Delaware home inspection report

24 DE Admin Code 4100 §18.1.3

Property and client	
Property address 62 Hambleton Ave, Newark, DE 19711	
Client name Naomi Fairweather	**Inspection date** January 22, 2026
Year built 1958	**Weather** Cloudy, 41°F

Inspector	
Inspector name Grant Okafor	**Delaware license no.** DE H1-0000877

Deficiencies

System	Condition	Why	Recommendation
Water heater	Near end of service life	19 years old, rust at base	Budget to replace; monitor
Smoke detectors	Missing in two bedrooms	Safety	Install before move-in
Crawl vapor barrier	Torn, wet soil exposed	Moisture source	Repair; have a pest pro check
Rear gutter	Draining at foundation	Water at crawl wall	Add extension

Present but not inspected

System	Reason
Central air	Below 60°F outside
Crawl past access	Under 24 in. of clearance

Client exclusions

Excluded at client's request
Detached workshop

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Required descriptions

Structure	
Foundation Block crawl space	**Crawl method** Viewed from access; 20 in. clearance
Attic method Entered to the first truss bay	

Roof	
Roof materials Architectural asphalt shingles	**Roof method** Walked roof

Plumbing	
Pipe materials Copper supply; cast iron and PVC drains	**Water heater** Gas, 50 gal, 2007
Main water shut-off Laundry room, left wall	**Fuel shut-off** Gas meter, east side of house

Electrical	
Amps and volts 150 amp, 120/240 volt	**Main disconnect** Top of panel in garage
Wiring type Copper NM cable	**Aluminum or knob and tube** None seen
Smoke detectors Missing in two bedrooms	

Heating and cooling	
Heating Gas forced air furnace	**Energy source** Natural gas
Cooling Central AC, not run (below 60°F)	

Insulation	
Attic insulation Blown fiberglass, about 8 in.	**Vapor retarder** Kraft paper facing on wall batts