

DE Home Inspections

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Property Inspection Report










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


This report published on Wednesday, January 22, 2014 11:33:48 PM EST

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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:

| | | |
|--|------------------------|--|
|  | Safety | Poses a risk of injury or death |
|  | Major Defect | Correction likely involves a significant expense |
|  | 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 |

| | |
|--|--|
|  Conductive conditions | Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.) |
|--|--|

General Information

Report number: 20090101

Time started: 10am

Present during inspection: Client, Realtor

Inspector: Martin Muth

Weather conditions during inspection: Dry

Temperature during inspection: Cool

Ground condition: Dry

Recent weather: Dry

Type of building: Single family


Buildings inspected: One house

Age of main building: 54 Yrs. Built 1960

Source for main building age: Property listing

Front of building faces: South

Occupied: Yes

1)  Some areas and items at this property were obscured by furniture. This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior, under the structure, in the garage and in the attic may also be obscured by stored items. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems that were not noted during the inspection may be found.

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: Chain link

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

Retaining wall material: Concrete

Site profile: Minor slope

Condition of driveway: Appeared serviceable

Driveway material: Block


Condition of sidewalks and/or patios: Appeared serviceable


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

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

Condition of stairs, handrails and guardrails: Appeared serviceable

Exterior stair material: Wood

2)  The self-closing devices on one or more gates used with the fencing were missing. This is a safety hazard because these devices are intended to control access to areas with a drowning hazard. Recommend that a qualified person repair as necessary and per standard building practices.

3)  A swimming pool and/or spa were installed on the premises. Pools, spas and related pumps, heaters, filters, electric or gas-fired systems, buildings, decks, landings and stairs are specialty systems and are excluded from this inspection. Comments in this report related to pools, spas and related equipment are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Many potential safety, maintenance and/or repair issues related to the pool and/or spa may exist. Recommend the following:

- Have a qualified specialist fully evaluate the pool and/or spa, and related systems as mentioned above
- Consult with the property owner about past maintenance and repairs, and review available documentation about installed systems
- Research safety and maintenance issues related to pools and spas

For more information, visit:

<http://www.google.com/search?q=pool+and+spa+maintenance+and+safety+issues>


- 4)  Significant cracks, deterioration, leaning and/or bowing were found in one or more retaining walls. Recommend that a qualified contractor evaluate and repair or replace sections as necessary. Note that some retaining walls, based on their height or size, may require evaluation by a structural engineer. Note that such repairs are often expensive.



Photo 4-1



Photo 4-2



Photo 4-3

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: Vinyl

Condition of foundation and footings: Appeared serviceable

Apparent foundation type: Crawl space, Unfinished basement

Foundation/stem wall material: Concrete block



- 5)  One or more minor cracks (1/8 inch or less) were found in the foundation. These didn't appear to be a structural concern, but recommend sealing them to prevent water infiltration and monitor them in the future. Numerous products exist to seal such cracks including hydraulic cement, non-shrinking grout, resilient caulks and epoxy sealants.



Photo 5-1



Photo 5-2

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.


7)  Trees were in contact with or 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.



Photo 7-1



Photo 7-2

Crawl Space

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 excluded from this inspection. 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 crawl spaces in the future. Complete access to all crawl space areas 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 attempts to locate all crawl space access points and areas. Access points may be obscured or otherwise hidden by furnishings or stored items. In such cases, the client should ask the property owner where all access points are that are not described in this inspection, and have those areas inspected. Note that crawl space areas should be checked at least annually for water intrusion, plumbing leaks and pest activity.

Crawl space inspection method: Partially traversed

Location of crawl space access point: Sun Porch wall

Condition of floor substructure above crawl space: Appeared serviceable

Pier or support post material: Wood

Beam material: Solid wood


Floor structure: Solid wood joists

Condition of insulation underneath floor above: Appeared serviceable

Insulation material underneath floor above: Fiberglass roll or batt

Condition of crawl space ventilation: Appeared serviceable

Ventilation type: Unconditioned space, with vents

8)  The facing on fiberglass batt insulation in the crawl space was exposed. In most cases, the facing is flammable and poses a fire hazard. Also, the facing typically acts as a vapor barrier, and if located away from the interior surfaces can trap moisture from condensation in the cavity between the facing and the interior spaces. This can be a conducive condition for wood-destroying organisms. Recommend that a qualified person repair as necessary. For example, by reinstalling or replacing insulation per standard building practices and per the manufacturer's

instructions.

Note that the inspector was unable to evaluate areas obscured by insulation to determine if any damage (e.g. rot, insect infestation) has already occurred due to moisture accumulation. When insulation repairs are made, recommend that the exposed structure be evaluated and repairs made if necessary.



Photo 8-1



9)   Stains were found on sill plate and joist in southwest corner. Although they were dry, this could indicate past water intrusion. Recommend that a qualified contractor evaluate and repair as necessary. All rotten wood should be replaced.



Photo 9-1

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.

Condition of floor substructure above crawl space: Appeared serviceable Above Basement

Beam material: Solid wood

Floor structure: Solid wood joists

10)   Handrails at one or more flights of stairs were missing. This is a potential fall hazard. Handrails should be installed at stairs with four or more risers or where stairs are greater than 30 inches high. Recommend that a qualified contractor install handrails where missing and per standard building practices.

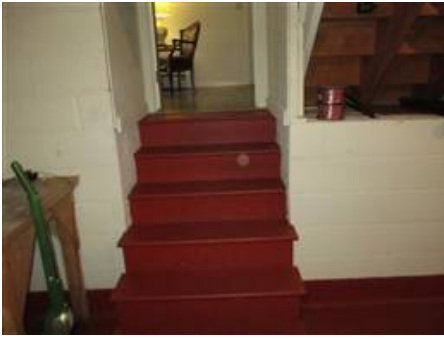


Photo 10-1

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.

Roof inspection method: Traversed

Condition of roof surface material: Appeared serviceable

Roof surface material: Asphalt or fiberglass composition shingles

Roof type: Gable


Apparent number of layers of roof surface material: One

Condition of exposed flashings: Appeared serviceable

Condition of gutters, downspouts and extensions: Appeared serviceable

Gutter and downspout material: Metal

Gutter and downspout installation: Full

11)  The roof surface appeared to be near the end of its service life and will likely need replacing in the near future. Recommend discussing replacement options with a qualified contractor, and budgeting for a replacement roof surface in the near future.


12)  Caulking was deteriorated around 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 12-1




Photo 12-2

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: Bedroom ceiling stairs
Location of attic access point #B: Bedroom closet hatch
Condition of roof structure: Appeared serviceable
Roof structure type: Rafters
Ceiling structure: Ceiling joists
Condition of insulation in attic: Appeared serviceable
Ceiling insulation material: Fiberglass loose fill, Fiberglass roll or batt
Condition of roof ventilation: Appeared serviceable
Roof ventilation type: Box vents (roof jacks), Gable end vents, Mechanical vents with powered fan
Attic exhaust fan condition: Not determined (out of range for T-stat)

13)  The pull-down attic stairs were not insulated. Typically, such stairs that are not insulated also do not have any weatherstripping installed. Recommend that a qualified person install insulation and weatherstripping per standard building practices for better energy efficiency. For more information, visit:

<http://www.google.com/search?q=insulate+attic+stairs>

14)  One or more attic access hatches or doors were not insulated, or had substandard insulation. Weatherstripping was also missing or substandard. 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>

15)  All attic areas and roof structures more than 6 feet from attic access point #B were inaccessible due to limited height. These areas were not evaluated and are excluded from the inspection.


16)  Several attic exhaust fans were installed and controlled by a thermostats. However the inspector was unable to operate them or fully evaluate because the temperature was too cool to activate the thermostats. They are excluded from this inspection.



Photo 16-1

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: wood with metal facing

Condition of garage vehicle door: Appeared serviceable


Type of garage vehicle door: Sectional

Number of vehicle doors: 1

Condition of automatic opener: Appeared serviceable

Condition of garage floor: Appeared serviceable

Condition of garage interior: Required repair or evaluation (see comments below)

17)  One or more gaps, holes were found in the attached garage walls or ceilings. Current standard building practices call for wooden-framed ceilings and walls that divide the house and garage to provide limited fire-resistance rating to prevent the spread of fire from the garage to the house. Recommend that a qualified person repair per standard building practices. For example, by patching openings or holes, firestopping holes or gaps with fire-resistant caulking, and/or installing fire-resistant wall covering (e.g. Type X drywall). For more information, visit:

<http://www.google.com/search?q=attached+garage+fire+resistance>



Photo 17-1


- 18)  The self-closing device on the door between the garage and the house was missing. 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 repair as necessary.



Photo 18-1



- 19)  Glass in one or more windows was cracked, broken and/or missing. Recommend that a qualified contractor replace glass where necessary.



Photo 19-1



Photo 19-2

- 20)  One or more windows that were designed to open and close were difficult to open and close. Recommend that a qualified person repair windows as necessary so they open and close easily.

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: Appeared serviceable

Primary service type: Overhead

Number of service conductors: 3

Service voltage (volts): 120-240

Primary service overload protection type: Circuit breakers

Service entrance conductor material: Stranded aluminum

Main disconnect rating (amps): 200

System ground: Ground rod in soil, Cold water supply pipes

Condition of main service panel: Appeared serviceable

Location of main service panel: Garage



Location of main disconnect: Breaker at top of main service panel

Condition of branch circuit wiring: Required repair, replacement and/or evaluation (see comments below)

Branch circuit wiring type: Non-metallic sheathed

Solid strand aluminum branch circuit wiring present: None visible

Smoke alarms installed: Yes, but not tested

21)   One or more electric receptacles (outlets) at the kitchen, pool had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:

<http://www.cpsc.gov/cpscpub/pubs/099.pdf>



Photo 21-1



Photo 21-2



Photo 21-3



Photo 21-4


22)  Extension cords were being used as permanent wiring at one or more locations. They should only be used for portable equipment on a temporary basis. Using extension cords as permanent wiring is a potential fire and shock hazard, and indicates that wiring is inadequate and needs updating. Extension cords may be undersized. Connections may not be secure resulting in power fluctuations, damage to equipment, overheating and sparks that could start a fire. Recommend that a qualified electrician repair per standard building practices and eliminate extension cords for permanently installed equipment.



Photo 22-1



Photo 22-2



Photo 22-3



Photo 22-4


23)  One or more ground fault circuit interrupter (GFCI) type receptacles (outlets) had an open ground. GFCI receptacles will work (trip) without a ground; but a 3-slot receptacle on an open ground circuit can result in appliances that require a ground can be used without one. This is a potential shock hazard. Recommend that a qualified electrician upgrade circuits that require GFCI protection (e.g. in wet areas) with grounded wiring per standard building practices.



Photo 23-1
Basement powder room



Photo 23-2
Bar sink area


24)  2-slot receptacles (outlets) rather than 3-slot, grounded receptacles were installed in one or more areas. These do not have an equipment ground and are considered unsafe by today's standards. Appliances that require a ground should not be used with 2-slot receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. The client should be aware of this limitation when planning use for various rooms, such as an office. Upgrading to grounded receptacles typically requires installing new wiring from the main service panel or sub-panel to the receptacle(s), in addition to replacing the receptacle(s). Consult with a qualified electrician about upgrading to 3-wire, grounded circuits.



Photo 24-1



Photo 24-2



- 25)   Could not determine what one or more wall switches controlled. Recommend discussing this with homeowner to determine their function.



Photo 25-1

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

Water service: Public

Service pipe material: Copper

Condition of supply lines: Appeared serviceable

Supply pipe material: Copper, Galvanized steel

Condition of drain pipes: Appeared serviceable

Drain pipe material: Plastic

Condition of waste lines: Appeared serviceable



Waste pipe material: Plastic

Vent pipe condition: Appeared serviceable

Vent pipe material: Plastic, Galvanized steel

Condition of fuel system: Appeared serviceable

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

- 26)   Some or all of the water supply and drain or vent pipes were made of galvanized steel. Based on the age of this structure and the 40-60 year useful life of this piping, it will likely need replacing in the future. Leaks can develop, flooding and/or water damage may occur, flow can be restricted due to scale accumulating inside the piping, and water may be rusty. Note that it is beyond the scope of this inspection to determine what percentage of the piping is older, galvanized steel, as much of it is concealed in wall, floor and/or ceiling cavities. Recommend the following:

- That a qualified plumber evaluate to better understand or estimate the remaining life

- Consulting with a qualified plumber about replacement options and costs
- Budget for replacement in the future
- Monitor these pipes for leaks and decreased flow in the future
- Consider replacing old, galvanized steel piping proactively

For more information, visit:

<http://www.google.com/search?q=old+galvanized+pipes>



Photo 26-1

Southwest corner of basement

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: Electricity


Estimated age: 10 years mfg 2004

Capacity (in gallons): 50

Temperature-pressure relief valve installed: Yes

Manufacturer: General Electric

Location of water heater: Basement

27)  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): Electric heaters, Radiant

General heating distribution type(s): Pipes and radiators

Last service date of primary heat source: Could not determine last service date.

Condition of electric heaters (not forced air): Appeared serviceable

Electric heater type (not forced air): Baseboard

Condition of forced air cooling system: Not determined

Condition of furnace filters: Required replacement

Location for forced air filter(s): Behind return air grill(s)

Condition of forced air ducts and registers: Appeared serviceable

Condition of hydronic or steam heat system: Appeared serviceable

Type of hydronic or steam heat: Hydronic (hot water)
Hydronic or steam heat fuel type: Natural gas
Condition of burners: Appeared serviceable
Condition of venting system: Appeared serviceable
Condition of cooling system and/or heat pump: Not determined
Cooling system and/or heat pump fuel type: Electric
Location: Outside & Attic
Type: Split system
Estimated age: ?
Manufacturer: General Electric
Condition of controls: Appeared serviceable


28)  Corrosion was found in one or more distribution supply valves, fittings for the heating system. This can indicate past leaks, or that leaks are likely to occur in the future. Recommend that a qualified heating contractor or plumber evaluate and repair as necessary.




Photo 28-1



Photo 28-2



Photo 28-3

29)  The last service date of the forced air cooling system appeared to be more than 1 year ago, or the inspector was unable to determine the last service date. 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 service this system and make repairs if necessary. Because this system has a compressor and refrigerant system, this servicing should be performed annually in the future. Any needed repairs noted in this report should be brought to the attention of the contractor when it's serviced.




30)  Vegetation such as trees, shrubs and/or vines were too close to the heat pump or air conditioning condensing unit. There should be at least 12 inches of clearance on all sides and at least 4-6 feet above. Inadequate clearance around and above can result in reduced efficiency, increased energy costs and/or damage to equipment. Recommend pruning and/or removing vegetation as necessary.



Photo 30-1

31)  The estimated useful life for most heat pumps and air conditioning condensing units is 10-15 years. The inspector was unable to determine the age of this unit. Be aware that it may be near, at, or beyond its useful life and may need replacing or significant repairs at any time. Recommend attempting to determine the age (ask property owner or service technician), and budgeting for a replacement if necessary. Based on the serial # it was built between 1985 - 1997.

32)  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 gas-fired fireplaces or stoves: Appeared serviceable

Gas fireplace or stove type: Metal pre-fab fireplace

Condition of chimneys and flues: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

Gas-fired flue type: Masonry with metal liner

33)  One or more gas-fired appliances such as a furnace or water heater used a masonry chimney for venting, and no metal flue liner was visible. Metal liners should be installed to prevent drafting problems from an over-sized flue, to prevent corrosive exhaust gases from damaging the masonry chimney, and to prevent exhaust gases from leaking through gaps or seams in the chimney. This is a potential safety hazard. Recommend that a qualified contractor repair per standard building practices. For example, by installing a metal liner. For more information search for "liner" at:

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



34)  Recommend that the client review all available documentation for gas-fired fireplaces and stoves. Depending on how they are operated (for routine heating versus ambiance), such appliances normally need servicing annually or every few years. Consult with the property owner and/or a qualified specialist to determine if service is needed now.



Photo 34-1

35)  One or more masonry chimney crowns were cracked. Crowns are meant to keep water off of the chimney structure and prevent damage from freeze-thaw cycles. Chimney crowns are commonly constructed by mounding concrete or mortar on the top chimney surface, however this is substandard. A properly constructed chimney crown should:

- Be constructed using either precast concrete slabs, cast-in-place steel reinforced concrete, solid stone, or metal
- Be sloped down from the flue a minimum of 3 inches of fall per foot of run
- Extend a minimum of 2 1/2 inches beyond the face of the chimney on all sides
- Not directly contact the flue liner (if installed), with the gap filled with flexible caulk
- Have flashing installed between the bottom of the crown and the top of the brick chimney

Recommend that a qualified contractor repair or replace crowns as necessary, and per standard building practices.



Photo 35-1



Photo 35-2


36)  The gas fireplace or stove was not fully evaluated because the pilot light was off. The inspector only operates normal controls (e.g. on/off switch or thermostat) and does not light pilot lights or operate gas shut-off valves. Recommend that the client review all documentation for such gas appliances and familiarize themselves with the lighting procedure. If necessary, a qualified specialist should assist in lighting such appliances, and make any needed repairs.



Photo 36-1

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: Electric

Condition of refrigerator: Appeared serviceable


37)  One or more cabinets, drawers and/or cabinet doors were damaged or deteriorated. Recommend that a qualified person repair or replace as necessary.



Photo 37-1



38)  One or more cabinets were loose, or were secured with too few or substandard fasteners. An adequate number of appropriate fasteners should be used. For wall-hung cabinets, inadequate fasteners can pose a safety hazard if cabinets fall. Recommend that a qualified person repair as necessary.



Photo 38-1



Photo 38-2

39)  The estimated useful life for most kitchen appliances is 10-15 years. One or more appliances (range) appeared to be near, at or beyond their service life. Even if operable, recommend budgeting for replacements in the near future.

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, basement

Location #B: Bar sink, basement

Location #C: Powder room, first floor

Location #D: Full bath, second floor

Location #E: 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: Appeared serviceable

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

Gas supply for laundry equipment present: No

240 volt receptacle for laundry equipment present: Yes

40)  The clothes washer was installed over a finished space or in an area where leaking can cause damage, and no catch pan or drain was installed. Catch pans and drains prevent water damage to finished interior spaces below if or when the washing machine leaks, overflows or is drained. If concerned, consult with a qualified contractor about installing these. Note that drain lines for catch pans are usually installed below the floor level and are difficult at best to install in an existing home.

41)  Gaps, no caulk, or substandard caulking were found between the bathtub and the floor at location(s) #E. Water may penetrate these areas and cause damage. Recommend that a qualified person re-caulk or install caulking as necessary.

Master Bath



Photo 41-1
Master Bathroom


42)  Tile and/or grout in the bathtub surround at location(s) #D, E 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.



Photo 42-1
2nd floor full bath



Photo 42-2
2nd floor full bath



Photo 42-3
Master bath



Photo 42-4
Master bath


43)  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.



Photo 43-1

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: Fiberglass or vinyl

Condition of interior doors: Appeared serviceable

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

Type(s) of windows: Wood, Metal, Multi-pane, Single-pane, Double-hung, Casement, Fixed

Condition of walls and ceilings: Appeared serviceable


Wall type or covering: Drywall

Ceiling type or covering: Drywall

Condition of flooring: Appeared serviceable

Flooring type or covering: Carpet, Wood or wood products, Tile

Condition of stairs, handrails and guardrails: Appeared serviceable

44)  One or more windows that were designed to open and close were difficult to open and close. Recommend that a qualified person repair windows as necessary so they open and close easily.



45)  Glass in one or more windows was cracked, broken and/or missing. Recommend that a qualified contractor replace glass where necessary.



Photo 45-1



Photo 45-2

46)  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>

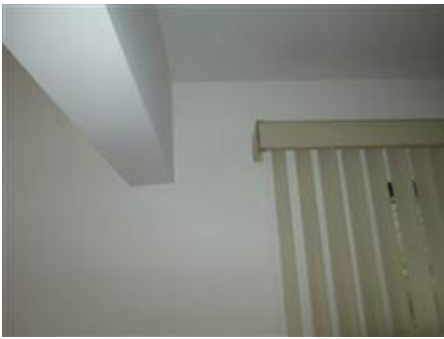


Photo 46-1




- 47)  Patches or evidence of prior repairs were found in garage wall. Recommend asking the property owner about the repairs (e.g. why necessary, whether prior leaks have occurred).



Photo 47-1



Photo 47-2

- 48)  One or more hinged exterior doors had no deadbolt lock installed and relied solely on the entry lockset for security. Recommend installing locksets on exterior doors where missing for added security.
- 49)  Screens were missing from some windows. These windows may not provide ventilation during months when insects are active.

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 past wood decay fungi: No

Visible evidence of damage by wood-destroying insects: No

Visible evidence of damage by wood decay fungi: No

Evidence of prior treatment of wood-destroying insects: Bore holes in concrete slab



Photo X-1
Unknown wire protruding from ground near electric meter



Photo X-2
Exhaust vent for kitchen range



Photo X-3
Main gas shutoff



Photo X-4
Main electric shutoff



Photo X-5
Water meter & Main water shutoff



Photo X-6
shutoff for front hose bib



Photo X-7
Shutoff for rear hose bib



Photo X-8
Main sewer cleanout



Photo X-9
1st floor A/C filter behind grill



Photo X-10
2nd floor A/C filter behind grill

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:

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