathroom shower located above closet with stain.

## Wood Destroying Organism Findings

**Limitations:** This report only includes findings from accessible and visible areas on the day of the inspection. In addition to the inaccessible areas

documented in this report, examples of other inaccessible areas include: sub areas less than 18 inches in height; attic areas less than 5 feet in height, areas blocked by ducts, pipes or insulation; areas where locks or permanently attached covers prevent access; areas where insulation would be damaged if traversed; areas obscured by vegetation. All inaccessible areas are subject to infestation or damage from wood-destroying organisms. The inspector does not move furnishings, stored items, debris, floor or wall coverings, insulation, or other materials as part of the inspection, nor perform destructive testing. Wood-destroying organisms may infest, re-infest or become active at any time. No warranty is provided as part of this inspection.

**Visible evidence of active wood-destroying insects:** No

**Visible evidence of active wood decay fungi:** No

**Visible evidence of past wood-destroying insects:** No

**Visible evidence of damage by wood-destroying insects:** No

**Visible evidence of damage by wood decay fungi:** No

**Visible evidence of conditions conducive to wood-destroying organisms:** YesFont flower bed.



**Photo X-1**  
Main Gas shut off



**Photo X-2**  
Main water shut off on street



**Photo X-3**  
Sewer cleanout



**Photo X-4**  
Main water shut off in Basement



**Photo X-5**  
Reset for all bathroom GFCI outlets



DE Home Inspections  
 908-239-4081  
 INSPECTION AGREEMENT  
 THIS IS A LEGALLY BINDING CONTRACT

Customer \_\_\_\_\_ Phone \_\_\_\_\_  
 Inspection Address \_\_\_\_\_  
 Customer Address \_\_\_\_\_  
 Inspection Date \_\_\_\_\_ Time \_\_\_\_\_

THIS INSPECTION AGREEMENT contains limitations on the scope of the Inspection, remedies and liability. Please read it carefully. By signing below, the Customer represents and warrants that they have secured all approvals necessary for DE Home Inspections to conduct the Inspection of the Property. The Customer also warrants that: (a) they have read this Agreement carefully (b) they bound by all the terms of this Agreement (c) they will read the entire Inspection Report when received and within 5 days of receipt inquire if any questions arise, and (d) their Attorney will check for all Permits & Certifications. Customer understands that the Inspection and Inspection Report are performed and prepared for Customer's sole and exclusive use and is not intended to be transferred to, utilized or relied upon by any other person or entity without prior written permission of DE HOME INSPECTIONS.

The inspection will include a report on the following unless otherwise directed by the customer or circumstances prevent.

Structural Components Exterior Components Roofing System Components  
 Plumbing System Components Electrical System Components Heating System Components  
 Cooling System components Interior Components Insulation Components & Ventilation System  
 Fireplaces & solid fuel burning appliances

I wish to exclude the Systems and/or Components listed above from the Home Inspection:

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This inspection is performed in accordance with the Standards of Practice of the N.J.A.C. 13:40-15. Home Inspectors are governed by and shall comply with these rules. Failure to do so may subject licensee to discipline. We report visible defects of readily accessible areas of the structure (based upon non-invasive visual observation only) apparent on the day of the inspection. If further action is recommended, including (but not limited to) consulting a specialized expert, you must do so at your expense or assume all risks associated with failure to do so. Soil conditions, geological stability, or engineering analysis are beyond the scope and purpose of this inspection. Cosmetic items are not included in this report.

The Inspector is not required to move furniture, personal goods or equipment which may impede access or limit visibility. The Inspector is not required to evaluate the condition or presence of storm windows, storm doors, shutters, awnings and other such accessories, or to determine their functional efficiency. Intercoms, security systems, fences, timers, and water conditioning equipment are not inspected or evaluated. No destructive or disruptive testing procedures are performed by the Inspector. Design problems and adequacies are not within the scope of the inspection. The Inspector will not determine the operational capacity, quality or suitability for a particular use of the items inspected. The inspection does not determine compliance or noncompliance with manufacturer's specifications; past or present.

If the Inspector must return for a subsequent inspection of components which were not able to be inspected, a base fee of \$100.00 per hour will apply.

The inspection is furnished on an opinion only basis and is made solely for the information of the Customer. THE INSPECTION AND REPORT ARE NOT INTENDED TO BE USED AS A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED. THIS REPORT IS NEITHER AN INSURANCE POLICY THAT ITEMS FOUND ACCEPTABLE WILL REMAIN SO FOR ANY PERIOD OF TIME, NOR THAT EVERY DEFECT WILL BE DISCOVERED. It is further understood and agreed that DE Home Inspections is not an insurer and does not insure against defects found in the property. The inspection is not a compliance inspection or certificate for past or present governmental or local codes or regulations. It does not include air or water quality or the presence or absence of asbestos or the type of insulation. Determining the presence or absence of safety glass, lead paint or any toxic or hazardous materials or substances, environmental hazards including but not limited to radon gas, carbon monoxide, rodents, insects or pests is beyond the scope and purpose of this inspection, Detached buildings are not inspected unless specifically included. The inspection and report shall not include wood destroying organisms unless the wood destroying organism inspection has been requested, and a report thereon submitted in which case the wood destroying organism inspection and report are subject to the terms hereof. Estimates for repair costs are to be used as a guide only, and are based on current rates of professional licensed contractors.

ACTUAL REPAIR COSTS MUST BE DETERMINED BY THE CUSTOMER PRIOR TO CLOSING. DO NOT RELY ON COST ESTIMATES IN THE REPORT.

The Customer agrees and understands that if DE HOME INSPECTIONS is found liable for any loss or damage due to negligence or the failure to perform obligations in this Contract, including the improper or negligent performance of the inspection or the improper or negligent reporting of conditions of the property, DE HOME INSPECTIONS's maximum liability shall be limited to the fee paid to DE HOME INSPECTIONS for the inspection, and this liability shall be exclusive. This limitation of liability specifically covers liability for: damaged property, loss of use of the property, lost profits, consequential damages, special damages, incidental damages and governmental fines and charges.

The Customer must bring claims in a timely manner, (within six months after the date of this Contract). The Customer must provide DE HOME INSPECTIONS the right to examine the subject matter and area of any claim within ten (10) days after discovery and prior to any remedial measures or repairs. If all the above provisions are not met, the Customer waives the right to sue DE HOME INSPECTIONS and DE HOME INSPECTIONS has no liability.

Any controversy or claim arising out of, or relating to this Contract, the inspection or the inspection report shall be settled by binding arbitration administered by the American Arbitration Association. Judgment of the award rendered by the arbitration panel may be entered in any court having jurisdiction hereof. All costs for the arbitration will be the full and sole responsibility of the person or entity bringing the claim. All arbitrators shall have knowledge of the home inspection industry and at least two members of the arbitration panel shall be members of the New Jersey Bar. In ascertaining the degree of care that would be used by a prudent home inspector, all arbitrators shall rely solely upon N.J.A.C. 13:40-15.

Initials ( ) The customer authorizes DE Home Inspections to distribute copies of the report and/or discuss the contents with the real estate agent(s),

attorney(s) and lender(s) involved in this transaction. Notwithstanding the foregoing this report is intended for the use of the above named customer and no other person or entity may rely on the report for any reason. Customer agrees to hold harmless and indemnify DE Home Inspections for losses, fees and costs incurred as a result of any third party action which may include DE Home Inspections relative to this report. Furthermore, any third party reviewing this report for any reason shall be bound by the terms and conditions of the Inspection Agreement which is an integral part of the report.

I have received a copy and accept all provisions of this Contract IN ITS ENTIRETY. I understand that I have the right to have my attorney review this Contract prior to my signing it.

\$ \_\_\_\_\_ Home Inspection \$ \_\_\_\_\_ WDI Inspection \$ \_\_\_\_\_ Radon Testing

Date \_\_\_\_\_ Customer \_\_\_\_\_

Date \_\_\_\_\_ Inspector \_\_\_\_\_ License # G100100900