

We used a home inspector that my real estate agent recommended...

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From: GhostKat@aol.com

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To: ihina@comcast.net

Hi, I saw the link on the site and figured, what the heck, I'll click.

Bought our house one year ago. Used our real estate agent's recommendation. Freshly painted basement, looked great (to our eyes). We accompanied him on the inspection; however, when we arrived at the appointed time, we found our agent and the inspector were already in the basement - having gotten an "early start." The inspector's report of the house was overall good, both verbal in-person and in the written report.

Six months into the house, we noticed paint starting to chip and fall off the basement walls. We hardly ever go down there. Water started accumulating in shallow paths along where the walls meet the floor. We had water come through an old window in the basement, apparently when the window well would fill (which we've temporarily halted with one of those coverings you can buy in Home Depot). There's black mold starting to grow up the basement walls from the floor, and there's a visible water line and silt accumulating along three walls. When we compare pictures of the basement we took when first looking at the house to the way it looks now, it's unreal.

We've been told by two different basement waterproofing companies that we have a cinder-block foundation that is showing the signs of being eroded away by acid ("leeching", thereby creating the lime salt). The sellers apparently used dry lock paint on all the basement walls, as well as the basement floor. The waterproofing companies want \$10-\$15k to repair with a french-like drain and piping system. (Or \$30k to excavate outside).

The home inspector had said the basement was fine. His report noted white powder on some walls, but said most homes have it. It was something he said is common to basements. He wasn't alarmed by it, so, neither were we.

The roof is apparently a terrible install job. (Upon moving in, with the very first rain, we discovered a leak in the attic.) We dismissed our first estimate because the man was so vehement about the *entire* roof being horrible... but a second estimate gave the same opinion. The roofers pointed out the tar paper hanging over the lip of the roof and the shingles not laying in an even pattern.

We're treating the basement as our biggest problem. I think the sellers purposefully painted the basement with dry lock paint before putting the house up for sale to hide the water problem. I think our agent might've recognized it, and I think our inspector was either very poor at his job, or, he didn't want to "kill the deal."

We've been in touch with our lawyer that took care of our sale, who we loved. We will let him know about our second basement estimate, which we got tonight, tomorrow.

Our home is in Union County, NJ. I followed the link on your site to the NJ Consumer Affairs page. I can't find the inspector we used under their licensee listing, yet I'm able to find others that appear in the yellow pages. I'm wondering if our inspector was a) not licensed and b) whether that's against the law in our area, to do what he does, without it. We did pay a home inspection fee to him, so it was indeed a business transaction.

We also paid our maximum price we had set as a budget for the house. First-time buyers. We now know better.

Thanks,
P.S.

<http://www.independentinspectors.org/>