

Confidential Inspection Report

Prepared for: John & Susan Homebuyer



**Prepared by Bill Weitzel
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INSPECTION CONDITIONS

SAMPLE REPORT

"ASHI" Home Inspection "The ASHI Experience"

CLIENT & SITE INFORMATION:

FILE #: 102600.
DATE OF
INSPECTION: 102600.
TIME OF
INSPECTION: 9:00am.
[CPML Access.](#)
CLIENT NAME: John & Susan Homebuyer

MAILING
ADDRESS: 100 Your St.

CLIENT CITY/
STATE/ZIP: Yourtown, PA 17000.



CLIENT PHONE
#:

CLIENT E-MAIL
ADDRESS: john@restatease.com

INSPECTION
SITE: 100 New St.

INSPECTION
SITE CITY/STATE/
ZIP: Newtown, PA 17000.

102609

INSPECTORS

NAME:

Bill Weitzel, "ASHI" Certified Inspector ID # [246026](#)
DEP/PA Licensed Radon Testing Individual # [2567](#)
Certified Mold Inspector & Assessor #[2227](#)
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CLIMATIC CONDITIONS:

WEATHER: Clear.

**SOIL
CONDITIONS:** Damp.

**APPROXIMATE
OUTSIDE
TEMPERATURE
in F:** 30-40.

BUILDING CHARACTERISTICS:

**MAIN ENTRY
FACES:** South. All references to right or left will be assuming that you are facing the front of the home.

**ESTIMATED AGE
OF HOUSE:** 20-30 years old.

BUILDING TYPE: 1 family, 2 story.

STORIES: 2.

**SPACE BELOW
GRADE:** Basement.

UTILITY SERVICES:

WATER SOURCE: Public.

**SEWAGE
DISPOSAL:** Public.

**UTILITIES
STATUS:** All utilities on.

OTHER INFORMATION:

AREA: Development.

**HOUSE
OCCUPIED?** Yes.

**CLIENT
PRESENT:** Yes.

**PEOPLE
PRESENT:** Client. Buyers agent.

COMMENTS: This building inspection is being conducted in accordance with nationally recognized standards of practice and is for the purpose of identifying major deficiencies which might affect your decision whether to purchase. This report expresses the personal opinions of the inspector based on his visual examination of the components and items listed on this report. The inspection was limited to visual impressions of readily accessible areas only.

RED TEXT: Deficiencies or Material Defects

BLUE TEXT: Maintenance or Safety Issues. "Inspectors tips" Blue text may not be of equal importance as Red Text, but should be given reasonable consideration.

BLACK TEXT: General information.

PAYMENT INFORMATION:

TOTAL FEE: Whole House Inspection \$300.00
 Termite (WDI) Inspection \$ 60.00

TOTAL **\$360.00.**

PAID BY: Paid in full. Check # 2236, \$360.00 [Thank you.](#)

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

GROUND S

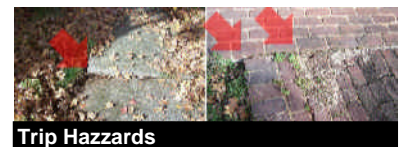
This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

TYPE: The driveway for this building was surfaced with concrete. Cracks noted are typical. Appears serviceable.

SIDEWALKS:

TYPE: Concrete. Public sidewalks are provided.
Concrete & brick private sidewalks are noted.



Trip Hazards

CONDITION: Appears serviceable. Cracks noted are typical.

"Inspectors Note" Contact the municipality for additional information on public sidewalk/curb maintenance in the borough. The public sidewalks and street curbing at this house are the owners responsibility as far as maintenance and upkeep. Damage, severe cracking, offsets and tripping hazards may be flagged by the municipality for repair/replacement at the owners expense.

LANDSCAPING:

CONDITION: Trees near the building had overhanging branches and/or branches in contact with the roof or siding surface. This may cause damage to the roof surface or siding. We suggest that all overhanging/contact branches be cleared to reduce potential for damage to the structure. Mulch was noted for landscaping purposes.

"Inspectors Tip" We suggest that if you continue the use of mulch that you have an exterminator establish a yearly maintenance schedule to prevent insect infestation.

RETAINING WALLS:

TYPE: Retaining walls on this building site were made of treated wood railroad ties.



Damage to seat

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CONDITION:

Rot and or deterioration is noted at one or more locations at the bench area. Repairs suggested.

GRADING:

SITE:

Flat site. Negative grades noted at one or more locations. Evidence of poor drainage. Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation. The soil and or mulch is covering some of the siding. Any wood that is behind this siding will be prone to rot. This will also create an environment that could allow termite activity.



Negative Grades

"Inspectors Tip" The best defense against water seepage into the basement or crawl space is good drainage of soils near the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation.

PATIO/PORCH

TYPE:

The larger rear porch/patio area was surfaced with brick. The smaller rear porch/patio areas were surfaced with concrete.

CONDITION:

Appears serviceable. Cracks noted - typical. Smaller concrete patio has also cracks noted - typical.

DECKS:

TYPE:

Rear, Wood (pressure treated)



CONDITION:

Appears serviceable.

"Inspector Tip" Proper care and maintenance will be needed to protect the deck surface and wood members from deterioration. Periodic cleaning and treatment with a stain preservative is suggested throughout ownership.

PATIO/PORCH COVER:

TYPE:

Open design. Slight cover from the deck and the rear sun room.

CONDITION:

Appears serviceable.

EXTERIOR STAIRS/STOOPS:

CONDITION:

The exterior stairs for the walkways to this building were in generally acceptable condition. Cracks noted - typical.

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FENCES & GATES:

TYPE:

Wood.

CONDITION:

Appears serviceable. The fencing appears to be in satisfactory condition. Gate needs minor repair or adjustments.



EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

WALLS:

MATERIAL: Wood frame. Wood frame with 2x6 exterior walls. The exterior wall cladding of this building consisted of vinyl siding.

CONDITION: Appears serviceable. Cracks noted are typical. There are dents dings and scrapes noted in one or more locations in siding. [All penetrations through the siding should be sealed, wires, pipes refrigerant lines, etc. Caulking/sealant is needed around doors and windows.](#)

"Inspectors Tip" You should routinely check the outside of the building. Exteriors need regular maintenance to stay sealed against the weather. There can be hidden damage when the exterior is not sealed or is poorly finished. Areas with little or no roof overhang need particular attention.

TRIM:

MATERIAL: Wood, Metal, Vinyl.

CONDITION: Appears serviceable. [Some or all of the woodwork/ trim needs painting. Routine maintenance painting and caulking will be needed to keep trim/ woodwork in sound shape throughout home ownership.](#)

CHIMNEY:

MATERIAL: Brick The chase stack lining of the masonry chimney(s) was made of clay tile sections.



CONDITION: Appears serviceable. The chimney appears to be **lined**. Flue appears serviceable. Cracks were observed at the chimney cap. We suggest all cracks of the chimney cap be patched or repaired as needed. [There are certain portions of the chimney that are not visible from the roof at the chimney or interior from the fireplace and therefore not available for a complete evaluation during a normal home inspection.](#) [Complete chimney inspection is **NOT** a part of this inspection.](#) We Strongly suggest cleaning and a complete chimney certification of all chimneys before taking possession of the property.

[All chimneys should be lined.](#) We suggest installing a liner into any and all unlined chimneys. All chimneys should be fitted with spark arrester, and appliance vents should be capped. Birds and animals like to sit on flues and build their nests in them. Sometimes they are overcome by fumes and fall down in the flue causing a serious backup of carbon monoxide. *"A list of Certified Chimney Sweeps is available on the net at www.ncsq.org or www.csia.org"*

The Symptoms of carbon monoxide poisoning can be similar to common seasonal ailments. For instance, a migraine from the poisoning can be mistaken for the headache that often accompanies hay fever. Other symptoms are nausea and vomiting.

BASEMENT/CRAWL SPACE:

ACCESSIBILITY:

Basement is fully accessible, Basement is partially finished, Stairs and handrail serviceable.



Efflorescence (Salts)

CRAWL SPACE:

BASEMENT

WALLS - TYPE:

CONDITION:

Concrete block.

Appears serviceable. Typical cracks noted. Staining was observed at one or more locations. Evidence of prior water penetration is noted. Efflorescence seen on walls indicates the presence of periodic moisture. Full viewing of the foundation walls is restricted by wall coverings and prevent a full inspection of foundation walls. Deterioration noted to foundation walls is minor. The best defense against water seepage is good drainage of soils near the foundation wall.



"Inspectors Tip" This condition may vary seasonally and/or with precipitation intensity. Lot drainage improvements should be addressed as the first step to controlling water in the basement or crawl space areas. Roof gutters should be clear of leaves or debris that can cause overflowing of gutters. Grades should be corrected at the exterior of the home. Downspouts should be routed at least (10) feet away from the building.

BEAMS:

FLOOR JOISTS:

COLUMNS/

SUPPORTS:

Wood. Beams are not fully visible.

Appear serviceable.

Block wall. Steel. One or more of the columns is not bolted or welded properly to the main beam. Repair as needed.

BASEMENT

FLOOR AND

DRAINAGE:

The basement floor material is concrete. Cracks noted. These cracks are typical. The basement floor coverings prevent full inspection of floor. A basement floor drain is noted. The adequacy of the basement drainage or de-watering system is not determined, due to the underground nature of the system.

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**OTHER
OBSERVATIONS:**

There is a wet bar in the finished portion of the basement. All plumbing and associated systems were operated and found to be in working order. However there was a small leak in waste line. Counters and cabinets are functioning as intended with minor wear.

A radon test is currently being performed. The test is a 48 hour test. The test results will be available the same day the equipment is retrieved.

Sink has minor leak. Repair as needed.



ROOF SYSTEM

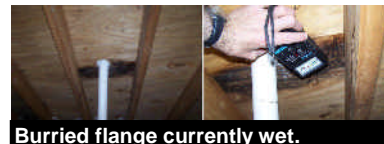
The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ATTIC AND INSULATION:

CONDITION:

Attic is accessible. Attic is full size. Access was restricted by low headroom, no walk boards, or personal belongings. Ventilation is provided. Soffit vents. Gable vents. Minor stains are noted. **Signs of past and/or present leakage**

was observed at one or more locations and at one of the vent stack locations. Staining and moisture was observed and confirmed with a moisture meter. Active leakage at vent stack noted. No staining to second floor ceilings was observed. We suggest that a qualified roofing contractor should be called to make further evaluation and repairs as needed.



INSULATION TYPE AND CONDITION:

Cellulose- Blown. The attic insulation for this home is installed between floor joists. Some insulation is installed unevenly or is disturbed. We suggest leveling the insulation more evenly for optimum thermal protection. **The level of insulation observed in the attic is minimal by todays standards. Consideration should be given to add additional insulation to the attica area.**

"Inspectors Tip" Adequate insulation will increase the comfort of your home as well as reducing utility bills. As far as home remodeling projects, insulation gives you a very high rate of return on money invested.

DEPTH AND R- FACTOR:

5-6 inches, R-19.

ROOF:

STYLE:

Gable roof.



TYPE:

The roof covering for this structure was Composition shingles. **Asphalt/fiberglass roofing shingles** generally have service lives of 20-25 years for conventional and Architectural style 30-50 years respectively in this area of the country.

ACCESS:

Walked on roof.

CONDITION:

[Appears serviceable/within useful life.](#)

"Inspectors Note" This roof report is not intended to predict how long the roof covering for the building will last or if the roofing components will be leak-free for the intended life expectancy. Leakage can develop at any time depending on rain intensity, wind direction and ice build-up. All roofs need annual inspections and periodic maintenance in order to last typical life spans. [The only way to determine whether a roof is absolutely water tight is during a prolonged rainfall to observe visible leakage.](#) Many times, this is not present during the inspection.

**EXPOSED FLASHINGS:****TYPE AND
CONDITION:**

Metal. Rubber. **Repair Needed:** One of the vent flanges on roof is not properly installed. Repair is suggested. Attic sheathing and attic insulation in attic was wet at the time of the inspection. We suggest that a qualified licensed roofing contractor should be called to make further evaluation and repairs as needed.

[Flashing](#) is a means of preventing water from entering into areas of a building where Horizontal and Vertical surfaces meet at the roof line. In fact many roof leaks haven't anything to do with roofing materials. More often than not, they are the result of faulty, nonexistent or poorly installed flashing. Flashing and /or flashing systems can, will and do fail. Consequently the flashing materials from time to time need to be replaced. [Suggest replacing any and all flashing when the roof material \(shingles\) are replaced.](#)



Burried vent stack (repair needed)

GUTTERS & DOWNSPOUTS:**TYPE &
CONDITION:**

Full, Appears serviceable, Route downspouts away from the building. Roof water should be drained a minimum of eight feet away from the foundation. Further is better. Subsurface drains noted, but not tested. **THEY ARE NOT PART OF THIS INSPECTION.** We do however suggest that they are evaluated for function.

"Inspectors Tip" [The best defense against water seepage into the basement or crawl space is good drainage of soils near the foundation wall. Always insure that downspouts are routed away from the building. Routinely inspect downspouts and clean gutters. This will keep them from overflowing and causing water damage to the exterior cladding and flooding your basement or crawl space.](#)



Downspout Extensions Recommended

GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE:

LOCATION: Attached, Two car.

ROOF:

CONDITION: Appears serviceable. Same as house.

FLOOR:

CONDITION: Concrete. Typical cracks noted.

FIRE WALL:

CONDITION: Appears serviceable. Determining the heat resistance rating of firewalls is beyond the scope of this inspection.

GARAGE DOOR(S):

CONDITION: The overhead garage doors are made of wood. Automatic door opener(s) is operational. There is an electronic eye installed on this garage door and is functioning as intended. Automatic reverse feature, operational, Safety cables should be installed to the garage door overhead door springs. .



"Inspectors Tip" All overhead doors should have fully operational auto-reverse function to insure safe conditions. Electric garage door openers produced after 2001 have sensor eyes and an auto-reverse feature which acts to stop and reverse the door should some object (a child) be encountered while the door is closing. It is a safety protection device and its proper adjustment should not be neglected. Adjustment screws are generally labeled and within easy reach with a screwdriver.

MISCELLANEOUS:

The receptacles in the garage have GFCI protection. The GFCI reset for the garage receptacles is located in the garage.

"Inspectors Tip" There is one receptacle in the garage that does not have GFCI protected. This receptacle is intentional should be used for additional refrigerator or freezer needs. This receptacle will not have a chance to get tripped in the event of wet conditions or accidental short. Flammable materials or liquids should not be stored within closed garage areas.



ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

SERVICE:

TYPE AND CONDITION:

Underground. 120/240 Volt. 200 amp service.
Circuit breakers.



ELECTRICAL PANELS:

MAIN PANEL LOCATION AND NOTES:

Basement.



Inspector Notes:

Circuit and wire sizing correct so far as visible, Grounding system is present.
Bonding OK.

OF 110 VOLT CIRCUITS:

15.

OF 220 VOLT CIRCUITS:

7.

CONDUCTORS:

ENTRANCE CABLES:

Aluminum- OK.

BRANCH WIRING:

Copper. Aluminum (220 volt OK). Appears serviceable.

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SWITCHES & OUTLETS:

CONDITION:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition. GFCI's are functioning as intended. **Lights are not operational in some areas, possibly due to bad bulbs.**

HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

HEATING SYSTEM DESCRIPTION:

**LOCATION OF
PRIMARY UNIT:**

Basement.



SYSTEM TYPE:

Forced Air.

"Inspector Note" Maintenance or lack of maintenance will effect the service life of mechanical components.

Estimate Life expectancy of BURNERS: Gas fired 30 to 40 years. Oil fired 15 to 30 years.

**FUEL TYPE AND
NOTES:**

Natural Gas.

**APPROXIMATE
AGE IN YEARS:**

20 years. Appears to be the original system that was installed when the home was built.

HEATING SYSTEM CONDITION:

PRIMARY UNIT:

Appears operational. Proper flame characteristics were observed at the time of the inspection.

**BURNERS/HEAT
EXCHANGERS:**

Burner Flame(s) appear typical. Closed System - Unable to inspect. The heat exchanger portion of a gas or oil fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. We suggest a service contract be placed on the unit.

**PUMP/BLOWER
FAN:**

Appears Serviceable. The air handler unit is located in the basement.

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COMBUSTION

AIR:

Appears serviceable.

VENTING:

Appears serviceable.

AIR PLENUM:

Appears serviceable.

AIR FILTERS:

The filter was located in the return air duct at the air handler unit. We suggest that all owners manuals be obtained and manufacture recommendations as to filter size, cleaning and regular maintenance be followed.

"Inspectors Tip" Change the filter on a regular basis, 30 days for the lowest grade of filter, 90 days or longer for the better types. Always follow the manufactures recommendations.



NORMAL

CONTROLS:

Appear serviceable.

GENERAL

SUGGESTIONS:

Service bi-annually.

AIR CONDITIONING:

TYPE:

Appears operational. This house is cooled by a split type, or remote type, central air conditioning system. This means the compressor is physically separated from the air handler unit with the cooling coil mounted within or adjacent to the furnace.



POWER

SOURCE:

240 Volt. Electrical disconnect present. Proper size wire, conduit, drip loop, strain relief all appear serviceable.

COMPRESSOR

AGE IN YEARS:

10-15 years.

SYSTEM

CONDITION:

Appears serviceable, Unable to operate at the time of the inspection. Air temperature is to low. (below 65 degrees). Optimum air temperature drop for air conditioning is roughly 15 to 23 degrees.

"Inspectors AC Tips"

1. **Start with a check up.** Each spring ask a qualified A.C. service contractor to check out the system, perform routine maintenance and make sure it is operating at top efficiency. This will save money on your electric bill all summer long and add years to the systems service life.
2. **Air seal attics and weather strip doors.** Keep the cool air inside the home. A leaky home wastes energy. Caulk and seal air leaks in attics. Attic by passes such as top plates of wall systems also where plumbing, ducting or electrical wiring penetrates the exterior walls, floors, ceilings and soffits over cabinets. If the home is not equipped with insulated windows and doors caulk and weather strip all windows and doors.
3. **Look at landscaping.** Plant trees and shrubs so that they shade the air conditioner unit but **do not block its airflow**. According to the U.S Department of Energy, an air conditioner uses about 10% less electricity when working in the shade.
4. **Change the air filters.** Disposable filters should be changed once a month. For electrostatic filters, or an electronic air cleaner, follow the manufactures cleaning

instructions.

5. [Clean everything else](#). Clear dust and dirt away from the registers and vacuum return air grills. A clean system works better, lasts longer and uses less electricity.

6. [Bigger is not always better](#). If you are planning to buy a new central air conditioner, have a heating and cooling contractor survey the house and do load calculations to determine proper size system. If the system is too big, it will waste energy and may NOT control humidity inside the home. Poor humidity control will make the home feel less comfortable and may promote mold or mildew.

**CONDENSATE
LINE:**

Condensate line installed. Terminates properly.

**NORMAL
CONTROLS:**

Appear serviceable.

DUCTWORK:

TYPE:

Fiberglass Ductboard, Sheet metal, Flexible round. The wall stud cavity is also being used in one or more locations for the transportation of warm/cool air depending on the mode setting.

**DUCTS/AIR
SUPPLY:**

Appears serviceable, The registers for the heating/cooling system were observed to be in place and properly secured to the surface. Also the duct work where visible was observed to be properly supported and in generally acceptable condition with no obvious separations or damage. [Both upper and lower return vent system noted](#). Upper vents should be open in the summer and lower vents should be open in the winter.

PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

MAIN LINE:

MATERIAL:

The main line is 3/4 inch in diameter. Copper, Meter and the water main shut off was observed to be in the basement South wall.



Water Shut Off Valve Circled

CONDITION:

A water treatment system was installed into the buildings water supply. The softener was not inspected and is not a part of a standard home inspection. Have the seller demonstrate the proper operation of this component.

"Inspectors note" Make inquiry as to the ownership of the water treatment system. In some cases they are leased???



"Inspectors Tip" If you plan on leaving the home unattended for more than two days we suggest that you shut off the water main. Broken water pipes can cause extensive damage.

SUPPLY LINES:

MATERIAL:

Copper.

CONDITION:

Appears serviceable. Minor corrosion is observed.

WASTE LINES:

MATERIAL:

Plastic.

CONDITION:

Appears serviceable. Lines not fully visible.

"Inspectors Note" Buildings waste lines sometimes experience blockages due to internal rusting, tree root penetration, laundry waste water lint, etc. A visual inspection cannot determine the condition of underground pipes or of pipes that have no running water available for testing such as laundry drain. The sanitary system drains through horizontal and vertical waste stacks. Drain piping within walls, ceilings, or otherwise hidden can not be inspected as a part of a visual inspection. By running water we attempt to find active leaks. Leakage, blockages or corrosion in underground and concealed piping can not be detected by a visual inspection. Only the condition of visible and accessible lines are noted in this report.

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HOSE FAUCETS:

OPERATION:

Sample operated, appeared serviceable. Frost proof type of hose bibs were observed. DO NOT LEAVE HOSE CONNECTED TO FAUCET DURING COLD WEATHER THIS MAY CAUSE THEM TO FREEZE AND CAUSE DAMAGE.

"Inspectors Tip" All cut off type faucets should be turned off inside the house and the line drained for the winter.

WATER HEATER:

TYPE:

Electric.

"Inspectors Tip" Draining the hot water heater yearly of the sediment that forms in the bottom of the tank could extend the life of the unit as much as (7) or more years.



SIZE:

50 Gallons.

LOCATION:

Basement.

CONDITION:

Pressure relief valve noted, not tested. Pressure relief valve drain line is missing or ends prematurely. This is a SAFETY HAZARD. We suggest this drain line be extended to a safe location. A qualified plumber should evaluate and repair as needed. This unit is an older appliance. Life expectancy is difficult to predict. The estimated service life of an electric water heater is 20 years.

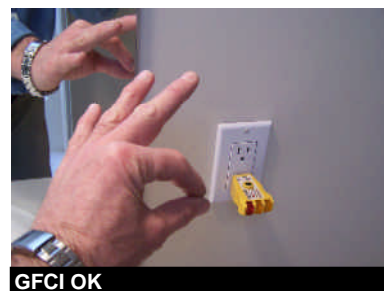
BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

BATHROOM AREA:

BATH LOCATION:

Master bathroom. GFCI receptacles are operational and did function as intended when tested manually and when prompted with a GFCI outlet tester. The reset for GFCI receptacles to all of the bathrooms is located in the master bath room.



CONDITION OF SINK:

Bathroom sink. Appears serviceable. Drain appears serviceable. Cabinets and counter tops appears serviceable.

CONDITION OF TOILET:

The following problems were noted at the toilet: Toilet is loose at floor. A new wax seal should be installed under loose toilets and should be re-mounted to closet flange with the proper bolts. Minor plumbing repairs will be needed to restore proper operation. We suggest that a qualified licensed plumber evaluate and make repairs as needed.



TUB/SHOWER PLUMBING FIXTURES:

Appears serviceable.

TUB/SHOWER AND WALLS:

Tub and shower areas appear serviceable.

"Inspectors Tip" Periodic caulking and/or re-grouting will be needed to shower and shower areas throughout home ownership to prevent water intrusion.

BATH VENTILATION:

Appears serviceable. The bathroom vents terminate to the exterior.

BATHROOM AREA:

BATH LOCATION:

Hallway. Full bath. GFCI receptacles are operational and did function as intended when tested manually and when prompted with a GFCI outlet tester.

CONDITION OF SINK:

Appears serviceable. Cabinets and counter tops appears serviceable.

CONDITION OF TOILET:

Appears serviceable.

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**TUB/SHOWER
PLUMBING
FIXTURES:**

Shower head supply arm leaks, repair as needed.



**TUB/SHOWER
AND WALLS:**

Tub and shower areas appear serviceable. Shower walls appear serviceable.

"Inspectors Tip" Periodic caulking and/or re-grouting will be needed to shower and shower areas throughout home ownership to prevent water intrusion.

**BATH
VENTILATION:**

Appears serviceable. The bathroom vents terminate to the exterior. The window in the bathroom is not operational. **NOTE:** Window appears to be painted shut.

BATHROOM AREA:

BATH LOCATION:

Downstairs. Powder room. GFCI receptacles are operational and did function as intended when tested manually and when prompted with a GFCI outlet tester.

**CONDITION OF
SINK:**

Bathroom sink. Appears serviceable. There is minor wear noted to the cabinets.

**CONDITION OF
TOILET:**

Appears serviceable.

**BATH
VENTILATION:**

Appears serviceable. The bathroom vents terminate to the exterior.

BATHROOM AREA:

BATH LOCATION:

Basement. Powder room. GFCI receptacles are operational and did function as intended when tested manually and when prompted with a GFCI outlet tester.

**CONDITION OF
SINK:**

Bathroom sink. Appears serviceable. There is minor wear noted to the cabinets. The following problems were noted at the drain: Stopper did not operate properly. Repair is suggested.



**CONDITION OF
TOILET:**

Appears serviceable.

**BATH
VENTILATION:**

Appears serviceable, The window in the bathroom is not operational.

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

DOORS:

MAIN ENTRY

DOOR:

Main entry door. Appears serviceable.

OTHER

EXTERIOR

DOORS:

Sliding glass, Standard side/rear door, Appears serviceable.

INTERIOR

DOORS:

Appears serviceable. [One or more doors rub/stick/won't latch](#). We suggest minor repairs or adjustments as needed to restore the door(s) to their proper function. Minor damage was observed to one or more of the interior doors.

WINDOWS:

TYPE &

CONDITION:

Sliding, Casement, thermal insulated, clad-metal/vinyl, windows were observed. Three sets of Bay windows were observed. [The Bay windows at multiple locations were observed to show symptoms of a breach seal or failure between two pieces of glass. This often takes the form of condensation or staining between the panes of an insulated glass unit. We suggest full evaluation of all the bay windows by a qualified appropriate contractor with repair/replacement as needed.](#)



INTERIOR WALLS:

MATERIAL &

CONDITION:

Drywall. Typical cracks noted. [Minor damage noted to wall area in one or more locations. Repair as needed.](#)

CEILINGS:

TYPE &

CONDITION:

Drywall. Typical cracks noted. General condition appears serviceable.

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FLOORS:

TYPE &

CONDITION:

Carpet, Vinyl sheet goods, Ceramic tile and Wood flooring. General condition appears serviceable.

STAIRS & HANDRAILS:

CONDITION:

Interior stairs serviceable.

FIREPLACE/WOOD BURNING DEVICES:

LOCATION -

TYPE -

CONDITION:

Family room. The fireplace and its components appears to be in generally acceptable condition.

There is however certain portions of the chimney and its components that is not fully visible during a normal home inspection. The following parts of a fireplace are not fully visible and therefore not inspected. The interior of flues and chimneys, fireplace surrounds, automatic fuel feed devices and heat distribution systems (gravity or fan assisted). Suggest cleaning and inspection before closing.



"Inspectors Tip" National Fire Prevention Association (NFPA) recommends what is known as a Level II inspection, including a video scan, by a qualified chimney specialist during a real estate transfer. A Level II inspection may identify problems that we can't see.

SMOKE / FIRE DETECTOR:

COMMENTS:

For safety a working smoke detector should be installed in each room on each level. Carbon monoxide detectors should be added in the proper locations.

KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

TYPE AND CONDITION:

Composite material. Appears serviceable. The kitchen sink and all of its related components i.e. (drain line, faucets and water supplies.) were operated and appear to be in generally acceptable condition.



RANGE/COOK TOP AND OVEN:

TYPE/ CONDITION:

Appears serviceable. Electric , The oven and burners were tested for basic function only. No opinion is offered as to the adequacy of the ovens self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not included and is above and beyond a typical visible home inspection. All free standing range/oven units should be equipped with an anti-tip device as a safety precaution. There is no anti tip device installed on the stove to protect it from accidental tipping.

VENTILATION:

TYPE AND CONDITION:

The stove fan/hood appears to be operational.

REFRIGERATOR:

TYPE AND CONDITION:

Electric. Appears serviceable.

DISHWASHER:

CONDITION:

Operated the dish washer on quick cycle only.

GARBAGE DISPOSAL:

CONDITION:

Appears serviceable.

OTHER BUILT-INS:

MICROWAVE:

Microwave unit viewed, but operation not determined.

INTERIOR COMPONENTS:**COUNTERS AND CABINETS:**

Counters are Formica (plastic laminate). with minor wear. The kitchen cabinets appear serviceable with minor wear noted.

**WALLS/CEILINGS/
FLOORS:**

Minor cracking noted.

WINDOWS/**DOORS:**

Appear serviceable.

**SWITCHES/
FIXTURES/****OUTLETS:**

Appear serviceable, The receptacles in the kitchen counter areas have GFCI protection as intended.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

LAUNDRY:**LOCATION:**

2nd. floor area, Closet.

CONDITION:

Electrical outlet is grounded. 240 Service-operational. Plumbing appears serviceable. The washing machine and dryer was not fully tested. A pan was installed but was unable to evaluate it's effectiveness and or it's drain line and termination point. [We suggest a proper watertight pan be installed under washing machines in any second floor laundry room. This pan should have a drain line that terminates properly to an indirect waste line or exterior location.](#)

**WASHER AND DRYER:****CLOTHES****WASHER:**

Washer was not fully operated at the time of inspection.

CLOTHES**DRYER:**

Gas, Dryer was not fully operated at the time of inspection. A dryer vent is provided, The dryer vent [does](#) terminate to the exterior as suggested.

["Inspector Tip" The dryer vent should be made of metal and terminate outside with as few turns as possible. This vent should be cleaned on a regular basis.](#)