

DE Home Inspections

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Summary



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

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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
	Comment	For your information
	Conducive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

General Information

1  - The residential dwelling unit appears to be part of a complex that is managed and maintained by a "Home Owners" or "Condo" association. This inspection is limited to a visual evaluation of the systems and components that are located within the dwelling unit inspected. The current condition of "Common Elements" are excluded from this inspection. Such elements include, but are not limited to:

- The building site condition, structural stability, drainage systems and insulation
- All exterior surfaces, materials and structure
- All roof surfaces, materials and structure
- All attic spaces
- The building foundation, floor substructure and all spaces below, such as basements and/or crawl spaces
- All stairs, landings, porches, hallways, walks and balconies, elevators, utility metering, parking stalls/ports
- All decks, patios, pools, spas, recreational areas/equipment
- All common areas on the property

Any comments regarding these items in this report have been made as a courtesy only. Consult with the Home Owner's or Condo Association regarding these items.

Attic and Roof Structure

2  - 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>

Electric

4  - Based on the age of this structure and the appearance of existing smoke alarms, the alarms may have been installed more than 10 years ago. According to [National Fire Protection Association](http://www.nfpa.org), aging smoke alarms don't operate as efficiently and often are the source for nuisance alarms. Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is also recommended by NFPA. For more information, visit:

<http://www.google.com/search?q=old+smoke+alarms>

5  - One or more globes or covers for light fixtures were missing or damaged. Recommend replacing as necessary to avoid exposed bulbs. With closet lighting or where flammable stored objects are near light fixtures, missing or broken covers can be a fire hazard.

Heating, Ventilation and Air Condition (HVAC)

6  - The estimated useful life for most heat pumps and air conditioning condensing units is 10-15 years. This unit appeared to be beyond this age and/or its useful lifespan and may need replacing or significant repairs at any time. Recommend budgeting for a replacement in the near future.

7  - The last service date of the forced air heating/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.

Fireplaces, Stoves, Chimneys and Flues

9  - A significant amount of a white, powdery residue was found on or below the B or L vent exhaust flue. Typically this is a result of condensation in the flue and may indicate that the flue has a substandard draw. The flue may be incorrectly configured, blocked (e.g. debris, bird nest), or the appliance may be incorrectly configured. Recommend that a qualified contractor evaluate and repair as necessary.

Bathrooms, Laundry and Sinks

10  - No accessible gas shut-off valve was visible within 6 feet of the gas-fired clothes dryer. This is a potential safety hazard when the appliance needs to be shut down quickly. Recommend that a qualified contractor install a shut-off valve per standard building practices.

11  - A 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. Consult with the homeowner or condo association to determine who is responsible for water damage if the washing machine leaks, overflows, or if spills occur when it's 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 structure.

12   - Tile and/or grout in the bathtub surround at location(s) #A 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.

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

14  - The bathtub drain stopper mechanism at location(s) #A was missing. Recommend that a qualified person repair or replace as necessary.

15  - The exhaust fan or fan cover at location(s) #A needed cleaning. Dirty or clogged fans can result in moisture accumulation and subsequent mold, bacteria or fungal growth. Recommend cleaning fan covers or fans now and as necessary in the future.

Interior, Doors and Windows

16   - Condensation or staining was visible between multi-pane glass in one or more . This usually indicates that the seal between the panes of glass has failed or that the desiccant material that absorbs moisture is saturated. As a result, the view through the window may be obscured, the window's R-value will be reduced, and accumulated condensation may leak into the wall structure below. Recommend that a qualified contractor evaluate and repair windows as necessary. Usually, this means replacing the glass in window frames.

Be aware that evidence of failed seals or desiccant may be more or less visible depending on the temperature, humidity, sunlight, etc. Windows or glass-paneled doors other than those that the inspector identified may also have failed seals and need glass replaced. It is beyond the scope of this inspection to identify every window with failed seals or desiccant.

17  - Water stains or evidence of leaking was found at one or more windows resulting in rotted wood damaged. Recommend that a qualified contractor evaluate and repair as necessary.

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

19  - Floor guides were missing at one or more sliding closet doors.