

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

http://www.cdc.gov/rodents/prevent_infestations/seal_up.html

http://www.cdc.gov/rodents/prevent_infestations/trap_up.html

http://www.cdc.gov/rodents/prevent_infestations/clean_up.html

Grounds

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

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

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

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

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

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

Exterior and Foundation

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

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.

Basement

7     - Evidence of prior water intrusion was found in one or more sections of the basement. For example, water stains or rust at support post bases, efflorescence on the foundation, etc. Accumulated water is a conducive condition for wood-destroying organisms and should not be present in the basement. Recommend reviewing any disclosure statements available and ask the property owner about past accumulation of water in the basement. The basement should be monitored in the future for accumulated

water, especially after heavy and/or prolonged periods of rain. If water is found to accumulate, then recommend that a qualified contractor who specializes in drainage issues evaluate and repair as necessary. Typical repairs for preventing water from accumulating in basements include:[list]

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

Roof

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

Attic and Roof Structure

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

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

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

Garage or Carport

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

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

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

Electric

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

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

Plumbing / Fuel Systems

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

Heating, Ventilation and Air Condition (HVAC)

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

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

Fireplaces, Stoves, Chimneys and Flues

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

Kitchen

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

Bathrooms, Laundry and Sinks

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

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

Interior, Doors and Windows

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

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

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