

Home Inspection Report



Box 111
Some Town, PA 0000

Prepared for: Your Name

Prepared by: Dick Delaney Home Inspections
275 Pioneer Road
Franklin, PA 16323

Dick Delaney Home Inspections

08:54 April 12, 2008

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Serviceable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Maintenance	Item is not fully functional and requires repair or servicing.
Repair or replace	Item needs immediate repair or replacement. It is unable to perform its intended function.
Safety Enhancement	Safety Enhancement, may require maintenance or additional features

General Information

Property Address Box 111
City Some town State PA Zip 00000
Contact Name Buyer

Client Name Your name
Phone 00000-0000 Fax
E-Mail Your email.com

Inspector Name Dick Delaney
Company Name Dick Delaney Home Inspections
Company Address 275 Pioneer Road
City Franklin State PA Zip 16323
Phone Dick Delaney Home Inspections Fax 814-432-7562
E-Mail ddhis@verizon.net
File Number Sample

Others Present You Property Occupied Yes
Estimated Age 100+ years Entrance Faces South
Inspection Date 00-00-00
Start Time 10:00 AN End Time 2:00 PM
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 28 degree
Weather Partly cloudy Soil Conditions Snow covered
Space Below Grade Basement
Building Type Single family Garage None
Sewage Disposal Septic How Verified Visual Inspection
Water Source Well How Verified Visual Inspection

Lots and Grounds

Be advised, The following information reflects the opinion of the inspector and in no way constitutes a warranty, guarantee or certification regarding the conditions noted. Also be advised, other conditions may exist which may or may not have been discussed during the inspection.

Note: Wood sidings should be a minimum of 6" above ground. Detection of the presence of concealed moisture, mold or wood decay present behind exterior finishes is beyond the scope of this inspection. Promote positive (+) drainage away from foundation and extend runoff from roofing and downspouts a minimum 10 ft from foundation.

1. Serviceable
2. Serviceable
3. Serviceable
4. Repair or replace

Driveway: Gravel

Walks: Concrete

Steps/Stoops: Wood

Porch: Wood -Water damage noted, A qualified contractor is recommended to evaluate and estimate repairs



5. Serviceable
6. Serviceable
7. Serviceable
8. Safety Enhancement

Grading: Moderate slope

Swale: Adequate slope and depth for drainage

Vegetation: Shrubs

Basement Stairwell: Stone -Recommend the addition of a hand rail

Exterior Surface and Components

The exterior evaluation is visual in nature and is based on the inspectors experience and understanding of common building methods and materials. This review does not take into consideration the normal wear associated with virtually all properties. Hair line cracks in stucco, concrete, asphalt, plaster and drywall are common and are not a significant defect unless otherwise stated. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus it is suggested you double check these items if concerned.

Main Exterior Surface

- | | |
|-----------------|---|
| 1. Serviceable | Type: Wood |
| 2. Serviceable | Trim: Wood |
| 3. Serviceable | Fascia: Aluminum |
| 4. Serviceable | Soffits: Wood |
| 5. Serviceable | Door Bell: Hard wired |
| 6. Serviceable | Entry Doors: Metal |
| 7. Serviceable | Windows: Wood double hung |
| 8. Serviceable | Storm Windows: Aluminum framed glass |
| 9. Serviceable | Exterior Lighting: Surface mount |
| 10. Serviceable | Exterior Electric Outlets: 110 VAC GFCI |
| 11. Serviceable | Hose Bibs: Rotary |
| 12. Serviceable | Gas Meter: Side yard |
| 13. Serviceable | Main Gas Valve: Located at gas meter |

Roof

Portions of the sheathing and decking are hidden from view and cannot be evaluated by a visual inspection. Frequently more can be learned about a roof from the inside the attic, Please read the attic inspection in conjunction with the roof inspection.

Main Roof Surface

- | | |
|---|--|
| 1. Method of Inspection: Ground level with camera | |
| 2. Repair or replace | Material: Composition Shingle
-Loose or damaged shingles,
Moisture noted in the attic,
Evaluation by a qualified
roofing contractor is
recommended |



- | | |
|-------------------------------|--|
| 3. Type: Gambrel | |
| 4. Approximate Age: 24+ years | |

Roof (Continued)

5. Maintenance

Plumbing Vents: PVC -All vent pipes should extend above the eaves of the roof



6. Repair or replace

Electrical Mast: Surface mount -Loose conduit



7. Serviceable

Gutters: Aluminum

8. Serviceable

Downspouts: Aluminum

9. Serviceable

Leader/Extension: Runs into drain pipes & into the yard

West Chimney

10. Serviceable

Chimney: Brick

11. Serviceable

Flue/Flue Cap: Concrete

12. Serviceable

Chimney Flashing: Metal

Electrical

This inspection is of a visual nature.

The inspector is not required to remove panel cover if the area is unsafe or the panel is not readily accessible.

1. Service Size Amps: 200 Volts: 110-240 VAC
2. Serviceable Service: Aluminum
3. Serviceable 120 VAC Branch Circuits: Copper
4. Serviceable 240 VAC Branch Circuits: Copper
5. Serviceable Conductor Type: Romex
6. Serviceable Ground: None Located

Basement Electric Panel

7. Serviceable Manufacturer: Square D
8. Maximum Capacity: 100 Amps
9. Serviceable Main Breaker Size: 100 Amps
10. Serviceable Breakers: Copper

Basement Electric Panel

11. Serviceable Manufacturer: Wadsworth
12. Maximum Capacity: 100 Amps
13. Serviceable Main Breaker Size: 100 Amps
14. Serviceable Breakers: Copper

Structure

This inspection does not include defects, damage or problems hidden by ceiling, wall or floor coverings.

The home inspector is not required to remove ceiling tile or wall and floor coverings.

1. Serviceable Structure Type: Plank & Wood frame
2. Serviceable Foundation: Stone
3. Maintenance Beams: Solid wood -Damage from wood destroying insect infestation noted, Recommend a wood destroying insect inspection
4. Serviceable Bearing Walls: Frame & Plank
5. Serviceable Joists/Trusses: 2x10
6. Serviceable Piers/Posts: Wood & Steel Posts
7. Serviceable Floor/Slab: Concrete & gravel
8. Serviceable Stairs/Handrails: Wood stairs with wood handrails
9. Serviceable Subfloor: Dimensional wood

Attic

Problems or damage hidden by sheathing or insulation may not be documented in this report.
The home inspector is not required remove any coverings or insulation during the inspection.

North Attic

1. Method of Inspection: In the attic

2. Serviceable

3. Maintenance

Roof Framing: 2x6 Rafter

Sheathing: Dimensional wood -Possible mold noted, Recommend professional testing



4. Serviceable

5. Serviceable

6. Serviceable

7. Serviceable

8. Safety Enhancement

Ventilation: Roof & Gable vents

Insulation: Fiberglass

Insulation Depth: 1"

Attic Fan: Direct drive

Wiring/Lighting: 110 VAC -Open junction box



South Attic

9. Method of Inspection: In the attic

10. Serviceable

Roof Framing: 2x6 Rafter

Attic (Continued)

- 11. Serviceable
 - 12. Serviceable
 - 13. Serviceable
 - 14. Repair or replace
- Sheathing: Dimensional wood
Insulation: Blown in
Insulation Depth: 6 "
Moisture Penetration: Ongoing water penetration noted -A qualified roofing contractor is recommended to evaluate and estimate the cost of repair



- 15. Serviceable
- Bathroom Fan Venting: Electric fan



Center Attic

- 16. Method of Inspection: In the attic
 - 17. Serviceable
 - 18. Serviceable
 - 19. Serviceable
- Unable to Inspect: 60% -Plaster covered ceiling and walls
Ventilation: Windows
Wiring/Lighting: 110 VAC

Basement

Water seepage and moisture penetration are common problems in basements usually resulting from inadequate water management above ground. Most causes can be corrected by improving drainage and grading. A review of the basement cannot always detect the past or future possibility of water in this area. If you are concerned about this possibility, it is suggested that you inquire with the owner. Recommend keeping water in the floor drain traps. This helps keep the sewer gas from entering the home via the trap.

Main Basement

- 1. Serviceable
 - 2. Serviceable
 - 3. Serviceable
 - 4. Serviceable
 - 5. Safety Enhancement
 - 6. Serviceable
- Ceiling: Exposed framing
Walls: Stone
Floor: Concrete & gravel
Doors: Solid wood
Electrical: 110 VAC outlets and lighting circuits -Missing a cover plate on a junction box
Basement Stairs/Railings: Wood stairs with wood handrails

Fireplace/Wood Stove

It is recommended that all wood burning fireplaces and wood burning components be cleaned and serviced prior to using and on a seasonal schedule.

Living Room Fireplace

- | | |
|------------------|--|
| 1. Serviceable | Fireplace Construction: Marble -Recommend using as gas log unit only |
| 2. Type: Gas log | |
| 3. Serviceable | Smoke Chamber: Metal |
| 4. Serviceable | Damper: Metal |
| 5. Serviceable | Hearth: Flush |

Heating System

This evaluation of the heating system is both visual and functional provided the power and/or fuel is supplied to the component. Dismantling and/or extensive inspection of internal components of any appliance, including furnaces and heat exchangers, is beyond the scope of this inspection. The local utility company may conduct such an inspection upon request.

If a furnace is older than 25 years updating to a energy efficient model is highly recommended for safety and fuel cost savings

Basement Heating System

- | | |
|------------------------------------|---|
| 1. Maintenance | Heating System Operation: Appears functional -Be advised, a yearly pre-season cleaning, service and inspection by a qualified heating person is recommended. This unit surpassed its designed life. Replacement is highly recommended due to efficiency |
| 2. Manufacturer: American Standard | |
| 3. Type: Boiler system | Capacity: Modified 300,000 Unknown BTUHR |
| 4. Area Served: Whole building | Approximate Age: Unknown |
| 5. Fuel Type: Natural gas | |
| 6. Serviceable | Distribution: Hot water |
| 7. Serviceable | Circulator: Pump |
| 8. Serviceable | Flue Pipe: Single wall |
| 9. Serviceable | Thermostats: Multi-zone |
| 10. Suspected Asbestos: No | |

Plumbing

Common corrosion on pipes may or may not be documented in this report.

- | | |
|----------------|------------------------------|
| 1. Serviceable | Service Line: Black Plastic |
| 2. Serviceable | Main Water Shutoff: Basement |
| 3. Serviceable | Water Lines: Copper |
| 4. Serviceable | Drain Pipes: Cast iron & PVC |

Plumbing (Continued)

5. Maintenance Vent Pipes: PVC -The vent pipe terminates improperly, All vent pipes should extend above the eaves



6. Serviceable Gas Service Lines: Black pipe

Basement Water Heater

7. Serviceable Water Heater Operation: Functional at time of inspection
8. Manufacturer: Bradford-White
9. Type: Natural gas Capacity: 50 Gal.
10. Approximate Age: 8 years Area Served: Whole building
11. Serviceable Flue Pipe: Single wall
12. Serviceable TPRV and Drain Tube: Copper

Basement Water Heater

13. Serviceable Water Heater Operation: Functional at time of inspection
14. Manufacturer: Whirlpool
15. Type: Natural gas Capacity: 50 Gal.
16. Approximate Age: 3 years Area Served: Whole building
17. Serviceable Flue Pipe: Single wall
18. Serviceable TPRV and Drain Tube: Copper

Bathroom

The focus of the bathrooms is directed at identifying visible water damage and/or problems and may not always mention common faults such as a dripping faucet or a loose stopper. If considered important, you should check these items independently. This inspection is visual in nature and does not cover any problems hidden by ceiling, wall or floor coverings, The home inspection does not include the removal of any ceiling tiles, wall or floor coverings, Recommend installing GFCI outlets within six feet of a water source (Safety enhancement)

First floor Bathroom

1. Serviceable Ceiling: Drywall & paint
2. Serviceable Walls: Ceramic tile & paint
3. Serviceable Floor: Vinyl floor covering
4. Serviceable Doors: Solid wood
5. Safety Enhancement Electrical: 110 VAC outlets and lighting circuits -Non-GFCI circuit, recommend GFCI circuit be installed within six foot of any water source
6. Serviceable Counter/Cabinet: Composite and wood
7. Serviceable Sink/Basin: Molded single bowl
8. Serviceable Faucets/Traps: No name fixture with metal trap
9. Serviceable Tub/Surround: Porcelain tub and ceramic tile surround
10. Serviceable Toilets: No name
11. Serviceable HVAC Source: Hot Water Baseboard
12. Serviceable Ventilation: Electric ventilation fan

Bathroom (Continued)

First floor Bathroom

- 13. Serviceable Closet: Single
- 14. Serviceable Ceiling: Drywall & paint
- 15. Serviceable Walls: Ceramic tile & paint
- 16. Serviceable Floor: Vinyl floor covering
- 17. Serviceable Doors: Solid wood
- 18. Serviceable Windows: Wood double hung
- 19. Safety Enhancement Electrical: 110 VAC outlets and lighting circuits -Non-GFCI circuit, recommend GFCI circuit be installed within six foot of any water source
- 20. Serviceable Counter/Cabinet: Composite and wood
- 21. Serviceable Sink/Basin: Molded single bowl
- 22. Serviceable Faucets/Traps: Delta fixtures with a metal trap
- 23. Serviceable Tub/Surround: Porcelain tub and ceramic tile surround
- 24. Serviceable Toilets: No name
- 25. Serviceable HVAC Source: Hot Water Baseboard
- 26. Maintenance Ventilation: Electric ventilation fan and window -Noisy

First floor Bathroom

- 27. Serviceable Ceiling: Drywall & paint
- 28. Serviceable Walls: Ceramic tile & paint
- 29. Serviceable Floor: Vinyl floor covering
- 30. Serviceable Doors: Solid wood
- 31. Serviceable Windows: Wood double hung
- 32. Serviceable Electrical: 110 VAC outlets and lighting circuits -Non-GFCI circuit, recommend GFCI circuit be installed within six foot of any water source
- 33. Serviceable Counter/Cabinet: Composite and wood
- 34. Serviceable Sink/Basin: Molded single bowl
- 35. Serviceable Faucets/Traps: No name fixture with metal trap
- 36. Serviceable Tub/Surround: Porcelain tub and ceramic tile surround
- 37. Serviceable Toilets: Eljer
- 38. Serviceable HVAC Source: Hot Water Baseboard
- 39. Serviceable Ventilation: Electric ventilation fan and window -Noisy, Recommend replacement

Second floor Bathroom

- 40. Serviceable Ceiling: Plaster & paint
- 41. Serviceable Walls: Wallpaper & paneling
- 42. Serviceable Floor: Carpet
- 43. Serviceable Doors: Solid wood
- 44. Serviceable Windows: Wood double hung
- 45. Safety Enhancement Electrical: 110 VAC outlets and lighting circuits -Open or missing ground, Non-GFCI circuit, recommend GFCI circuit be installed within six foot of any water source
- 46. Serviceable Sink/Basin: Wall mounted porcelain
- 47. Serviceable Faucets/Traps: No name fixture with metal trap
- 48. Serviceable Tub/Surround: Porcelain tub
- 49. Serviceable Toilets: Mansfield
- 50. Serviceable HVAC Source: Hot Water Baseboard
- 51. Serviceable Ventilation: Window

Second floor Bathroom

- 52. Serviceable Ceiling: Plaster & paint

Bathroom (Continued)

53. Serviceable Walls: Wallpaper
54. Serviceable Floor: Vinyl floor covering
55. Serviceable Doors: Solid wood
56. Serviceable Windows: Wood double hung
57. Safety Enhancement Electrical: 110 VAC outlets and lighting circuits -Non-GFCI circuit, recommend GFCI circuit be installed within six foot of any water source
58. Serviceable Sink/Basin: Pedestal
59. Serviceable Faucets/Traps: No name fixture with metal trap
60. Serviceable Shower/Surround: Fiberglass pan and fiberglass surround
61. Serviceable Toilets: UPC
62. Serviceable HVAC Source: Electric vent fan, light and heater
63. Serviceable Ventilation: Electric ventilation fan and window
-
- Second floor Bathroom
64. Serviceable Ceiling: Plaster & paint
65. Serviceable Walls: Wallpaper & paneling
66. Serviceable Floor: Vinyl floor covering
67. Serviceable Doors: Solid wood
68. Serviceable Windows: Wood framed
69. Safety Enhancement Electrical: 110 VAC outlets and lighting circuits -Non-GFCI circuit, recommend GFCI circuit be installed within six foot of any water source
70. Serviceable Sink/Basin: Wall mounted porcelain
71. Serviceable Faucets/Traps: No name fixture with metal trap
72. Serviceable Shower/Surround: Fiberglass pan and fiberglass surround
73. Serviceable Toilets: U/R
74. Serviceable HVAC Source: Hot Water Baseboard
75. Serviceable Ventilation: Window
-
- Second floor Bathroom
76. Serviceable Ceiling: Plaster & paint
77. Serviceable Walls: Wallpaper
78. Serviceable Floor: Vinyl floor covering & Carpet
79. Serviceable Doors: Solid wood
80. Serviceable Windows: Wood double hung
81. Safety Enhancement Electrical: 110 VAC outlets and lighting circuits -Non-GFCI circuit, recommend GFCI circuit be installed within six foot of any water source
82. Serviceable Sink/Basin: Pedestal
83. Serviceable Faucets/Traps: No name fixture with PVC trap
84. Serviceable Tub/Surround: Fiberglass tub and fiberglass surround
85. Serviceable Toilets: Mancesa
86. Not Inspected HVAC Source: Ventless heater -Not lit
87. Serviceable Ventilation: Electric ventilation fan and window
-
- Second floor Bathroom
88. Serviceable Ceiling: Plaster & paint
89. Serviceable Walls: Plaster & paint
90. Serviceable Floor: Vinyl floor covering
91. Serviceable Doors: Solid wood
92. Serviceable Windows: Wood double hung
93. Safety Enhancement Electrical: 110 VAC outlets and lighting circuits -Non-GFCI circuit, recommend GFCI circuit be installed within six foot of any water source

Bathroom (Continued)

- | | |
|-----------------|---|
| 94. Serviceable | Sink/Basin: Wall mounted porcelain |
| 95. Serviceable | Faucets/Traps: No name fixture with metal trap |
| 96. Serviceable | Shower/Surround: Fiberglass pan and fiberglass surround |
| 97. Serviceable | Toilets: American Standard |
| 98. Serviceable | HVAC Source: Hot Water Baseboard |
| 99. Serviceable | Ventilation: Window |

Kitchen

The kitchen inspection is a combination visual and functional. Appliances are operated if power is supplied. Calibrations to cooking systems are not evaluated nor life expectancies given to appliances.

Appliances can fail at any time due to their complexity.

This inspection is a visual inspection only and does not cover problems hidden by ceiling, wall or floor coverings.

Recommend installing GFCI outlets within six feet of a water source (Safety enhancement)

First Floor Kitchen

- | | |
|-----------------------|--|
| 1. Serviceable | Cooking Appliances: Maytag |
| 2. Serviceable | Ventilator: Maytag |
| 3. Serviceable | Dishwasher: Maytag |
| 4. Serviceable | Refrigerator: Two Matag & One Frigidaire |
| 5. Serviceable | Sink: Stainless Steel Double Bowl |
| 6. Safety Enhancement | Electrical: 110 VAC outlets and lighting circuits -Non-GFCI circuit, recommend GFCI circuit be installed within six foot of any water source |
| 7. Serviceable | Plumbing/Fixtures: No name with PVC trap |
| 8. Serviceable | Counter Tops: Formica |
| 9. Serviceable | Cabinets: Laminate and wood |
| 10. Serviceable | Ceiling: Drywall & paint |
| 11. Serviceable | Walls: Drywall & paint |
| 12. Serviceable | Floor: Carpet |
| 13. Serviceable | Doors: Solid wood |
| 14. Serviceable | Windows: Wood double hung |
| 15. Serviceable | HVAC Source: Hot Water Baseboard |

Bedroom

Common aging cracks in the ceiling or walls may not be mention in this report.

This a visual inspection and does not include any damage hidden by ceiling, wall or floor coverings. The home inspection does not include removal of any such coverings

First Floor Master Bedroom

- | | |
|----------------|---|
| 1. Serviceable | Closet: Walk In |
| 2. Serviceable | Ceiling: Drywall & paint |
| 3. Serviceable | Walls: Drywall & paint |
| 4. Serviceable | Floor: Carpet |
| 5. Serviceable | Doors: Solid wood |
| 6. Serviceable | Windows: Wood double hung |
| 7. Serviceable | Electrical: 110 VAC outlets and lighting circuits |
| 8. Serviceable | HVAC Source: Hot Water Baseboard |

First floor Bedroom

- | | |
|-----------------|--------------------------|
| 9. Serviceable | Ceiling: Drywall & paint |
| 10. Serviceable | Walls: Drywall & paint |

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Bedroom (Continued)

11. Serviceable Floor: Carpet
12. Serviceable Doors: Solid wood
13. Serviceable Windows: Wood double hung
14. Serviceable Electrical: 110 VAC outlets and lighting circuits
15. Serviceable HVAC Source: Hot Water Baseboard

First floor Bedroom

16. Serviceable Ceiling: Drywall & paint
17. Serviceable Walls: Drywall & paint
18. Serviceable Floor: Carpet
19. Serviceable Doors: Solid wood
20. Serviceable Windows: Wood double hung
21. Serviceable Electrical: 110 VAC outlets and lighting circuits
22. Serviceable HVAC Source: Hot Water Baseboard

Second Floor front Bedroom

23. Serviceable Ceiling: Plaster & paint
24. Serviceable Walls: Plaster & paint
25. Serviceable Floor: Carpet
26. Serviceable Doors: Solid wood
27. Serviceable Windows: Wood double hung
28. Serviceable Electrical: 110 VAC outlets and lighting circuits
29. Serviceable HVAC Source: Hot Water Baseboard

Second Floor front Bedroom

30. Serviceable Ceiling: Plaster & paint
31. Serviceable Walls: Wallpaper
32. Serviceable Floor: Carpet
33. Serviceable Doors: Solid wood
34. Serviceable Windows: Wood double hung
35. Serviceable Electrical: 110 VAC outlets and lighting circuits
36. Serviceable HVAC Source: Hot Water Baseboard

Second Floor rear Bedroom

37. Serviceable Ceiling: Plaster & paint
38. Serviceable Walls: Wallpaper
39. Serviceable Floor: Carpet
40. Serviceable Doors: Solid wood
41. Serviceable Windows: Wood double hung
42. Serviceable Electrical: 110 VAC outlets and lighting circuits
43. Serviceable HVAC Source: Hot Water Baseboard

Second Floor rear Bedroom

44. Serviceable Closet: Large Single
45. Serviceable Ceiling: Plaster & paint
46. Serviceable Walls: Wallpaper
47. Serviceable Floor: Carpet
48. Serviceable Doors: Solid wood
49. Serviceable Windows: Wood double hung
50. Serviceable HVAC Source: Hot Water Baseboard

Second Floor rear Bedroom

51. Serviceable Ceiling: Plaster & paint
52. Serviceable Walls: Wallpaper
53. Serviceable Floor: Carpet
54. Serviceable Doors: Solid wood
55. Serviceable Windows: Wood double hung

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Bedroom (Continued)

56. Serviceable	Electrical: 110 VAC outlets and lighting circuits
57. Not Inspected	HVAC Source: Ventless heater -Not lit
Second Floor Bedroom	
58. Serviceable	Ceiling: Plaster & paint
59. Serviceable	Walls: Wallpaper
60. Serviceable	Floor: Carpet
61. Serviceable	Doors: Solid wood
62. Serviceable	Windows: Wood double hung
63. Serviceable	Electrical: 110 VAC outlets and lighting circuits
64. Not Inspected	HVAC Source: Ventless heater -Not lit
Second Floor front Bedroom	
65. Serviceable	Ceiling: Plaster & paint
66. Serviceable	Walls: Wallpaper & paneling
67. Serviceable	Floor: Carpet
68. Serviceable	Doors: Solid wood
69. Serviceable	Windows: Wood double hung
70. Serviceable	Electrical: 110 VAC outlets and lighting circuits
71. Not Inspected	HVAC Source: Gas logs -Not lit

Living Space

The home inspection does not include any hidden damage covered by ceiling, wall or floor coverings nor is the home inspector required to remove any ceiling tiles, wall or floor coverings. Removal of suspended ceilings are not in the scope of the inspection. Small cracks and defects caused by normal wear and aging may or may not be noted in the report.

Foyer Living Space

1. Serviceable	Ceiling: Drywall & paint
2. Serviceable	Walls: Wallpaper
3. Serviceable	Floor: Carpet
4. Serviceable	Doors: Solid wood
5. Serviceable	Electrical: 110 VAC outlets and lighting circuits
6. Serviceable	HVAC Source: Hot Water Wall heater

Living Room Living Space

7. Serviceable	Ceiling: Drywall & paint
8. Serviceable	Walls: Drywall & paint
9. Serviceable	Floor: Carpet
10. Serviceable	Doors: Solid wood
11. Serviceable	Windows: Wood double hung
12. Serviceable	Electrical: 110 VAC outlets and lighting circuits
13. Serviceable	HVAC Source: Hot Water Baseboard

Dining Room Living Space

14. Serviceable	Ceiling: Drywall & paint
15. Serviceable	Walls: Drywall & paint
16. Serviceable	Floor: Carpet
17. Serviceable	Doors: Solid wood
18. Serviceable	Windows: Wood double hung
19. Serviceable	Electrical: 110 VAC outlets and lighting circuits
20. Serviceable	HVAC Source: Hot Water Baseboard

Family Room Living Space

21. Serviceable	Ceiling: Drywall & paint
22. Serviceable	Walls: Drywall & paint

Living Space (Continued)

- | | |
|-----------------|---|
| 23. Serviceable | Floor: Carpet |
| 24. Serviceable | Doors: Solid wood |
| 25. Serviceable | Windows: Wood double hung |
| 26. Serviceable | Electrical: 110 VAC outlets and lighting circuits |
| 27. Serviceable | HVAC Source: Hot Water Baseboard |

Laundry Room/Area

This inspection does not cover any hidden problems covered or concealed by ceiling, wall or floor coverings. The home inspector is not required to remove or dismantle any of these coverings,.

All floor drains should be checked on a regular basis to assure there is standing water in the trap. This helps keep sewer gas from leaking through the trap. Recommend installing GFCI outlets within six feet of a water source (Safety enhancement)

First Floor Laundry Room/Area

- | | |
|------------------------|--|
| 1. Serviceable | Ceiling: Drywall & paint |
| 2. Serviceable | Walls: Drywall & paint |
| 3. Serviceable | Floor: Vinyl floor covering |
| 4. Serviceable | Doors: Solid wood |
| 5. Serviceable | Windows: Wood double hung |
| 6. Serviceable | Electrical: 110 VAC outlets and lighting circuits |
| 7. Serviceable | HVAC Source: Hot Water Baseboard |
| 8. Serviceable | Washer Hose Bib: Rotary |
| 9. Serviceable | Washer and Dryer Electrical: 110-240 VAC |
| 10. Safety Enhancement | Dryer Vent: Plastic flex & Foil flex -Plastic Flex vent was noted from the dryer. Plastic vent is approved for cold discharge only. Use in this application has been known to cause house fires. |
| 11. Serviceable | Dryer Gas Line: Metal-Flex |
| 12. Serviceable | Washer Drain: Wall mounted drain |

Final Comments

Be advised, the property was fully furnished and contained many personal items, therefore, all areas were not completely visible. Recommend a thorough walk through after the items have been removed and prior to closing,

Due to the age of the property, some of the electrical outlets do not have a third or common ground wire. Recommend the addition of three wire type outlets during any remodeling or electrical upgrading. Recommend a qualified electrician evaluate and do a cost to repair,

It has been a pleasure to service your inspection needs. Please contact my office with any questions you may have.

Complete copies of the National Association of Home Inspectors Standards of Practice and Code of Ethics are available online by going to www.nahi.org and clicking on the documents. It is recommended that you review these documents.

PA Home Inspection Law. The Home Inspection is designed to comply and reflect the provisions of Act 114, Section 75, known as the Pennsylvania Home Inspection Law. The purpose and scope of the Home Inspection of the Property by the Inspection Company is to discover readily visible, apparent or obvious Material Defects at the time of the inspection and assist the Client in

Final Comments (Continued)

evaluating the overall condition of the Property and provide an inspection report describing the Material Defects according to Standards of Practice and Code of Ethics of a Pennsylvania State compliant National Home Inspection Association. Any of the conventions used in the report that are defined as other than a material defect, are still considered important items that need repairs or further evaluation by a qualified and insured professional.

Maintenance Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Roof

1. Plumbing Vents: PVC -All vent pipes should extend above the eaves of the roof



Structure

2. Beams: Solid wood -Damage from wood destroying insect infestation noted, Recommend a wood destroying insect inspection

Attic

3. North Attic Sheathing: Dimensional wood -Possible mold noted, Recommend professional testing



Heating System

4. Basement Heating System Heating System Operation: Appears functional -Be advised, a yearly pre-season cleaning, service and inspection by a qualified heating person is recommended. This unit surpassed its designed life. Replacement is highly recommended due to efficiency

Maintenance Summary (Continued)

Plumbing

5. Vent Pipes: PVC -The vent pipe terminates improperly,
All vent pipes should extend above the eaves



Bathroom

6. First floor Bathroom Ventilation: Electric ventilation fan and window -Noisy

Repair or replace Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Porch: Wood -Water damage noted, A qualified contractor is recommended to evaluate and estimate repairs



Roof

2. Main Roof Surface Material: Composition Shingle -Loose or damaged shingles, Moisture noted in the attic, Evaluation by a qualified roofing contractor is recommended



3. Electrical Mast: Surface mount -Loose conduit



Repair or replace Summary (Continued)

Attic

4. South Attic Moisture Penetration: Ongoing water penetration noted -A qualified roofing contractor is recommended to evaluate and estimate the cost of repair

