

Delsea Home Inspection

Property Inspection Report



DELSEA HOME INSPECTION



123 Main Street, Anytown, NJ
Inspection prepared for: Sample Sample
Date of Inspection: 1/30/2016
Age of Home: 41 years old Size: 2000 sq/ft
Weather: clear/sunny 55 degrees

Inspector: Scott Rehman
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We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

HURRICANE SANDY AFFECTED PROPERTIES

If the home you are buying is in a Hurricane Sandy affected area of New Jersey, I recommend speaking to the Building Construction/Code Enforcement Department in that Municipality. They will be able to provide you with the proper information with regards to flood zone information/requirements and construction permits for you prospective home. This will ensure that you have all of the proper information on the home prior to settlement.

PURPOSE AND SCOPE

This document was prepared as a report of all visual defects noted at the time and date of the inspection. It is not necessarily an all-inclusive summary, as additional testing or inspection information/processes and analysis may be pending. It is non transferable and subject to all terms and conditions specified in the Inspection Agreement.

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the structure at the time of inspection and is subject to day to day changes. The inspection and inspection report are offered as an opinion only of items observed on the day of the inspection. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is expressed nor implied nor responsibility assumed by the inspector or inspection company for the actual condition of the building or property being examined.

This firm endeavors to perform all inspections in substantial compliance with the State of New Jersey Standards of Practice for Home Inspectors NJ ADC 13:40-15.15. The scope of the inspection is outlined in the inspection Agreement, agreed to and signed by the Client. Our inspectors inspect the readily accessible and installed components of a property as follows: This report contains observation of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient in the areas of safety or function. When systems or components designated in the Standards are present but are not inspected, the reason the item was not inspected may be reported as well.

This report summarizes our inspection conducted on this date at the above address.

Inspection Details

1. Attendance

In Attendance: Client present • Buyer Agent present

2. Home Type

Home Type: Single Family Home • Ranch Style

3. Occupancy

Occupancy: Vacant

Grounds

1. Driveway and Walkway Condition

Materials: Asphalt driveway noted. • Concrete sidewalk noted.

Observations:

- Driveway in good shape for age and wear. No deficiencies noted.
- Asphalt driveway appears new. Highly recommend sealing within one year to extend life and maintain appearance.

2. Grading

Observations:

- **IMPROVE:** Recommend extending downspouts from exterior gutters. This is to improve proper drainage of water from foundation to prevent moisture intrusion.
- Siding to Soil contact or proximity. This may provide entrance of moisture or insects to siding. Recommend grading soil so there is at least 6" of space (where practical) between the siding and the soil below.





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3. Vegetation Observations

Observations:

- Several dead trees were observed in the back yard near the property line. Recommend consulting a qualified Tree Service Professional to remove the tree. Failure to do so may result it falling on the dwelling.



4. GFCI

Observations:

- GFCI receptacles are in good condition.

5. Main Gas Valve Condition

Materials: Exterior of structure.

Observations:

- Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.

6. Exterior Faucet Condition

Location: Right side of house.

Observations:

- Appears functional at the time of the inspection.

7. Patio Enclosure

Observations:

- Appears in satisfactory and functional condition with normal wear for its age. Appears to be sound structure.

Siding

1. Cladding

Observations:

- Vinyl siding, Brick cladding, wood frame construction, concrete / block foundation
- House numbers not affixed to the brick cladding near the front door. Recommend servicing by a qualified contractor.



2. Condition

Observations:

- No major system safety or function concerns noted at time of inspection.

Roof

1. Roof Condition

Materials: Two layers of asphalt shingles noted.

Observations:

- Evidence of an organic substance consistent with mold was observed on the underside of the roof in the attic adjacent to the chimney.

Recommend testing and remediation by a qualified and licensed contractor prior to closing.

- The second layer of asphalt shingles appears to be within 5 years of age.

In the attic, roof sheathing adjacent to the chimney is damaged by moisture intrusion. This is seen on all sides of the chimney. A moisture meter was utilized and obtained a reading of 100% which indicates an active scene. The plywood is brittle and damaged due to ongoing moisture intrusion. Recommend a licensed/qualified roofing contractor evaluate and repair prior to settlement.





2. Gutter

Observations:

- No major system safety or function concerns noted at time of inspection.

Attic

1. Access

Observations:

- ****Location of access****
- Pull Down Ladder located in: Garage

2. Insulation Condition

Materials: Blown in fiberglass insulation noted.

Depth: Insulation averages about 6-8 inches in depth. Recommend installing an average of 13 inches of insulation throughout the attic. This will decrease future heating and cooling costs.

Observations:

- Insulation is minimal in some areas and missing in others. Recommend installing an average of 13 inches of blown insulation by a licensed/qualified contractor.



3. Electrical

Observations:

- There was an open electrical junction box located in the attic. This is an electrocution hazard. Recommend consulting a licensed/qualified contractor for repair.



Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

Locations: Master#1 • Guest #1

2. Ceiling Fans

Observations:

- Operated normally when tested, at time of inspection.

3. Doors

Observations:

- **IMPROVE:** Trim all interior bedroom doors to increase return air flow to the furnace. This will increase the efficiency of the furnace thus lowering heating/cooling costs.

4. Smoke Detectors

Observations:

- ****Smoke Detectors****

Smoke detectors were present but not tested. Recommend testing and changing the batteries on a regular basis.

5. Window Condition

Materials: Vinyl framed double hung window noted.

Observations:

- All windows were serviceable at the time of inspection.

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Locations: Master Bathroom • Main Floor Bathroom

2. Cabinets

Observations:

- No deficiencies observed.

3. Doors

Observations:

- No major system safety or function concerns noted at time of inspection.

4. Exhaust Fan

Observations:

- The bath fan was operated and no issues were found.

5. Bath Tubs

Observations:

- Tub
- operable at time of inspection.

6. Toilets

Observations:

- Operated when tested. No deficiencies noted.

7. Window Condition

Materials: Vinyl framed double hung window noted.

Observations:

- No deficiencies noted at the time of the inspection.

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Observations:

- No deficiencies observed.

2. Counters

Observations:

- Granite tops noted.

3. Dishwasher

Observations:

- Operated and functioned properly at the time of inspection.

4. Oven & Range

Observations:

- Oven: gas burners
- Oven(s) operated when tested.

Unit is not level and wobbly . Recommend leveling prior to settlement to ensure proper operation.

- All heating elements operated when tested.



5. GFCI

Observations:

- GFCI in place and operational.

Laundry

1. Dryer Vent

Observations:

- The dryer vent terminates in the crawlspace. Recommend connecting the vent with the outside fitting already in place by a licensed/qualified contractor.



Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Materials: The furnace is located in the garage

Materials: Gas fired boiler.

Observations:

- The gas fired boiler is manufactured by Burnham and was made in 1986. The unit is approximately 29 years old. The boiler is at the end of its service life. Budgeting should be in place by the homeowner for a replacement.

It is unknown the last service date of this unit. Recommend servicing by a licensed/qualified contractor prior to settlement.

- Garage installation of gas-fired appliances generally require the burner to be 18 inches above the floor level to ensure separation from flammable vapors. This is a serious safety concern. Recommend review by a licensed heating contractor for repair or replacement, as necessary, prior to close.



2. Venting

Observations:

- ****VENTING MATERIALS****
- Metal single wall chimney vent pipe noted.
- ****VENTING OBSERVATIONS****
- Exhaust pipe located in the unit needs sealing at the chimney. This is to prevent any carbon monoxide from entering the living space. Recommend servicing by a licensed/qualified contractor.



3. AC Condenser Condition

Compressor Type: Electric

Observations:

- This unit is a Goodman built in 2014. Due to the fact that the outside air temperature was below 65 degrees the condenser could not be tested. Recommend service by a licensed/qualified contractor for optimum performance.

4. Thermostats

Observations:

- Location: Family Room
- Digital - programmable type.

Water Heater

1. Water Heater Condition

Heater Type: Gas

Location: The heater is located in the garage.

Observations:

- It is unknown the age or make of the water heater. By its appearance it is at the end of its serviceable life. Budgeting should be in place by the homebuyer in the event of failure.



2. Number Of Gallons

Observations:

- 40 gallons

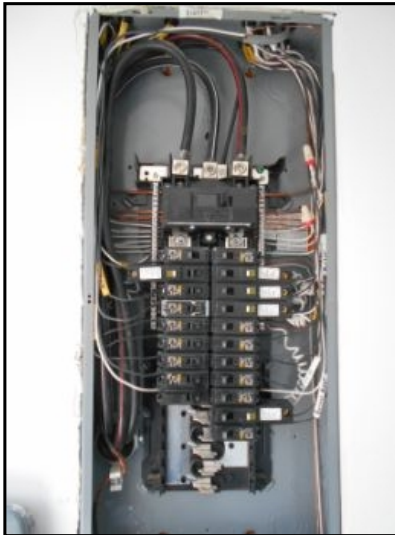
Electrical

1. Electrical Panel

Location: Panel box located in garage.

Observations:

- No major system safety or function concerns noted at time of inspection at main panel box.
- Panel cover screw(s) missing.



2. Main Amp Breaker

Observations:

- 150 amp Square D Panel

Foundation

1. Slab Foundation

Observations:

- Limitation: Concrete slab not visible due to the garage floor epoxy.

2. Foundation Walls

Observations:

- Efflorescence observed; this is a mineral deposit left behind from exterior water infiltration.

IMPROVE: Recommend a basement specialist install a 6mil vapor barrier on the earthen floor to prevent moisture from entering the basement. In addition the walls should be insulated and ventilation increased to eliminate moisture.

- **IMPROVE:** Recommend sealing the pipes as the exit the crawlspace to the exterior. This is to prevent any insects/vermin to enter the dwelling.



3. Post and Girders

Observations:

- Support Material: concrete block piers

Several block piers were missing mortar in the joints. Recommend a licensed/qualified contractor make repairs to prevent collapse of the piers thus the wood beams.



4. Foundation Plumbing

Observations:

- ****SUPPLY****
- 1 inch Copper

5. Sump Pump

Observations:

-

****SUMP PUMP****

No sump pump was observed at the time of inspection.

Recommend installing a sump pump and pit by a qualified and licensed contractor to remove any water that may intrude inside of the crawlspace.

Basement/Crawlspace

1. Walls

Observations:

- ****CRAWLSPACE****
- **IMPROVE:** Recommend installing additional ventilation to lower humidity levels. Also installing insulation on the foundation walls by a licensed/qualified contractor.

2. Plumbing Materials

Materials: ****WASTE**** • Drain lines appear to lack proper support, recommend adding support hangers. In addition, the drain line is sitting on the earthen floor. Recommend a licensed/qualified plumber hang waste pipe as to industry standards. • The copper water supply line has missing/cracked insulation. Recommend installing insulation on all piping in the crawlspace to prevent freezing in the winter.

Observations:

- ABS
- Copper
- The waste line for the kitchen sink/dishwasher was snapped at the fitting and water was leaking into the crawlspace. Recommend a licensed/qualified contractor repair immediately prior to closing.
- The waste line for the bathroom located in the crawlspace is leaking at the cleanout. Recommend servicing by a licensed/qualified contractor prior to settlement.



Chimney

1. Interior

Observations:

- **IMPROVE:** Installing a rain cap on the chimney to prevent any moisture/vermin from entering the structure. This can be done by a licensed/qualified contractor.



Well

1. Condition

Observations:

- The well used for the lawn sprinkler system is not included in the scope of this inspection and was not tested.

Garage

1. Garage Opener Status

Observations:

- Chain drive opener noted.
- The garage door opener is functional, safety features are built in.



Report Summary

Roof		
Page 5 Item: 1	Roof Condition	<ul style="list-style-type: none"> • Evidence of an organic substance consistent with mold was observed on the underside of the roof in the attic adjacent to the chimney. <p>Recommend testing and remediation by a qualified and licensed contractor prior to closing.</p> <ul style="list-style-type: none"> • The second layer of asphalt shingles appears to be within 5 years of age. <p>In the attic, roof sheathing adjacent to the chimney is damaged by moisture intrusion. This is seen on all sides of the chimney. A moisture meter was utilized and obtained a reading of 100% which indicates an active scene. The plywood is brittle and damaged due to ongoing moisture intrusion. Recommend a licensed/qualified roofing contractor evaluate and repair prior to settlement.</p>
Heat/AC		
Page 10 Item: 1	Heater Condition	<ul style="list-style-type: none"> • The gas fired boiler is manufactured by Burnham and was made in 1986. The unit is approximately 29 years old. The boiler is at the end of its service life. Budgeting should be in place by the homeowner for a replacement. <p>It is unknown the last service date of this unit. Recommend servicing by a licensed/qualified contractor prior to settlement.</p> <ul style="list-style-type: none"> • Garage installation of gas-fired appliances generally require the burner to be 18 inches above the floor level to ensure separation from flammable vapors. This is a serious safety concern. Recommend review by a licensed heating contractor for repair or replacement, as necessary, prior to close.
Page 11 Item: 2	Venting	<ul style="list-style-type: none"> • **VENTING OBSERVATIONS** • Exhaust pipe located in the unit needs sealing at the chimney. This is to prevent any carbon monoxide from entering the living space. Recommend servicing by a licensed/qualified contractor.
Water Heater		
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Basement/Crawlspace		
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