

DE Home Inspections

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Property Inspection Report

Client(s): **Client**

Property address: **Address**










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:

	Safety	Poses a risk of injury or death
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information
	Infestation	Evidence of infestation of wood destroying insects or organisms (Live or dead insect bodies, fungal growth, etc.)

	Damage	Damage caused by wood destroying insects or organisms (Rot, carpenter ant galleries, etc.)
	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: 1:30pm
Present during inspection: Client, Realtor
Client present for discussion at end of inspection: Yes
Weather conditions during inspection: Dry
Temperature during inspection: Cold
Ground condition: Wet
Recent weather: Snow
Overnight temperature: Freezing
Type of building: Single family
Buildings inspected: One house
Front of building faces: West
Main entrance faces: West
Occupied: No

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.

Site profile: Level
Condition of driveway: Required repair, replacement and/or evaluation (see comments below)
Driveway material: Asphalt
Condition of sidewalks and/or patios: Appeared serviceable
Sidewalk material: Poured in place concrete
Condition of deck, patio and/or porch covers: Appeared serviceable
Condition of decks, porches and/or balconies: Appeared serviceable
Deck, porch and/or balcony material: Concrete


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



Photo 1-1



Photo 1-2

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: Metal

Condition of foundation and footings: Appeared serviceable

Apparent foundation type: Crawl space

Foundation/stem wall material: Concrete block


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



Photo 2-1



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



Photo 3-1



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



Photo 4-1



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



Photo 5-1



Photo 5-2

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: Traversed

Location of crawl space access point #A: Building exterior

Condition of floor substructure above crawl space: Appeared serviceable

Pier or support post material: Concrete block

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 vapor barrier: None installed

Vapor barrier present: None visible

Condition of crawl space ventilation: Appeared serviceable

Ventilation type: with vents



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



Photo 6-1



Photo 6-2


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



Photo 7-1


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



Photo 8-1



Photo 8-2



Photo 8-3


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




Photo 9-1



Photo 9-2



Photo 9-3

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


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



Photo 11-1

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: Partially 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: Required repair, replacement and/or evaluation (see comments below)

Condition of gutters, downspouts and extensions: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

Gutter and downspout material: Metal

Gutter and downspout installation: Full


- 12)  Water was leaking behind one or more gutters. Rainwater can come in contact with the building exterior or accumulate around the foundation as a result. The edge of the roof structure can become damaged by rot or water. This is a conducive condition for wood-destroying organisms. Recommend that a qualified person evaluate and repair as necessary. For example, by installing flashing or tightening loose gutters.



Photo 12-1


- 13)  One or more rubber or neoprene pipe flashings were split or cracked. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms. Recommend that a qualified contractor replace flashings where necessary.



Photo 13-1


- 14)  One or more gutters were very long and had too few downspouts. At least one downspout should be installed for every 30-40 feet of gutter. Too few downspouts may result in gutters being overwhelmed and then overflowing during heavy rain. Keep gutters clear of debris and monitor such gutters during periods of heavy rain. If they overflow, recommend that a qualified person install additional downspouts and extensions per standard building practices.



Photo 14-1


- 15)  Some roof surfaces were obscured by snow and couldn't be evaluated. These areas are excluded from this inspection.



Photo 15-1

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: Partially traversed

Location of attic access point #A: Hallway

Condition of roof structure: Appeared serviceable

Roof structure type: Rafters

Ceiling structure: Ceiling joists

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)

Attic exhaust fan condition: Required repair, replacement and/or evaluation (see comments below)


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



Photo 16-1



Photo 16-2


- 17)  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 the temperature was too cool to activate the thermostat. It is excluded from this inspection.



Photo 17-1

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

Condition of exterior entry doors: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

Exterior door material: Wood

Condition of garage vehicle door(s): Appeared serviceable

Type of garage vehicle door: Sectional



Number of vehicle doors: 1

Condition of automatic opener(s): Appeared serviceable

Condition of garage floor: Appeared serviceable

Condition of garage interior: Appeared serviceable

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

18)   One or more extension springs supporting garage vehicle door springs had no safety containment cables installed. These cables prevent injury to people located nearby when springs eventually break. This is a potential safety hazard. Recommend that a qualified contractor install cables where missing per standard building practices. For more information, visit:

<http://www.cpsc.gov/cpsc/pub/pubs/523.html>



Photo 18-1



19)   The automatic door opener was attached to a nailed in board. This is a substandard installation. Recommend that a qualified contractor evaluate and repair or replace opener(s) as necessary.



Photo 19-1



Photo 19-2


- 20)  Fungal rot was found at one or more exterior door jambs. Recommend that a qualified person repair as necessary. All rotten wood should be replaced.



Photo 20-1



Photo 20-2

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: Underground

Number of service conductors: 3

Service voltage (volts): 120-240

Estimated service amperage: 150

Primary service overload protection type: Circuit breakers

Service entrance conductor material: Stranded copper

Main disconnect rating (amps): 150

System ground: Ground rod(s) in soil

Condition of main service panel: Appeared serviceable

Location of main service panel #A: Garage

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

Condition of branch circuit wiring: Serviceable

Branch circuit wiring type: Non-metallic sheathed

Solid strand aluminum branch circuit wiring present: None visible

Smoke alarms installed: Yes, but not tested


21)  Wire splices were exposed and were not contained in a covered junction box. This is a potential shock or fire hazard. Recommend that a qualified electrician repair per standard building practices. For example, by installing permanently mounted junction boxes with cover plates where needed to contain wiring splices.



Photo 21-1


22)  One or more electric receptacles (outlets) were incorrectly wired. Recommend that a qualified electrician repair as necessary.



Photo 22-1


23)  One or more cover plates for switches, receptacles (outlets) or junction boxes were missing or broken. These plates are intended to contain fire and prevent electric shock from occurring due to exposed wires. Recommend that a qualified person install cover plates where necessary.



Photo 23-1

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: Closet with water heater

Location of main water shut-off: In hall closet

Water service: Public

Service pipe material: Plastic

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: Crawl space

Vent pipe condition: Appeared serviceable

Vent pipe material: Plastic

Sump pump installed: No

Type of irrigation system supply source: Public


24)  One or more leaks were found in drain, waste pipes or fittings. A qualified plumber should evaluate and repair as necessary.



Photo 24-1



Photo 24-2



Photo 24-3



Photo 24-4



25)  One or more hose bibs (outside faucets) appeared to be inoperable. Recommend consulting with the property owner about inoperable hose bibs, and if necessary have a qualified plumber make repairs.



Photo 25-1

26)  Based on visible equipment or information provided to the inspector, this property appeared to have a yard irrigation (sprinkler) system. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. When this system is operated, recommend verifying that water is not directed at building exteriors, or directed so water accumulates around building foundations. Sprinkler heads may need to be adjusted, replaced or disabled. Recommend that a qualified plumber verify that a backflow prevention device is installed per standard building practices to prevent cross-contamination of gray water and potable water, and install an expansion tank at the water heater if missing and necessary. Recommend that a qualified specialist evaluate the irrigation system for other defects (e.g. leaks, damaged or malfunctioning sprinkler heads) and repair if necessary.

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: 2 yrs

Capacity (in gallons): 40

Manufacturer: American

Location of water heater: Hall closet

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

General heating distribution type(s): None, individual heaters

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

Electric heater type (not forced air): Baseboard

Condition of cooling system and/or heat pump: Not determined

Type: Through wall


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



Photo 27-1


- 28)  One of the ceiling fans appeared to be inoperable. Recommend that a qualified electrician evaluate and repair.



Photo 28-1

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

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of dishwasher: Appeared serviceable

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

Range, cooktop type: Electric

Condition of refrigerator: Appeared serviceable

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



Photo 29-1

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: Full bath

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

Condition of cabinets: Appeared serviceable

Condition of flooring: Required repairs, replacement and/or evaluation (see comments below)

Condition of sinks and related plumbing: Required repair, replacement and/or evaluation (see comments below)

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



Condition of bathtubs and related plumbing: Required repair, replacement and/or evaluation (see comments below)

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

Gas supply for laundry equipment present: No

240 volt receptacle for laundry equipment present: Yes



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

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

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



Photo 30-1

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

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



Photo 31-1





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



Photo 32-1

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


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



Photo 34-1



Photo 34-2



Photo 34-3



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



Photo 35-1





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



Photo 36-1




Photo 36-2

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

**Photo 37-1**

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

**Photo 38-1**

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

**Photo 39-1****Photo 39-2**


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



Photo 40-1


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



Photo 41-1

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: Wood

Condition of interior doors: Appeared serviceable

Condition of windows and skylights: Appeared serviceable

Type(s) of windows: Metal, Multi-pane

Condition of walls and ceilings: Appeared serviceable

Wall type or covering: Drywall

Ceiling type or covering: Drywall


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



Photo 42-1



Photo 42-2


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



Photo 43-1


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



Photo 44-1

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



Photo 45-1

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- 46)  Trim was missing in one or more areas. Recommend that a qualified person repair as necessary.



Photo 46-1



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- 47)  Weatherstripping at one or more exterior doors was deteriorated . Water may enter the building, or energy efficiency may be reduced. Recommend that a qualified person repair or replace weatherstripping as necessary.



Photo 47-1

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- 48)  Minor cracks, nail pops and/or blemishes were found in walls and/or ceilings in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons. For recurring cracks, consider using an elastic crack covering product:

<http://www.google.com/search?q=elastic+crack+cover>



Photo 48-1


- 49)  Patches or evidence of prior repairs were found in one or more walls or ceilings. Recommend asking the property owner about the repairs (e.g. why necessary, whether prior leaks have occurred).



Photo 49-1


- 50)  Stains were found in one or more floor areas. However, no elevated levels of moisture were found. Consult with the property owner and monitor the stained area(s) in the future. If elevated moisture is found in the future, then recommend that a qualified contractor evaluate and repair as necessary.



Photo 50-1



Photo 50-2

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
 Visible evidence of conditions conducive to wood-destroying organisms: No



Photo X-1
Main electric shut off



Photo X-2
uncapped pvc pipe in garage



Photo X-3
Main water shut off and water meter



Photo X-4
Electric water heater shut off



Photo X-5
Sewer cleanouts in crawl space

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