



Inspection Report

Date Inspected: 05/02/2017

Property Inspected: Main Street
Anytown PA

Inspected by: Jeff Zimmerman, ASHI #259038

Client: Mr. & Mrs. Smith



Report Index

Scope	4
Site	9
Exterior	12
Porch	15
Roof and Attic	17
Garage	25
Basement, Laundry	28
Electrical System	32
HVAC System	36
Plumbing	39
Kitchen	42
Bathroom(s)	44
Interior	47

Scope

Per Pennsylvania State ACT 2000-114:

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. This inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection.

The results of this home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. No warranty or guarantee is expressed or implied.

If the person conducting your home inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of any opinion as to the structural integrity of a building or its components or parts, you may be advised to seek a professional opinion as to any defects or concerns mentioned in the report.

This home inspection report is not to be construed as an appraisal and is not intended to be used for that purpose.

This inspection is an analysis of the condition of the home. Any areas not safely and readily accessible or visible to the inspector will not be included in the home inspection. The inspection performed is not intended as a substitute for a Sellers Disclosure Statement. The inspection is not a compliance inspection or certification of any kind. It is simply an inspection of the "**condition**" of the home "**at the time of the inspection**".

NOTE: THIS INSPECTION DOES NOT COVER ITEMS OR CONDITIONS THAT MAY BE DISCOVERED ONLY BY INVASIVE METHODS. NO REMOVAL OF MATERIALS OR DISMANTLING OF SYSTEMS SHALL BE PERFORMED UNDER THIS INSPECTION. THIS IS NOT A TECHNICAL EXHAUSTIVE INSPECTION.

INSPECTION BY A.S.H.I. STANDARDS

This office declares that all inspection services performed will be in accordance with the scope and standards of practice of the **American Society of Home Inspectors, (A.S.H.I.)**. Any other warranty express or implied, is expressly excluded. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an over site, maximum liability must be limited to the fee paid. **A copy of the A.S.H.I. Standards of Practice can be found on the ASHI website www.ASHI.org/inspectors/standards/standards.asp.**

REPORT PREPARED FOR CLIENT EXCLUSIVELY

This report is performed and prepared for the sole and confidential use and possession of the client who has purchased this report. **THIS REPORT MAY NOT BE SOLD, TRANSFERRED OR ASSIGNED TO ANY OTHER PARTY. LIABILITY UNDER THIS REPORT IS LIMITED TO THE PARTY FOR WHOM THIS REPORT WAS ORIGINALLY PREPARED.**

THE FOLLOWING ARE NOT WITHIN THE SCOPE OF A COMPLETE HOME INSPECTION

(a) Structure Integrity (b) Geological stability or ground condition of site (c) System design problems, functional adequacy, operation capacity, quality or suitability for particular use of items inspected (d) Fireplace and flue draft (e) Operation of the garbage disposal to grind food, dishwasher cycles (f) Cosmetic items such as minor scratches, scrapes, dents, cracks, stains, soiled or faded surfaces (g) Wells or well pumps (h) Electronic air cleaners or filters (i) Water quality or volume (j) Water conditioning systems (k) Environmental Hazards (l) Cisterns (m) Fountains (n) Active or passive solar systems (o) Security systems (p) Detached buildings or equipment (q) Central Vacuum systems (r) Window mounted air conditioners (s) Home warranty, system warranty and component warranty.

SYSTEM EXCLUSIONS

Unless you have paid a separate fee, the following is a list of systems **NOT INCLUDED** in the Complete Home Inspection Report.

(a) Septic systems (b) Wood Destroying Insect Inspection (c) Radon Gas Test (e) Water Test (f) Solid Fuel Burner (f) Asbestos (g) Lead based paint or other environmental tests (h) Swimming pools (i) Spa/Whirlpool (j) Hot tub

NOT A WARRANTY

This report was prepared to the best of the inspector's knowledge and ability. However, **NO WARRANTY, EXPRESS NOR IMPLIED, IS GIVEN CONCERNING THE OPINIONS EXPRESSED BY THE INSPECTOR CONCERNING THE ACCURACY OF THE INSPECTION OR CONCERNING THE COMPONENTS THAT WERE INSPECTED.**

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, not-appealable arbitration to the "American Arbitration Association" in accordance with it's Construction Industry Arbitration Rules then pertaining & shall be limited to the cost of the inspections. In the event of a claim, the clients will allow the inspection company to inspect the claim prior to any repairs or waive 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.

Our goal as your inspection company is to identify potentially significant expenses that would affect a typical purchaser's knowledge of the property **WITHIN THE SCOPE OF THE INSPECTION.** The inspection report you have received is a professional home inspector's opinion, based on a visual inspection of the premises over a limited time. Without dismantling components, there are obvious limitations to the visual inspection. Therefore, it should be understood that we can reduce the risk of purchasing, however, we cannot eliminate the risk, nor can we assume it.

THIS REPORT IS NOT BINDING UNLESS THE INSPECTION AGREEMENT HAS BEEN SIGNED BY THE CLIENT AND RETURNED TO BERKS REALTY SERVICES. Also, use of this report is

acknowledgment that the client is aware of the inspection agreement and agrees to the terms of such agreement.

EXPLANATION OF TERMS

It is important to have a clear understanding of the terms used in this home inspection report. This report is conducted with the age of the home and the comparable condition of the neighborhood homes taken into consideration.

TERMS

SATISFACTORY:

Items marked as satisfactory appear to be in functional condition. Cosmetic blemishes and/or minor damage that does not significantly effect the use of the item or systems that will have serviceable life may also be classified as satisfactory. No repairs are required at the time of inspection.

MAINTENANCE:

Items marked maintenance are considered to be in need of service or maintenance in order to extend it's normal life. Although functional in most cases, it is advisable to provide maintenance in the near future.

ATTENTION REQUIRED:

Delay in repair of the identified, functional or non functional, item may result in the dramatic shortening of the average life expectancy, have immediate negative effects on other related systems, or can be considered a potential safety hazard.

N/A:

Items marked N/A are not covered by this inspection. N/A does not necessarily indicate that the item does not exist, but if it exists the inspector did not or was unable to conduct an inspection of the item at the time. N/A may also indicate not accessible, not available, not appropriate or not applicable.

General Site Observations

Weather Conditions

Cloudy, 56 degrees.

Property Occupied

The property was not occupied at the time of inspection.

Estimated Age

67 years old.

Faces

The property faces south.

Unit type

This is a 1 1/2 story cape cod style dwelling.

Construction

Frame constructed.

Who attended inspection

The buyer's agent attended the inspection.

Electrical Service

Electrical service lines are overhead. Electrical service lines connect to the east side of the dwelling.

Water Meter

Exterior water meter is located on the east side of the dwelling.



Oil Fill

The oil fill is on the east side of the dwelling.



Radon Fan

A radon mitigation system was not found in this home.

Site

The following opinion is based on a visual inspection of the grounds, drainage and exterior structure. This report does not include a wood destroying insect inspection. This service is available through Berks Realty Services as a separate inspection.

Site

1. Site Drainage

The site slopes down front to rear. **A portion of the site grading or drainage system indicates a need for minor re-grading or filling in depressions to improve the drainage away from the dwellings foundation walls.**

Grading around foundation walls should always be pitched away from the dwelling. A 1:12 pitch is suggested as a minimum, more desirable is a 2:12 pitch. Recommend improving grade pitch to eliminate water ponding and to help prevent excess moisture penetration in the foundation walls.

2. Evidence of Erosion

No significant erosion conditions were noted on the site.

3. Earth to Wood Clearance

Satisfactory clearances. Inspection around the perimeter of the structure does not show any contact of earth to wood.

4. Plant Clearance

Satisfactory clearances. There is a proper clearance between vegetation and the dwellings exterior.

5. Tree Branch Clearance

Trees branches, *if applicable*, are currently a satisfactory distance from the dwelling. Periodic trimming is recommended to keep branches from rubbing against the dwelling's exterior surfaces and overhead wires to help prevent possible damage.

6. Retaining Walls (Related to Structure)

Not Applicable.

7. Window Wells

Not applicable. Basement windows, if applicable, are above grade.

8. Driveway Material/Condition

Gravel. **There are conditions in the driveway which require maintenance.** Depressions and/or wash outs were observed and should be addressed to prevent further deterioration.



9. Walkway - Material/Condition

Concrete. The walkways need repairs in order to provide their proper/safe function.

There is a section of the walkway missing in front.



10. Steps Material/Condition

Not applicable.

11. Stairwell & Drain

Not applicable.

12. Drain/Splash

Some of the downspouts discharge into underground pipes that take the water away from the structure. This is a preferred condition as long as the pipes are kept from clogging.



Additional Comments:

Having a fire hydrant in close proximity to the dwelling is a plus feature.

Exterior

The following opinion is based on a visual inspection of the exterior structure. This report does not include a wood destroying insect inspection. This service is available through Berks Realty Services as a separate inspection.

Exterior Structure

1. Primary Cover Material/Condition

Vinyl siding. Satisfactory installation of materials. Normal condition typical for the age of materials.

Asbestos type shingle. The asbestos shingles have missing or damaged shingles. Caulking and/or painting will help to prevent further deterioration.



2. Foundation Cracks

Fine cracking noted. Fine cracks generally represent expansion and contraction type movement. This is not a structural concern. Recommend sealing with a silicone- type sealant to help prevent moisture penetration.



3. Foundation Wall

Yes. Portions of the dwelling's foundation are visible. The visible portion of the foundation walls have a stucco application. Typically, fine cracking may occur in stucco. Fine cracks should be sealed with a silicone-type sealant to prevent further deterioration. Any loose areas of stucco should be patched to prevent further deterioration.

4. Painted Surfaces

The painted surfaces will need some maintenance. Corrective measures should be considered to help prevent permanent damage.



5. Window Type

The house has some double-hung windows.



6. Thermal-pane windows

All of the windows in the house are double-pane insulated windows. These type of glass provides an additional degree of thermal protection and energy savings.

7. Window Condition

The condition of the windows from the outside appears satisfactory. However, the windows are further evaluated on the inside and additional information will be found in each of the rooms in the "Interior" section of the report.

8. Caulking Structure

Satisfactory condition. The caulking to the structure generally appears to be in satisfactory condition providing an adequate seal for the dwelling.

9. Eaves/Soffit Areas

Not applicable.

10. Fascia Boards

The fascia boards are aluminum. Satisfactory condition. The fascia boards along the roof appear to have a water-tight finish..



11. Exterior Trim

The exterior trim is aluminum. The exterior trim is wood. Satisfactory condition. The exterior trim appears to have a satisfactory water-tight finish. The window trim is capped. Satisfactory condition. The exterior trim appears to have a satisfactory water-tight finish.

12. Screens/Windows

Satisfactory conditions and operation noted during spot checks.

13. Storm Windows

Not applicable.

14. Exterior Doors

Satisfactory condition. The doors and hardware are functional.

Porch

Porch/Patio #1

1. Location

The porch/patio is located in the front of the dwelling.

2. Material and Condition

Concrete. Satisfactory condition. The concrete has minimal cracking and/or deterioration.

3. Elevated Porch/Patio

Yes, the porch/patio is elevated at least 1' above grade.

4. Enclosed/Screened

No, the porch/patio is not enclosed or screened in.

5. Steps

Satisfactory condition. The steps are functional and have an acceptable rise and tread ratio.

6 Handrails

Satisfactory condition. There are handrails in the required areas which are functional.

7. Porch/Patio Cover

Satisfactory condition, minimal deterioration observed. There were no moisture problems and/or visible structural concerns. The roof cover is an awning.

8. Posts/Pillars

Not applicable.

9. Electrical Outlets

Not applicable. There is no electrical outlet in the porch/patio area.

Additional Comments:

Entrance to the dwelling is available from the porch/patio area.

Porch/Patio #2

1. Location

The porch/patio is located on the side of the dwelling.

2. Material and Condition

Concrete. Satisfactory condition. The concrete has minimal cracking and/or deterioration.

3. Elevated Porch/Patio

No, the porch/patio is at grade level or less than 1' above grade.

4. Enclosed/Screened

No, the porch/patio is not enclosed or screened in.

5. Steps

Satisfactory condition. The steps are functional and have an acceptable rise and tread ratio.

6 Handrails

The current condition of the handrail requires paint maintenance.



7. Porch/Patio Cover

Satisfactory condition, minimal deterioration observed. There were no moisture problems and/or visible structural concerns.

8. Posts/Pillars

The posts/pillars are in satisfactory condition.

9. Electrical Outlets

Not applicable. There is no electrical outlet in the porch/patio area.

Additional Comments:

Entrance to the dwelling is available from the porch/patio area.

Roof and Attic

This inspection is made on the basis of what is visible and accessible on the day of the inspection and is not a warranty for the roof or how long it will be water tight in the future. For an accurate estimate on what repairs or replacement cost will be, a licensed and insured roofing contractor should be contacted. All roof coverings require periodic maintenance and should be visually inspected once a year. Buyers are encouraged to ask sellers about the presence of any roof leaks or about the existence of any warranty or documentation. 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.

Roof

1. Roof Cover Material and Condition

Asphalt Shingles. Satisfactory condition. Normal loss of granules, deteriorated edges. Typical condition in keeping with the age of installation. **Based on the age and condition of the roof, it appears that this roof is nearing the end of its life.**



2. Roof Type

Pitched. Gable.



3. Moss/Mildew

Minor moss/mildew noted. It is suggested that any moss or fungi growth on a roof be removed. The roof should be treated to prevent re growth. There is moss or mildew growth on this roof; however, we do not believe it has caused any substantial damage to date.

4. Debris on Roof

There was no debris noted on the roof.

5. Cover Application

This is a single layer roof cover application.



6. Ridges

Maintenance needs to be performed on the ridges.



7. Penetrations

Satisfactory condition. Adequately sealed.



8. Valleys

Satisfactory condition. Normal conditions for the age of the installation. It is recommended to keep exposed flashing maintained with sealant.

9. Flashing

Aluminum. Satisfactory condition. Normal conditions for the age of installation. Keep sealed with appropriate sealant.

10. Chimney

Chimney 1 is brick. The chimney is in satisfactory condition, consistent with the age of the dwelling. Note: The chimney interior is not observed as part of this inspection. It is recommended that the chimney be cleaned on a regular basis. There were no records provided to the inspector as to when it was last cleaned.

The rain hood/screening for the chimney is missing. Although not required, installation would help minimize deterioration conditions in the chimney. Moisture entry can cause rusting in the liner, flue and fire place damper.

It is recommended that an NFPA Level 1 inspection be done by a certified chimney expert prior to closing. This is a routine annual inspection. For more information on chimneys and the NFPA see - <http://www.nfpa.org/assets/files/PDF/OS.fireplaces.pdf> and <http://www.scia.org/HomeownerResources/ChimneySafetyInfo/ChimneyInspections/tabid/116/Default.aspx>.



11. Gutters & Down Spouts Material/Condition

Aluminum. Satisfactory conditions and adequate pitch.



12. Skylight

Not applicable. This dwelling does not have a skylight.

13. Estimated Roof Cover Age or Installation Date

Unknown, estimated to be over 20 years old.

14. Roof Evaluated By

Roof edge by ladder and/or via window observation.

Additional Comments:

The front porch has a metal roof. The front porch roof is in satisfactory condition.



Attic

1. Access Location/Size

The attic area is accessed by a trap door. Knee wall access. There is satisfactory entrance to the attic area.

2. Attic Area

Crawl through type space. Utility access only.



3. Ventilation

Attic Fan. Gable. Ridge/Vent system. The ventilation for the parts of the attic that are visible appear satisfactory. Current good practice requires fresh air intake low in the attic and exhaust high in the attic.



4. Roof Inspection from Underside

Partially observed.

5. Exposed Rafters/Sheathing

Most roof framing members are visible. No structural damage was observed to visible rafters and sheathing at the time of inspection. Visible members are 2 x 6 at 16" centers.

6. Sheathing

The sheathing is tongue and groove.

7. Flooring

It was noted that there are temporary boards on the floor of the attic. Some of the boards may not be fastened down properly. Extreme care should be taken when walking through the attic. Consideration should be given to installing a permanent flooring system in its place.

8. Light Thru

There were no visible rays of light observed at the time of inspection.



9. Indications of leaking

There were no interior moisture conditions noted due to current roof cover materials. **Visible moisture marks in the area appeared to be dry at the time of inspection. Recommend asking the current owner for the history of these marks and observing this area during heavy rains to verify if this is an active leak.**



10. Insulation Type and Condition

Batten. Satisfactory installation.

11. Estimated Insulation Value

R-11.

12. Vapor Retarder/Barrier

In this part of Pennsylvania, a vapor barrier is not required.

13. Inaccessible Areas

There are inaccessible structure cavities evident in the attic and there are areas of the attic which are inaccessible due to reduced clearance, or obstruction by structural members and or mechanical apparatus.

14. Duct Work and Piping

Not visible due to ceiling/wall coverings.

15. Waste Vent

The waste vent discharges to the exterior of the dwelling. **Visible moisture marks in the area appeared to be dry at the time of inspection. Recommend asking the current owner for the history of these marks and observing this area during heavy rains to verify if this is an active leak.**



16. Attic Evaluated By

Head/Shoulder observations are from point of entry. Limited observations due to clearance, obstruction or unsafe conditions.

17. Firewall

Not applicable.

Garage

Garage

1. Type

Detached, separated from the primary residence.



2. Size

One car.

3. Garage Doors

Satisfactory condition. Normal operation and condition in keeping with the age of the dwelling.

4. Automatic Opener

The garage doors are manually opened.

5. Springs/Mount

Satisfactory condition. Springs function in an adequate manner providing suitable balance.

6. Safety Operation, Opener

Not applicable.

7. Plumbing

Not applicable.

8. Proper Receptacle Grounding

There are no outlets in the area.

9. Heat

No, there was no visible heating source.

10. Windows

Satisfactory condition.

11. Rafters/Joists

Satisfactory framing and materials with no visible defects.



12. Floor

Earth/stone. Adequate condition for the age. It was noted that the area was damp.



13. Foundation

Maintenance recommended. Fine cracks noted in the foundation walls are representative of expansion and contraction type movements and are not a structural concern. Recommend sealing these cracks with a silicone type sealant to prevent possible moisture and insect penetration and monitoring for any possible future movements.



14. Fire Wall/Ceiling/Board

Not applicable.

15. Fire Door(s)

Not applicable.

Additional Comments:

The garage roof cover material is asphalt shingles. The garage roof is in satisfactory condition, but it was noted that it is nearing the end of its life.

The garage siding is block and asbestos. The siding is in need of paint.

Basement, Laundry

Basement

1. Foundation Wall Material/Condition

Block. Block walls tend to be more porous than concrete walls and are more susceptible to water entry. It is considered good practice to seal walls of this type with water-resistant paint. Only about 50% of the foundation walls were visible.

There are several cracks visible in the foundation walls which may be caused by shrinkage/expansion/contraction or minor foundation settlement conditions. Recommend sealing cracks and monitoring conditions for possible future movement.



2. Access - Interior Stairs

Satisfactory condition. Acceptable clearances and stair framing/installation.

3. Access - Exterior Stairs

There is no exterior entrance/exit from this area. If this is finished to become livable space, most code authorities will require that an exit or emergency escape window be installed. If the space is already finished, consideration should be given to installing a second means of egress.

4. Cracks

For the portion of the foundation walls that were visible, there were no cracks noted that were larger than 1/4 inch in width.

5. Moisture/Dampness

The basement walls are discolored. This would indicate that there has been some water entry through the foundation walls at some point. Efflorescence was noted on the foundation walls; this is an indication that moisture has penetrated the foundation walls. There is evidence of moisture penetration in the basement. Recommend follow-up with the owner on the history of any moisture entry. The possibility exists for future moisture entry. Check exterior grade, down spouts and drainage. Grading around foundation walls should always be pitched away from the dwelling. A 2:12 pitch is desirable. Recommend improving grade pitch to help prevent excess moisture penetration in the foundation walls.



6. Joist/Beams

Satisfactory condition. Visible framing members appear to be providing adequate support. The floor joists are 2 x 10 at 16" centers.



7. Flooring

The flooring is tongue and groove.

8. Insulated Ceiling

There is no insulation between the joists.

9. Insulated Walls

The foundation walls are exposed and not insulated.

10. Vapor Retarder/Barrier

Not applicable.

11. Floor

The floor is a slab-on-grade. Satisfactory condition. The basement floor for this dwelling is free from excessive expansion/contraction type cracks and is in normal condition for the age of the dwelling.

12. Sump Pump

No, there was no sump pit or sump pump found.

13. Floor Drain

There is a floor drain in the basement. This drain was not tested.

14. Living Area

Yes, there are currently living areas in this dwellings basement level. For safety reasons a livable area below grade must have a second means of egress; a second means of exterior exit. Keep in mind that no basement is completely dry and could be subject to future water entry problems.

15. Dehumidifier

There is no dehumidifier in the basement. Recommend use of a dehumidifier in the basement level to help keep moisture content at a minimum.

Additional Comments:

There is no smoke detector on this level, recommend one be installed.

Laundry

1. Location

The laundry area is located in the basement level.



2. Washer Hookup

There is electrical and plumbing service available in this area. A washing machine is not inspected as part of this home inspection.

3. Washer Discharge

The washer discharges into a basin.

4. Dryer Hookup

Yes, service for a dryer is available. A dryer is not inspected as part of this home inspection.

5. Dryer Electric Services 220 Volt

A 220 Volt outlet available for a dryer in the laundry area. This outlet was not tested, and it is unknown if it is wired correctly or not.

6. Dryer Ventilation System

Satisfactory ventilation. This dryer exhaust is vented to the exterior of the dwelling. It is highly recommended that the dryer vent be inspected regularly by the homeowner and that any lint be removed, as necessary, to prevent blockages and fires.

7. Gas Service

No, there is no gas service to the laundry area.

8. Laundry Basin

The laundry basin has a large crack. Recommend replacement by a plumber.

The laundry basin leaks.



9. Floor Drain

Yes, There is a floor drain in the laundry area. Floor drain was not evaluated for blockage.

10. Floor Cover/Condition

Concrete floor. Satisfactory condition. Normal wearing of the floor surface noted, consistent with the age of the dwelling.

Additional Comments:

Having storage shelves in the area is a plus feature.

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 monitors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection. Smoke alarms should be installed within 15 feet of all bedroom doors and tested regularly.

Electrical System

1. Meter Location

Meter is located on the exterior of the dwelling.



2. Service Lines/Drop Connection

Electrical service lines are over head. Satisfactory condition minimal insulation deteriorated. Adequate ground clearances.

3. Service Size (Amps)

100 amps.

4. Service Voltage

The structure has a 240 volt single phase service. This is typical of most residential construction.

5. Panel/Sub Panel Location(s)

The electrical panel is located on the basement level.



6. Location of Main Electrical Disconnect

The main electrical disconnect is located in the main panel.

7. Over Current Devices

Breakers. Overload protection is provided by breakers for this structure.

8. Service to Panel (Meter to Panel)

Aluminum cable.

9. Panel To Structure (From panel to interior electrical outlets)

Copper cable.

10. Wire type (Inside Panel)

Romex type cable. Armor clad. Ragwire.

11. Panel Cover

Satisfactory. condition. Normal wear on cover consistent with the age of the dwelling.

12. Panel Cover Removed

Yes, adequate clearance for removal and visual observations of interior connections were noted.

13. Panel Type

The main panel is an ITE Pushmatic panel or Bulldog Pushmatic panel. These panels are no longer made and are considered obsolete. Recommend review by an electrician.

Consideration should be given to replacing this panel. The panel was inspected 11-6-81.

14. Panel Condition

One double tap is visible in the electric panel. This is an unsafe condition where two conductors are attached to a single circuit breaker. In most situations, it is good practice to have only one conductor on each breaker. The conductors could become loose, causing a fire. Recommend review/repair by an electrician.

Rusting is visible in or on the electric panel. Recommend review/repair by an electrician.

Circuits in the panel are identified. Spares are available in the panel.



15. Sub-panel

Not applicable.

16. Service Grounding

There is a grounding wire that goes from the main electrical panel to the water supply plumbing in the structure.

It is good practice in new construction, to have the main electrical panel grounded to both a grounding stake and to the water supply piping (if the water supply piping is metal). This property only has one of the two forms of grounding (as noted above). Therefore it is suggested as a useful upgrade, to add the other form of grounding. An electrician should be consulted before making this upgrade.

It is common practice for the grounding wire to go from the main electrical panel to the water supply piping. In many homes like this one, the wire is attached to the closest water supply piping to the electrical panel. For new construction, it is considered good practice for the wire to attach to the piping where the water supply pipe enters the structure. Therefore it is suggested as a useful upgrade, to extend the grounding wire so that it attaches to the water supply piping where it enters the structure (i.e. the foundation side of the water meter). An electrician should be consulted before making this upgrade.

17. Bare (metal) Wires Visible

There were no bare wires visible.

18. Improper Wire Splices/Junctions

There were no visible improper wire splices or junctions.

19. Improper Wire Protection/Routing

Wire routing observed was satisfactory for the age of the installation.

20. Arc Fault

It was noted that there were no arc fault circuit breakers in the home. These breakers are intended to help protect the building from fire by detecting a non-working electrical arc. Most homes, especially older homes, do not have arc fault breakers. Consideration should be given to upgrading the home to add arc fault breakers. An electrician should be consulted before implementing this type of upgrade.

21. Receptacles

The inspector has spot checked the electrical outlets in the home. This means that not every outlet in the home may have been tested.

Some two-prong electrical outlets were found. Two-prong outlets are not grounded, are less safe than a three-prong outlet and are considered antiquated. Two-prong electrical outlets are often associated with older knob-and-tube wiring. Recommend review by an electrician. Converting these outlets to three-prong grounded outlets is a recommended upgrade.

Additional Comments:

The GFCI outlet below the main panel is dead; recommend repair by an electrician.

HVAC System

This inspection process, as applicable, covers the air supply ducts and returns or the hot water heating units and return piping or the electrical heating element and functionality. Additional items evaluated, as applicable are: ducts, vents/returns, insulation and connections, flue dampers, humidifier and condensate pumps are observed, fuel storage tank, supply lines and filters, service notes and compressors as applicable.

The best preventive maintenance for heaters and air conditioners is regular cleaning or changing of filters,, at least every 60 days. Evaporator cooling coils periodically need cleaning by an air conditioning contractor to ensure optimum performance. Operation of the time clock motors is not verified. Gas pilots are not lit during the inspection. Gas fired heating systems are recommended to have service every 3-4 years. Oil fired heating systems are recommended to have service on a yearly basis.

Heating System (Boiler)

1. Type

Circulated hot water heating system. Oil fuel is used to operate the heating system. A carbon monoxide detector should be installed if not already in place. Oil fired heating systems are recommended to have service on a yearly basis.



2. Manufacturer

New Yorker.

3. Model Number

FR 122W.



4. **Unit Rating:**
132,000 btu.
5. **Estimated Age or Installation Date**
2001.
6. **Location**
Basement level.
7. **Panel Cover(s) Removed**
The panel cover(s) were not removed.
8. **Thermostat Condition**
Satisfactory condition. During manual override of the thermostat the heating system became activated. Verification of accurate temperature calibration of the thermostat is not within the scope of this inspection.
9. **Operation Noise**
Satisfactory condition. Normal operational sounds are within acceptable range.
10. **Functionality**
Satisfactory condition. Response to manual override of the thermostat is satisfactory. Combustion and normal functions appear adequate and are consistent for the age of the unit.
11. **Temperature and Pressure**
The operating temperature was 142 degrees F. The operating pressure was 19 psi.
12. **Service Company**
William R Gift.
13. **Last Service Noted**
Jan 2011. Based on the service records available, recommend that the unit be serviced and cleaned prior to settlement.
14. **Piping/Radiators**
Satisfactory condition. There were no visible heating system pipe joint leaks or valve leaks at the radiators observed.
15. **Gas Service**
There is no gas service to the heating system.

16. Gas Odors

Not applicable.

17. Fuel Tank Location

The fuel tank is located in the basement area.



18. Fuel Underground

The fuel tank is not buried.

19. Fuel In Tank

The gauge indicates fuel in the tank.

20. Fuel Tank Condition

Satisfactory condition. Tank appears to be in satisfactory condition, shut off valves, filter, gauge, vent lines and oil lines are in satisfactory condition.

21. Exhaust

Satisfactory condition. The condition of the flue and damper operation, if applicable, is satisfactory.

22. Combustion Air

Not applicable.

Additional Comments:

There is an emergency shut off switch for the unit. There is an emergency fuel shut off in place located at the fuel tank. This boiler has a summer/winter hook-up meaning it also heats the domestic hot water supply.

Heating System (Furnace)

16. Distribution of Vents/Returns

There are no air return ducts throughout the dwelling. Cold air supply is at the furnace.

Wall Mounted AC

1. Location:

Living room.



2. Manufacturer:

White Westinghouse.

3. Model Number:

Not visible.

4. Functional

The unit was not tested. It is dated 1993 and is near the end of its life.

Plumbing

It is not within the scope of this report to determine the degree of salinity, quality, or volume of any well water or the operational effectiveness of any water treatment equipment. Contact your local Health Department for these tests. Determination of pinhole leakage in water supply lines of a structure is limited to areas where pipes are visible and accessible. From time to time, you will have to replace such items as toilet flappers, faucet washers or cartridges, and P-traps, as these items wear out every few years. Wall tile in shower and tub areas must be re-caulked periodically to prevent major leakage problems from occurring.

Plumbing System

1. Size Service to Structure

1/2 inch. Normal size distribution line in the dwelling.



2. Location of Main Water Shut-off

The main water shut-off is located at the water meter. The main water shut-off is located in the basement.

3. Structure Pipe Material

Copper.

4. Waste Pipe Material

PVC or ABS type plastic pipe.



5. Vent Material

Galvanized pipe.

6. Plumbing Vent Condition

Satisfactory condition. Normal wear and adequate clearances are observed.

7. Surge Bangs

No surge bang noises were noted in normal operation of faucets.

8. Encrustations Evident

There were some encrustations noted on one or more pipe joint fittings or fixtures. These tested dry at the time of inspection.

9. Hot Water Pipe Insulation

There was no hot water pipe insulation visible.

10. Cross Connections

There are no conditions visible that lead to cross connections.

11. Water Pressure (psi)

50 psi.

12. Interior Water Flow

Satisfactory condition. Normal water pressure is between 25 to 90 psi, most desirable range is 35 - 70 psi. The flow through the system was adequate. Flow is not always directly related to psi.

13. Exterior Water Flow

Not tested due to either weather conditions or water having been shut off to the spigots.

14. Drain Pump

There is no drain pump in place.

15. Sewage and Waste Water Ejectors

There are no sewage ejectors found in this house.

16. Water Source

City/Municipal water supply.

17. Sewer

City or municipal waste removal.

18. Gas

There is no gas piping.

19. Location of Main Gas Shut Off Valve

Not applicable.

Additional Comments:

The water meter is in the house and has an electronic meter outside or an electronic device so that it can be read by the water company from the outside.

There is an expansion tank in place.

Kitchen

Kitchen

1. Location

First level.



2. Floor Cover/Condition

The floor cover in this room is vinyl. The flooring is in a satisfactory condition for the age of installation and material quality used.

3. Sink Condition

The kitchen sink appears to be in satisfactory condition. Hot water temperature at the kitchen sink tested between 100F and 125F. This is an acceptable range.

4. Sink Fixtures

The sink fixtures are in satisfactory condition.

5. Under Sink

There are shut off valves on the water supply lines under the sink. Satisfactory. Valves are dry and operable. No moisture problems noted or excess corrosion.

6. Garbage Disposal

None.

7. Stove Exhaust

Satisfactory. Normal air flow, adequate for the age of the dwelling.

8. Exhaust Filter

The grease filters on the exhaust fan are dirty and need to be cleaned.

9. Stove

Electric. Near end.



10. Elements Work

Yes. All burners functioned at the time of inspection.

11. Oven Type

Electric.

12. Oven Operational

Yes. The oven appears operational; however, no warranty is made as to the temperature calibration. The oven clock operation was not verified as part of this inspection.

13. Oven Built In

The oven is part of the stove unit.

14. Dishwasher

There is no dishwasher.

15. Counter Tops

Formica counter top. Counter tops are in satisfactory condition. Average wear and tear. Minimal scratches and defects for the age of the dwelling.

16. Cabinets/Drawers

Satisfactory. Average finish, installation and hardware.

17. Ceiling Material/Condition

Plaster. There is an operational ceiling fan in place. The ceiling in this room is not damaged beyond that which would be consistent with the age of the dwelling.

18. Wall Type/Condition

Paneling. The walls in this room are in a condition consistent with the age of the dwelling.

19. Proper Receptacle Grounding

There were 3-prong grounded outlets found in this room.

20. GFI Outlet(s)

There are GFI outlet(s) in place and operational.

21. HVAC Supply

This room does have HVAC supply to the area.

22. Windows

Satisfactory. A random test of the windows was done to see if they could be opened and closed. The test did not reveal any windows which did not work. This is in no way a guarantee that all windows are functional. Most windows will need periodic adjustments. Normal wear noted.

Additional Comments:

This is an eat in size kitchen.

There is no visible fire extinguisher in place, recommend one be placed visibly in the room.

Keyed deadbolts are discouraged for outside doors. In the case of a fire, it would be difficult to exit the building without the key causing a safety concern. Therefore, deadbolts with handles are preferred.

Bathroom(s)

Bathroom #1

1. Location

First level hall.



2. Floor Cover/Condition

The floor cover in this room is ceramic tile. The flooring is in a satisfactory condition for the age of installation and material quality used.

3. Basin (s)

Satisfactory installation. Mounted securely in position. Condition consistent with the age.

4. Basin Fixtures

Satisfactory operation and finish. There were no leaks in the stem or washer. Normal wear for the age of the dwelling.

5. Under Sink Inspection

There is no shut off valve under the basin. While it is desirable to have one it is not required. **The trap under the sink is nearing the end of its life.**



6. Shower

Stand alone shower stall.



7. Shower Faucets

Satisfactory. Average operation. There were no indications of moisture problems at the time of inspection.

8. Shower Head

Satisfactory. Average spray action. No moisture penetration noted at the valves or fittings.

9. Shower Entrance

The shower uses a curtain closure.

10. Water Resistant Wall Cover

The wall covering in the area of the shower is ceramic tile. Satisfactory. Average materials and installation providing satisfactory water resistant protection.

11. Toilet

Satisfactory. Average installation and operations free from observed moisture problems. Firm floor mounting.

12. Tub

Satisfactory. Average installation. No visible defects noted.

13. Tub Fixtures

Satisfactory fixtures and installation. Normal wear noted.

14. Tub/Shower Drain

Satisfactory. Normal acceptance by drain.

15. Ventilation

There is a window in this room providing ventilation.

16. Proper Receptacle Grounding

There were 3-prong grounded outlets found in this room.

17. GFI Outlet(s)

There are GFI outlet(s) in place and operational.

18. HVAC Supply

There is hvac supply to this room.

19. Windows

Satisfactory. A random test of the windows was done to see if they could be opened and closed. The test did not reveal any windows which did not work. This is in no way a guarantee that all windows are functional. Most windows will need periodic adjustments. Normal wear noted.

20. Entry Door

The entry door is satisfactory.

Interior

Living Room

1. Floor Cover/Condition

The floor in this room has wall to wall carpeting. **Stains were noted on the flooring.**



2. Ceiling Material/Condition

Plaster. The ceiling in this room is not damaged beyond that which would be consistent with the age of the dwelling. The fine cracks noted in the ceiling are not a structural concern. These are expansion and contraction type cracks. Recommend patching and sanding prior to next paint application.



3. Wall Type/Condition

Plaster. The walls in this room are in a condition consistent with the age of the dwelling.

4. Windows

Satisfactory. A random test of the windows was done to see if they could be opened and closed. The test did not reveal any windows which did not work. This is in no way a guarantee that all windows are functional. Most windows will need periodic adjustments. Normal wear noted.

5. Proper Receptacle Grounding

There were 3-prong grounded outlets found in this room. **Two-prong outlets were found in the room.**

6. HVAC Supply

This room does have HVAC supply to the area.

7. Foyer Floor Cover/Condition

Not applicable.

8. First Level Smoke Detector(s)

There is a smoke detector on the first floor (main level).

9. Smoke Detectors

Smoke detectors are battery powered. **It is recommended that there be at least one smoke detector on each floor and one in every bedroom. This criteria was not met in this property. Recommend that the building be upgraded as soon as possible. Also, it is recommended that new batteries be installed in all units at move-in and then tested yearly. If any fuel-fired appliances (oil, gas, wood, etc.) are used in the home, or if it has an attached garage, it is recommended that carbon monoxide detectors be installed. It is recommended that one be installed outside each sleeping area and another be installed on the level where the fuel is being burned.**

10. Carbon Monoxide Alarms

The existence and location of carbon monoxide detectors is inadequate. Recommend adding carbon monoxide detectors. It is considered good practice to have one detector near the heating equipment and another one near the bedrooms.

Additional Comments:

Recommend having a carpenter install a handrail at the steps to the second floor.

The thermostat is located in this room on an interior wall.



Lower Level Family Room

1. Floor Cover/Condition

The floor in this room has wall to wall carpeting. The flooring is in a satisfactory condition for the age of installation and material quality used.

2. Ceiling Material/Condition

Tile. The ceiling in this room needs maintenance. The ceiling has been patched.



3. Wall Type/Condition

Paneling. The walls in this room are in a condition consistent with the age of the dwelling.

4. Moisture/Dampness

There were moisture marks noted on some of the exterior walls. This could be an indication of water penetrating the foundation. Recommend follow-up with the owner on the history of these marks.



4. Windows

Satisfactory. A random test of the windows was done to see if they could be opened and closed. The test did not reveal any windows which did not work. This is in no way a guarantee that all windows are functional. Most windows will need periodic adjustments. Normal wear noted.

5. Proper Receptacle Grounding

There were 3-prong grounded outlets found in this room.

6. HVAC Supply

No. This room does not have HVAC supply to the area.

Additional Comments:

Visible moisture marks in the area appeared to be dry at the time of inspection. Recommend asking the current owner for the history of these marks and observing this area during heavy rains to verify if this is an active leak.

There is no smoke detector on this level of the dwelling, one should be installed on each level and in each bedroom.



Bedroom #1

1. Location:

First level, front.



2. Floor Cover/Condition

The floor in this room has wall to wall carpeting. **Stains were noted on the flooring.**



3. Ceiling Material/Condition

Plaster. The ceiling in this room is not damaged beyond that which would be consistent with the age of the dwelling.

4. Wall Type/Condition

Plaster. The walls in this room are in a condition consistent with the age of the dwelling.

5. Windows

Satisfactory. A random test of the windows was done to see if they could be opened and closed. The test did not reveal any windows which did not work. This is in no way a guarantee that all windows are functional. Most windows will need periodic adjustments. Normal wear noted.

6. Entry Doors

The entry door is wood. Satisfactory fit and hardware. Doors show normal wear for the age of installation.

7. Closet Doors

Closet doors are wood. Satisfactory fit and hardware. Doors show normal wear for the age of installation.

8. Proper Receptacle Grounding

There were 3-prong grounded outlets found in this room.

9. HVAC Supply

This room does have HVAC supply to the area.

Additional Comments:

There is no smoke detector, one should be installed in each bedroom.

Bedroom #2

1. Location:

First level, rear.



2. Floor Cover/Condition

The floor in this room is wood or a product with a wood like appearance. **Stains were noted on the flooring.**



3. Ceiling Material/Condition

Plaster. The ceiling in this room is not damaged beyond that which would be consistent with the age of the dwelling.

4. Wall Type/Condition

Plaster. The walls in this room are in a condition consistent with the age of the dwelling.

5. Windows

Satisfactory. A random test of the windows was done to see if they could be opened and closed. The test did not reveal any windows which did not work. This is in no way a guarantee that all windows are functional. Most windows will need periodic adjustments. Normal wear noted.

6. Entry Doors

The entry door is wood. Satisfactory fit and hardware. Doors show normal wear for the age of installation.

7. Closet Doors

Closet doors are wood. Satisfactory fit and hardware. Doors show normal wear for the age of installation.

8. Proper Receptacle Grounding

Two-prong outlets were found in the room.

9. HVAC Supply

This room does have HVAC supply to the area.

Additional Comments:

There is no smoke detector, one should be installed in each bedroom.

Bedroom #3

1. Location:

Second level, West.

2. Floor Cover/Condition

The floor in this room has wall to wall carpeting. The flooring is in a satisfactory condition for the age of installation and material quality used.

3. Ceiling Material/Condition

Plaster. The ceiling in this room is not damaged beyond that which would be consistent with the age of the dwelling.

4. Wall Type/Condition

Plaster. The walls in this room are in a condition consistent with the age of the dwelling.

5. Windows

Satisfactory. A random test of the windows was done to see if they could be opened and closed. The test did not reveal any windows which did not work. This is in no way a guarantee that all windows are functional. Most windows will need periodic adjustments. Normal wear noted.

6. Entry Doors

Satisfactory fit and hardware. Doors show normal wear for the age of installation.

7. Closet Doors

Closet doors are wood. Satisfactory fit and hardware. Doors show normal wear for the age of installation.

8. Proper Receptacle Grounding

Two-prong outlets were found in the room.

9. HVAC Supply

This room does have HVAC supply to the area.

Additional Comments:

There is no smoke detector, one should be installed in each bedroom. There is no smoke detector in the common area of the second level. Recommend one be installed.

Bedroom #4

1. Location:

Second level, East.

2. Floor Cover/Condition

The floor in this room has wall to wall carpeting. The flooring is in a satisfactory condition for the age of installation and material quality used.

3. Ceiling Material/Condition

Plaster. The ceiling in this room needs maintenance. The fine cracks noted in the ceiling are not a structural concern. These are expansion and contraction type cracks. Recommend patching and sanding prior to next paint application.



4. Wall Type/Condition

Plaster. The walls in this room are in a condition consistent with the age of the dwelling.

5. Windows

Satisfactory. A random test of the windows was done to see if they could be opened and closed. The test did not reveal any windows which did not work. This is in no way a guarantee that all windows are functional. Most windows will need periodic adjustments. Normal wear noted.

6. Entry Doors

The entry door is wood. **The latch does not latch.**

7. Closet Doors

Closet doors are wood. Satisfactory fit and hardware. Doors show normal wear for the age of installation.

8. Proper Receptacle Grounding

Two-prong outlets were found in the room.

9. HVAC Supply

This room does have HVAC supply to the area.

Additional Comments:

There are moisture marks at the chimney in the closet. Visible moisture marks in the area appeared to be dry at the time of inspection. Recommend asking the current owner for the history of these marks and observing this area during heavy rains to verify if this is an active leak.

There is no smoke detector, one should be installed in each bedroom.

Trap door to the attic is in this room.



Environmental Information

Radon Gas

Radon gas is naturally occurring in our environment. The danger occurs when the gas percolates through the ground and enters a tightly enclosed structure through fissures or cracks in foundation. The gas can become concentrated, due to lack of ventilation. The E.P.A. states that readings of more than 4.0 picocuries per liter of air is reason for concern. It is widely accepted that some geographical locations have a propensity to higher radon levels. This geographical indication in no way implies this homes specific radon level, but is used for information in which to further evaluate your environment. Your inspection service can provide additional information and testing in accordance with E.P.A. protocols.

Chinese Drywall

"Chinese drywall" refers to an environmental health issue involving defective drywall manufactured in China and imported to the United States starting in 2001. Laboratory tests of samples for volatile chemicals have identified emissions of the sulfurous gases carbon disulfide, carbonyl sulfide, and hydrogen sulfide. These emissions, which have the odor of rotten eggs, worsen as temperature and humidity rise and cause copper surfaces to turn black and powdery, a chemical process indicative of reaction with hydrogen sulfide. Copper pipes, wiring, and air conditioner coils are affected, as well as, silver jewelry. Homeowners have reported a variety of symptoms, including respiratory problems such as asthma attacks, chronic coughing and difficulty breathing, as well as chronic headaches and sinus issues.

Lead in Material (prior to 1978)

Lead base paint was in common use until about 1974, the warning is in effect for homes built prior to 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age from old paint. It is believed that the primary danger would be to small children who may somehow ingest chips of lead-based paint.

Asbestos

Asbestos is a fibrous material that was used in many building materials. The very small asbestos fibers can cause cancer and other types of lung disease if inhaled. Asbestos can only be identified by laboratory analysis. Therefore, it's identification is beyond the scope of a home inspection. Your inspection service may provide additional information if requested.

Urea Formaldehyde (Foam Insulation)

U.F.F.I. became popular as a residential retrofit insulation in the mid 70's. It was banned in the U.S.A. in 1982, then the ban was lifted. Although it is not used widely it is still in use. Formaldehyde gas usually dissipates with time and proper ventilation. However, this gas is now known to be at the least, a respiratory irritant, particularly to babies and older people. The E.P.A. has not adopted any standards as to harmful levels of formaldehyde gas however, it does recommend caution to exposure. Note: Various other countries consider exposure to this gas harmful in concentrations of one-fiftieth of the amounts considered safe by the E.P.A.. Consult with your inspection service for additional testing information.

Mold

Concern about indoor exposure to mold has been increasing as the public becomes aware that exposure to mold can cause a variety of health effects and symptoms, including allergic reactions. Medical studies have found that mold is the #1 cause of allergic symptoms. The toxic black mold *Stachybotrys* found in home, office and school environments has been linked to pulmonary disorders. Molds can be found almost everywhere; they can grow on virtually any organic substance as long as moisture and oxygen are present. Many types of molds exist. All molds have the potential to cause health effects. Molds can produce allergens that can trigger allergic reactions or even asthma attacks in people allergic to mold. Potential health concerns are an important reason to prevent mold growth and to remediate/clean up any existing indoor mold growth. When mold growth occurs remedial action should be undertaken to avoid exposing occupants to this condition. Your inspection service may provide additional information if requested.

SUMMARY OF DEFICIENCIES

All clients are urged to read their report in it's entirety.

This section is intended to bring to your attention items that area recommended to have further evaluation and/or repair by a licensed trades person. Delay in repair of items brought to your attention in this summary area may cause dramatic shortening of life expectancy of the item, may have a negative effect on other related systems or may be a potential safety hazard. Other minor items are noted in the report and should receive eventual attention, but none of them affect the habitability of the house and their correction is typically considered a maintenance type of item. The majority are the result of normal wear and tear.

Site

Site

9. Walkway - Material/Condition

Concrete. The walkways need repairs in order to provide their proper/safe function.

There is a section of the walkway missing in front.

Basement, Laundry

Laundry

8. Laundry Basin

The laundry basin has a large crack. Recommend replacement by a plumber.

Electrical System

Electrical System

14. Panel Condition

One double tap is visible in the electric panel. This is an unsafe condition where two conductors are attached to a single circuit breaker. In most situations, it is good practice to have only one conductor on each breaker. The conductors could become loose, causing a fire. Recommend review/repair by an electrician.

Rusting is visible in or on the electric panel. Recommend review/repair by an electrician.

Additional Comments:

The GFCI outlet below the main panel is dead; recommend repair by an electrician.

HVAC System

Heating System (Boiler)

13. Last Service Noted

Jan 2011. Based on the service records available, recommend that the unit be serviced and cleaned prior to settlement.

Wall Mounted AC

4. Functional

The unit was not tested. It is dated 1993 and is near the end of its life.

Interior

Living Room

Additional Comments:

Recommend having a carpenter install a handrail at the steps to the second floor.