

SpotOn Property Inspections, LLC

Your Property Inspection Report



123 Sample Address, Butler, PA 16001
Inspection prepared for: First Name Last Name
Date of Inspection: 6/5/2014 Time: 2pm
Age of Home: Approx. 40 yrs Size: 3 bed / 1.5 bath
Weather: 68 degrees / sunny
Buyers and their agent were present for the inspection.

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· SPOT ON ·

PROPERTY INSPECTIONS

INTERNACHI CERTIFIED

General Notes

Definitions:

Below are the listed definitions used throughout the report to describe each feature of the property.

ACC: Acceptable, *The item/system was performing its intended function at the time of the inspection.*

MAR: Marginal, *The item/system was marginally acceptable. (It performed its designated function at the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement).*

DEF: Defective, *The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.*

NI: Not Inspected, *The item/system was not inspected due to safety concerns, inaccessibility, and/or concealment or seasonal conditions.*

NONE: Not Present, *The item does not exist or was visually concealed at the time of the inspection.*

Scope of the Inspection:

SpotOn Property Inspections wishes to remind you, every property requires a certain amount of ongoing maintenance, such as, unclogging drains, servicing of furnace or air conditioners, water heaters, etc. This property will be no exception. It is suggested that you budget for regular maintenance and repairs.

The following report is based on visual inspection only of the accessible areas of this property. Please read and study the entire report carefully.

Please note every home has issues. This is a visual inspection only and does not represent issues that can not be accessed. No representation is made to wire sizing. Life expectancy is based on a general rule of thumb and can not be warranted. Every effort has been made to provide a comprehensive overview of this property, however, minor details may have been inadvertently overlooked. I sincerely regret any inconvenience these over sites may cause.

Exterior

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained, or sealed to prevent deterioration. Grading and adjacent surfaces should be maintained and pitched away from the foundation to reduce the chances of water infiltration. Minor settlement or "hairline" cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.

1. Gutters & Grading

ACC	MAR	DEF	NI	None
	X			

Information: Aluminum Gutters

Observations:

- The gutter on the rear of the house is low in the middle causing water to collect and not run to the end and drain properly. Repair is recommended.



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2. Drives & Walks

ACC	MAR	DEF	NI	None
X				

Information: Asphalt driveway, Concrete sidewalk.

Observations:

- No major system safety or function concerns noted at time of inspection.
- A new concrete pad was poured in by the front door and a new retaining wall was added.



Front steps, new landing, and new retaining wall with railing.

3. Siding

ACC	MAR	DEF	NI	None
X				

Information: Vinyl/aluminum siding, wood frame construction, concrete / block foundation

Observations:

- The shutter to the right of the front door and to the right of the lower front window are slightly loose from the cap of the fastener coming off. Monitor and repair if necessary.



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4. Vegetation

ACC	MAR	DEF	NI	None
X				

Observations:

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

5. Decks & Steps

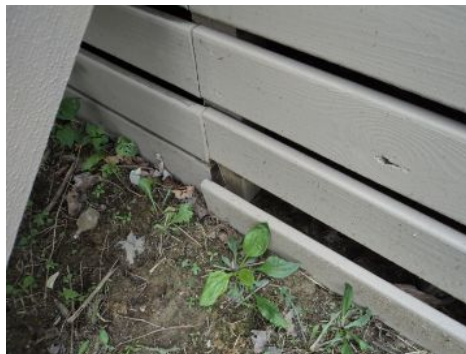
ACC	MAR	DEF	NI	None
	X			

Observations:

- A board was separated from the post which may be a trip hazard and/or an entry point for pest. Repair is recommended.
- There was 1 broken spindle and 2 cracked spindles on the back deck. For safety reasons repair is recommended.
- Old boards and wood scraps were noted under the back deck. It's recommended to keep this area clean as this is a prime location for wood destroying insects to enter the property.



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There was 1 broken spindle and 2 cracked spindles on the back deck. For safety reasons repair is recommended.

6. Electrical, Exterior

ACC	MAR	DEF	NI	None
X				

Observations:

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

7. Doors

ACC	MAR	DEF	NI	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.
 - The front door and sliding door to the porch appeared to be new and in excellent shape.
-

8. Window Condition

ACC	MAR	DEF	NI	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.
- All window screens are missing. Check with seller to determine if they are on the property.

Roof

Our evaluation of the roof is to determine if surface areas are missing and/or damaged and therefore subject to possible leaking. This is an inspection of the roof covering only and not the roofing system. Portions of the roof, including underlayment, decking and some flashing are hidden from view and cannot be evaluated by our visual inspection. In addition, it is not possible to detect a leaking roof unless under certain conditions; therefore, our review is not a guarantee against roof leaks or a certification. Some areas are not visible when we are unable to mount the roof due to weather conditions, height, pitch, etc. Areas most vulnerable to leaks are low slope areas, areas pitched towards walls, through-roof projections (chimneys, vents, skylights, etc.) roof slopes that change pitch or direction, and intersecting roof/wall lines. Flashing and shingle defects can cause hidden leaks and deterioration and should be immediately addressed. We advise qualified contractor estimates and review of the full roof system when defects are reported. Factors such as shingle quality, weather, ventilation, and installation methods can affect wear rate. As maintenance can be needed at any time, roofs should be professionally inspected annually.

1. Roof

ACC	MAR	DEF	NI	None
X				

Materials: Composition shingles

Observations:

- No major system safety or function concerns noted at time of inspection.
- New shingles were added within the last 6 months.

Chimney

Our chimney review is limited to the visible and/or accessible components only. Examination of concealed or inaccessible portions such as flue lining or the adequacy of these chimneys to properly draft is not within the scope of this inspection. Loose or missing flue mortar, adequacy of installation, draft or smoke tests is not within the scope of this inspection. This includes determining the presence of a flue lining, or if lining is present, checking for deterioration, damage or cracks. Due to factors such as cleanliness offsets in flues, installation of dampers and rain caps, this is a limited inspection. If further review is desired, Client is advised to consult with a chimney sweep. Recommend having the firebox and chimney liner professionally cleaned and inspected annually.

The purpose of the chimney is to take the combustion products (ex: smoke and exhaust gases) from certain fuel burning appliances to the outside of the home. Improper care and maintenance of a chimney can lead to loss of property and compromise the health and safety of the home's occupants. It is recommended that the chimney(s) be checked annually by a qualified chimney professional, and cleaned if necessary. NFPA (National Fire Protection Association) recommends what is known as a level II Inspection, including a video scan, by a qualified specialist as part of the home buying process. A Level II Inspection may identify problems that exist which cannot be detected during a general home inspection.

1. Chimney

ACC	MAR	DEF	NI	None
				X

Interior Features

Our interior review is visual and evaluated with similar aged homes in mind. Inspections are limited to visible and/or accessible areas. Personal belongings, wall fixtures or pictures, curtains, window accessories, and furniture may restrict access to receptacles, windows, walls and flooring. A representative sample of windows, outlets and lights are inspected. In harmony with InterNACHI standards, cosmetic considerations and flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items if concerned. Cosmetic items such as paint, wall paper, and other finish treatments, carpeting, flooring, and window treatments are omitted from the report. During the inspection a sample of electrical outlets and lighting is tested. Operation of all light switches, dimmers, three way lighting, and outlets may not have been tested. Furniture, stored items, ductwork, or radiator controls may inhibit our testing of the heating system. We suggest you ask the sellers/occupants if any areas of the home do not properly heat or cool, or may not be heated or cooled. This information should be accessible on the sellers disclosure. Client is advised to install carbon monoxide and smoke detectors if not already present. We suggest consulting with your local municipality and manufacturer specifications as to the proper location and installation of these units.

1. Plumbing & Laundry

ACC	MAR	DEF	NI	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.
- No washer or drier was present.

2. Interior Electric

ACC	MAR	DEF	NI	None
X				

Observations:

- A hot-neutral reversed outlet was present in the garage to the left of the door walking in. It's marked with a pink sticker. This means that the black and white wires in the circuit have been reversed, and may be a concern with items such as computers and electronic devices. Recommend repair.



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3. Floors, Ceilings & Walls

ACC	MAR	DEF	NI	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.
- New flooring was present as well as fresh paint on the walls and ceiling.
- The light fixture in the basement is missing the cover. Adding one is recommended.



The light fixture in the basement is missing the cover. Adding one is recommended.

4. Doors

ACC	MAR	DEF	NI	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.
- All doors were operated and functioned properly.

5. Windows

ACC	MAR	DEF	NI	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.
- All window screens were missing. Check with seller to determine if they are on the property.
- All of the windows appeared to be new and functioned properly when opened/closed.

6. Fireplaces & Stoves

ACC	MAR	DEF	NI	None
X				

Observations:

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

7. Stairways

ACC	MAR	DEF	NI	None
X				

Observations:

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

Kitchen

Appliance inspection is beyond the scope of InterNACHI standards of practice but, as a courtesy to our clients, we perform a visual and operational inspection of all built-in appliances. The appliances listed in this report are operated, if accessible and power is supplied. Cooking systems are checked for burner operation but not for calibration, timers, special features, or cleaning cycles. Built-in dishwashers are run through a rinse or wash cycle to determine if the system is free of leaks and excessive corrosion. It is beyond the scope of this inspection to determine if any system or component is, has been, or will be part of any product, component, or system recall in the future. Please double check appliance operation just before closing and re-check for secure cabinets, counters, and appliances. Upon occupancy, the Client should secure any freestanding oven so it cannot tilt forward when weight is applied to the door. (Most ovens come with directions on how to do this). Individuals have been injured when sitting on or standing on these doors. Clients are advised to purchase a home protection plan because appliances, including new appliances, can fail at any time, including immediately after the inspection. Older appliances (five years or older), are more prone to failure.

1. Kitchen

ACC	MAR	DEF	NI	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.
- All GFCI outlets were tested and functioned properly.

Bathroom

Our focus in bathrooms is directed at identifying visible water damage and/or problems. In addition to the notes found under "Plumbing," we advise that all floors, tile edges, and tub/shower walls be caulked and sealed to prevent moisture penetration. When found soft, you should check for leaks and hidden damage. All leaks should be repaired and missing/damaged grouting and caulk should be replaced at once to help prevent future/further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage, or other restriction before close. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation.

1. Master Bath

ACC	MAR	DEF	NI	None
X				

Observations:

- LOCATION: Main floor
 - No major system safety or function concerns noted at time of inspection.
-

2. Bath

ACC	MAR	DEF	NI	None
				X

3. Bath (Half)

ACC	MAR	DEF	NI	None
X				

Observations:

- LOCATION: Basement
- Only a toilet and a sink were present. There is a drain present if a showered was to be added.

Electric

Our electrical inspection meets interNACHI standards of practice and is done by sampling visibly accessible wiring and fixtures. Determining the actual capacity of the system requires load calculations, which are not within the scope of this report. Underground circuits and concealed components of the system are not inspected. While age is one factor, most homes have electrical issues created by amateur electricians. We do not move belongings and do not examine every fixture, outlet, wiring run, etc., nor do we remove insulation, or wall coverings. Covers are not removed, with the exception of the cover of the main electrical panel, when this can be done safely and without risking damage to finish. Much of the wiring in the home is not visible and not reviewed. Once the current occupants belongings have been removed, its a good idea to check all outlets with a tester and to look inside cabinets, closets and other obstructed areas before moving in your own belongings. We use a standard electrical tester to check a sample of outlets. While the tester is generally reliable, it can be fooled by certain improper wiring practices, which we cannot detect during a general home inspection. The electrical system inspection is not a code inspection. Codes change on a regular basis and compliance would require regular updates by a licensed electrician. This should not be viewed as a pass/fail inspection. Because electrical defects are safety concerns, we advise the use of a qualified licensed electrician for cost estimates, repairs and upgrades, prior to close.

1. Electrical Panel

ACC	MAR	DEF	NI	None
X				

Materials: Overhead Service, Main Disconnect in panel box, Panel box located in garage, Homeline panel box, 150 Amp Service

Observations:

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



Main panel - Location in the garage.

HVAC

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Items not listed here as well as things we cannot see, such as utilities, drains, and ducts inside walls, floors and underground are beyond the scope of this inspection. **DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING AIR CONDITIONERS, HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY MAY CONDUCT SUCH AN INSPECTION UPON REQUEST.**

Air conditioners can be damaged if operated in temperatures below 60 degrees or immediately after a cold night. Additionally, some units can be damaged if operated when the breaker or fuses have not been on for at least 12 hours. We do not test units in cold weather nor do we test units that have no power at time of inspection. Air conditioners should be kept clean and free of debris. Dirty air conditioners and those with restricted air flow because of fan damage, vegetation, etc. can wear out quickly. Winter covers can accelerate corrosion and should not be used unless approved by the manufacturer.

Our inspection is not a heat engineering or sufficiency review. We suggest you ask the sellers/occupants if any areas of the home do not properly heat or cool. We also suggest you obtain the maintenance history of the furnace as well as receipts for any recent repairs for which a warranty might apply. Clients are encouraged to purchase a home warranty plan, since furnaces and air conditioners can require repair or replacement at any time. The client understands that the adequacy of heat and air conditioning distribution is difficult to determine on a one time visit. Weather conditions can limit the testing of heating and air conditioning systems. The Company cannot warrant that the heating and/or the air conditioning systems present at the time of the inspection adequately distribute heat or air conditioning throughout the building. The Client should inquire of the seller as to the adequacy of heat and air conditioning distribution prior to finalizing your sales agreement.

1. HVAC Unit

ACC	MAR	DEF	NI	None
X				

Information: Concord, Natural gas furnace, Located in the basement.
Observations:

- No major system safety or function concerns noted at time of inspection.
- Note: It's recommended to have the HVAC unit inspected/serviced by a licensed technician on a regular basis.



Concord AC Unit - Model# 4AC13L30P / Serial# 1913A20538



Concord HVAC Unit

Water Heater

Our evaluation of the water heater is both visual and functional provided power and/or fuel is supplied to the unit. Since water heaters are capable of producing scalding temperatures, we suggest you measure your water temperature upon occupancy and adjust it to a safe temperature (typically 120-130 degrees). For further protection, anti scald faucets are available for sinks, tubs and showers. Due to the possibility of the water heater temperature pressure relief valve leaking after it has been opened, these valves are no tested during the inspection. Manufacturers suggest regular testing to help assure performance. Water heater blankets may void the warranty on some water heaters. Keep all combustibles away from the heater and store no paints or other chemicals in the same room. A spill pan and drain is advised if your heater is located in, adjacent to, or above a finished area. The Client is encouraged to consult their agent concerning home warranty options as water heaters can fail at any time and are expensive to repair or replace.

1. Water Heater

ACC	MAR	DEF	NI	None
	X			

Information: Copper supply lines,, Natural Gas water heater (fuel shutoff at meter and in-line), 40 +/- gallons, American - Mor-Flo Model# G61-40T40-3NV / Serial# 9832117147

Observations:

- Temperature – Pressure drain line is missing. One should be installed to terminate within six inches of the floor to minimize personal injury which may be caused by scalding water, in the event of a pressure blow-off.



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Basement/Crawlspace

Any below-grade space can leak, even areas that have been dry in prior years. While we look for evidence of leaking, we may not be able to determine if leaks exist or existed and cannot predict future water infiltration. Some water activity occurs only under certain circumstances and can only be identified at the actual time of occurrence. We cannot guarantee that the property is free from any water penetration, regardless of which system or component of the property is inspected. The Client understands that SpotOn Inspections will use its best efforts, in accordance with InterNACHI standards of practice, to determine, based solely on visible conditions at the time of the inspection, whether there are ongoing water penetration issues at the property. The Client should review the sellers disclosure to see whether the property has been subject to water penetration at any time prior to purchase by the Client, the source and extent of the water penetration, and whether any efforts or corrections were made to correct water penetration problems. We cannot certify the basement against future water infiltration. Some cracking of walls and floors is common and whenever cracks are present, a possibility of future leaking exists. Most wall cracks are relatively easy to repair from the inside. Cracks should be monitored for future seepage or change in the size of the cracks, which would indicate a need for further evaluation. Back-up sump systems are advised to reduce the opportunity for flooding during a power outage or main pump failure. The chance of leakage increased when adjacent surfaces are not pitched away from the home and when roof drainage is within several feet of the foundation. These issues should be addressed as soon as possible. Signs of possible water infiltration include mold/mildew, stains on walls, loose flooring, musty odors, warped paneling and efflorescence. If freshly painted walls are present, we suggest you inquire of the seller/occupants if any staining or other leak evidence existed before painting.

Moisture in a crawlspace can promote wood decay, therefore crawlspaces should be adequately ventilated and vents should be left open year round.

1. Basement / Crawlspace

ACC	MAR	DEF	NI	None
X				

Observations:

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

Garage

Our garage/carport evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration. Garage floors should not be covered carpet, cardboard, wood or other combustible materials and flammable products should be properly stored. It is recommended all garage door openers be equipped with a regularly tested safety reverse device to reduce chances of injury. Attached garages should be separated from the house by a steel or solid wood door, and common walls should have a fully sealed fire resistant covering such as drywall to protect against fume entry and to slow the migration of smoke or fire from entering the house in the event of a garage fire. Mounting a self-closure on the door between the garage and the house is an additional suggested safety upgrade. We suggest you keep attic hatches closed, repair any holes or damages that exist or occur, and avoid creating openings between the home and garage. It is especially important to keep the garage wall and ceiling areas directly beneath living space intact.

1. Garage

ACC	MAR	DEF	NI	None
X				

Observations:

- No major system safety or function concerns noted at time of inspection.
- The garage doors appeared to be new and functioned properly.

Attic

Our evaluation of the attic is limited to lighting, personal storage and accessibility. If an attic is heavily insulated, the inspector will have a difficult time accessing and reviewing ceiling joists, electrical wiring, plumbing, ducting, etc. Water stains around roof penetrations such as chimneys, plumbing, and vents are very common. It is usually impractical to determine if these stains are active unless they are leaking at the time of inspection thus when stains are present further monitoring is advised. Viewing during a rainstorm would increase the chances of determining whether leaks exist or the current status of staining. Older roofs are, of course, more prone to water infiltration but new roofs can develop leaks as well. Regular monitoring and maintenance of all roofs is advised. We suggest checking roof surfaces each spring and fall and after each severe storm. Increasing insulation in the attic is one of the best ways to improve the energy efficiency of a home and to reduce the costs of heating and cooling. Most homes we view can benefit from additional insulation. The Dept. of Energy website (www.eren.doe.gov/consumerinfo) can help you to determine recommended upgrades and the payback period for insulation improvements in your geographical area.

1. Attic

ACC	MAR	DEF	NI	None
	X			

Observations:

- Insulation averages about 8 inches in depth.
- The insulation was installed the whole way in to the eaves which minimizes the air flow from the soffit vents. Repair may be necessary to provide proper ventilation to the attic.
- **Exhaust fan duct from the main bathroom appears to terminate in attic. Have duct routed to exterior to minimize moisture and possible development of mold.**



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Summary of Items of Concern

On this page you will find, in **RED**, a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify a permit was received, if this is of importance to you. Our inspection does not approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

Attic

Page 16 Item: 1 Attic

• **Exhaust fan duct from the main bathroom appears to terminate in attic. Have duct routed to exterior to minimize moisture and possible development of mold.**



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