



**Prepared For:** Home Buyer

**Property Address:** 345 Main Street, Lancaster, PA 17603

**Inspector:** Matthew Steger  
**Company:** MWS, LLC  
dba WIN Home Inspection Elizabethtown  
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msteger@wini.com

**Services Included in this Report:**

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Standard Home Inspection

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## NOT A WARRANTY

THE SERVICES PERFORMED, THE AGREEMENT, AND THE REPORT DO NOT CONSTITUTE A WARRANTY, AN INSURANCE POLICY, OR A GUARANTEE OF ANY KIND, NOR DO THEY SUBSTITUTE FOR ANY DISCLOSURE STATEMENT AS MAY BE REQUIRED BY LAW.

There are no warranties made against roof leaks, wet basements, or mechanical breakdowns. The report is NOT a listing of repairs that need to be made. Therefore, you agree NOT to hold us responsible for future failure and repair, or for the non-discovery of any patent or latent defects in material, workmanship, or other conditions of the property which may occur or become evident after the date the services were performed; nor for any alleged non-disclosure of condition that are the express responsibility of the seller of the property. You agree to assume all the risk for conditions which are concealed from view or inaccessible to us at the time that the services were performed.

THIS REPORT IS FOR THE EXCLUSIVE USE OF OUR CLIENT AS NAMED IN THE INSPECTION AGREEMENT. It may not be used or relied upon by any other person unless that person is specifically named by us in the Inspection Agreement as a recipient of this report. Distribution of this report to any third party without the written consent of the inspector and WIN Home Inspection is prohibited. As the client, you agree to maintain the confidentiality of this report and to reasonably protect the report from distribution to any third party. You agree to indemnify, defend and hold us harmless if any third party brings a claim against us relating to the inspection or to this report.

## EXPLANATION OF TERMS

This report was prepared and written with the age of the structure and the comparable condition of neighborhood structures taken into consideration. Below is an explanation of the terms used in the report

**GOOD:** Items marked Good appear to be new or nearly new. There are no visible indications of failure at the time the services were performed. The inspector recommends checking with the seller concerning any installation information that may pertain to this item.

**FUNCTIONAL:** Items marked Functional appear to be in serviceable condition using normal operating controls. There were no visible indication of failure at the time the services were performed.

**SATISFACTORY:** Items marked Satisfactory appear to be in serviceable condition using normal operating controls. There were no visible indications of failure at the time the services were performed. Items that need minor service that do not significantly affect an item's use may be classified as satisfactory.

**ATTENTION:** Items marked Attention appear to be in need of preventive maintenance or service. Attention may also indicate an item that the inspector would recommend gaining further information from a third party immediately in order to provide additional clarification and/or insight into the item's condition.

**MAINTENANCE:** Items marked Maintenance are in need of repair or replacement in order to make the item functional and/or prevent further deterioration.

**ACTION REQUIRED:** Items marked Action Required appear to be in need of immediate repair or replacement. Delay in repair or replacement may result in a dramatic shortening of the life expectancy of the item, have immediate effect on the item, system, structure, other related items, or present a potential health and/or safety hazard.

**N/A:** Items marked N/A are not included in the report. The item may not be present, not included, not accessible, not available, not addressed, not applicable, not appropriate, and/or not examined.



HOME INSPECTION

# WIN Home Inspection

## Standard Home Inspection

This report contains confidential information and is supplied solely for use by the client(s) of:

**MWS, LLC dba WIN Home Inspection Elizabethtown**  
1390 Columbia Avenue #110, Lancaster, Pennsylvania 17603  
(717) 361-9467 <http://www.winhomeinspectionelizabethtown.com>

<b>Work Order Number:</b> 10003926	<b>Service Date:</b> 10/20/2017	<b>Time:</b> 3:30 PM
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<b>Site Address:</b> 345 Main Street, Lancaster, PA 17603
<b>For the purpose of this inspection, the Main Entry Door faces:</b> North

<b>Site Information:</b> <b>Weather:</b> 66 °F - Sunny <b>Approximate Year Built:</b> 2000 <b>Structure:</b> Wood Framed <b>Foundation:</b> Concrete Block <b>Bedrooms:</b> 4 <b>Bathrooms:</b> 2.5 <b>Floors:</b> 2 <b>Occupied:</b> No	<b>Client:</b> <b>Name:</b> Home Buyer <b>Address:</b> 12 Any Street, Lancaster, Pennsylvania <b>Work Phone:</b> <b>Home Phone:</b> <b>Mobile Phone:</b> (717) 123-4567 <b>Email Address:</b> me@domain.com  <b>Client Present at Inspection:</b> Yes
<b>Buyer's Agent:</b> <b>Name:</b> Buyers Agent <b>Company:</b> <b>Address:</b> , PA <b>Phone:</b> <b>Email:</b> buyersagent@me.com  <b>Buyer's Agent Present at Inspection:</b> Yes	<b>Seller's Agent:</b> <b>Name:</b> Listing Agent <b>Company:</b> <b>Address:</b> , PA <b>Phone:</b> <b>Email:</b> listingagent@me.com  <b>Seller's Agent Present at Inspection:</b> No

<b>Inspector:</b> Matthew Steger  <b>License / Certification:</b> ASHI Certified Inspector #249599  <b>Email:</b> msteger@wini.com	MWS, LLC dba WIN Home Inspection Elizabethtown
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**Notes:**

**THIS INSPECTION REPORT IS FOR THE SOLE USE OF OUR CLIENT NAMED ABOVE. THIS REPORT IS NON-TRANSFERABLE TO ANY THIRD PARTY.** No other person/party may rely on this report for any purpose whatsoever without the prior written consent of the inspector who wrote the report. Any person/party who chooses to rely on this report

for any reason or purpose whatsoever without the written consent of the inspector does so at their own risk and, by doing so without the prior written consent of the inspector, waives any claim of error, omission, or deficiency in this report.

This report is based on a visual non-invasive examination of the structure's major systems as they existed at the time of the inspection and the report expresses the inspector's opinions. Our client should read the entire report and seek further evaluation or repair(s), if warranted, prior to the end of the inspection contingency period.

A home inspection is intended to assist in evaluating the structure's overall condition. The report is 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. Per PA Act 114, if the person performing the inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of a structural integrity opinion, you may be advised to seek a licensed professional's opinion as to a defect(s)/concern(s) listed in the report. The inspection report is not an appraisal, warranty, or guarantee and may not be used as such for any purpose.

The inspection is conducted in compliance with the **American Society of Home Inspectors (ASHI) Standard Of Practice**: [www.homeinspector.org/docs/standards\\_updated.pdf](http://www.homeinspector.org/docs/standards_updated.pdf). This inspection does not cover cosmetic items, nor product/system recalls; Consumer Product Safety Commission (CPSC) website: [www.cpsc.gov](http://www.cpsc.gov)

The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected or every possible defect was discovered. The inspection and report are intended to reduce, but not eliminate, the uncertainty regarding the potential for system or component failure; unanticipated repairs should be expected.

No destructive testing was performed, no disassembly of equipment, no moving of wall/ceiling/floor coverings, no moving of furniture, appliances, or personal/stored items, or excavation was performed. Even the most comprehensive inspection cannot be expected to reveal every condition that you may consider relevant to your ownership. While building codes may be referenced, a home inspection and its report are not a code compliance inspection; this is well beyond a home inspection's scope. Questions about building codes should be directed to the local code enforcement entity. Building codes can vary by location and change over time.

There is no 'one way' to build, repair, or remodel a home. Due to this, you may encounter contractors whose opinions differ from the inspector's. We cannot be responsible for any actions that you take based upon those opinions. Any website links included in the report are done as a courtesy to our client, but are not necessarily an endorsement of any 3rd party brand, company, or website.

Digital photos may have been taken by the inspector during the inspection, however not all photographs taken by the inspector may have been included in the report. Digital photos are provided in the report where, in the inspector's professional judgment, they may provide an enhanced understanding of an area of concern.

# SUMMARY SECTION

We have identified various items on the subject structure that either require maintenance now or require periodic maintenance in the normal course of ownership. This is only a summary report and is intended as a guide to be used in both short and long term scheduling of maintenance items. Please read the complete report carefully as additional information and details are contained therein. It is always advisable to use experienced tradespeople or a qualified handyperson when contracting for work that may not be within the scope of your capabilities.

## 1. Structure Perimeter Exterior - Vegetation Clear from Structure

No

Vegetation should be kept trimmed away from the structure to help prevent damage to siding/trim materials, roof coverings and gutters, etc. and to help prevent pest infestation. Vegetation limited the visual exterior inspection in places.

## 2. Exterior Structure - Painted Surfaces

Maintenance

Wood rot was noted at the front door trim. Repair of the affected wood is recommended to prevent further damage. All exterior wooden surfaces should be kept well painted or capped in order to help prevent rot and insect infestation.



Rotted wood trim was noted outside the front entrance door.

## 3. Exterior Structure - Caulking Structure

Maintenance

A few exterior areas were noted with cracked and/or missing caulking. Caulking around doors/windows, siding junctions, wire/pipe penetrations, electric meter, etc. should be regularly maintained to prevent water and insect entry and help weather seal the structure. This is considered regular maintenance.

## 4. Attached Garage - Door(s), Garage - Building

Attention

The garage mandoor into the home is not fire-rated (provides no fire-separation). A fire-rated steel or solid wood door (at least 1 3/8" thick) or other approved fire-rated assembly with no windows or other openings is recommended to help slow the spread of a possible garage fire or carbon monoxide into the home.



The garage mandoor into the home is not fire-rated.

## 5. Decks - Railings

### Attention

The guard railing has only horizontal rails installed between the main rail supports. This can allow a child to climb the railings (like a ladder) and potentially fall over the other side. Also, the guard railings are only 30" high. Modern construction standards call for guard railings be constructed with no openings wider than 4" within or below and their height should be at least 36". Short railings may not prevent an adult from falling over them. Repair is recommended as a preventive safety measure.



Deck's guard railings are climbable by a small child.

## 6. Decks - Foundation/Framing

### Attention

The inspector noted a rusted and cracked joist hanger at the deck's NE corner. This could allow the joist fail which could compromise the deck structure. Repair by a qualified deck contractor is recommended.

For more information about constructing and maintaining a safe deck, see: <http://www.strongtie.com/ftp/fliers/F-5STEPDECK07.pdf> and <http://elizabethtown.wini.com/resources/tech-articles/deck-inspections/>





Deck's NE corner joist hanger is rusted and cracked.

## 7. Bathroom(s)/Washroom(s) - Caulking - Water Exposed Area

### Maintenance

Some of the bathroom caulking is in need of maintenance. Caulking at bathtub/shower junctions with walls/flooring, around countertops/sinks, and/or escutcheon plates, and/or spouts, etc. should be maintained, as needed, to help prevent water intrusion.

## 8. Structure - Smoke Detector(s)

### Maintenance

Accessible smoke detectors are tested for power only; they are not tested for the detection of smoke/fire. The installed smoke detectors appear to be more than 10 years old (likely original). Replacing the smoke detectors is recommended for safety reasons. Smoke detectors should be tested for power on a monthly basis and should be replaced after 10 years of service. Underwriters Laboratory (UL) approved photoelectric and ionization type smoke detectors are recommended on each level of the structure and in each bedroom for increased safety. For more info, see: <http://elizabethtown.wini.com/resources/tech-articles/smoke-detectors/>



The installed smoke detectors are more than 10 years old (original) and should be replaced.

## 9. Structure - Carbon Monoxide Detector(s)

### None

The inspector found no installed carbon monoxide (CO) detector(s). It is estimated that 15,000 injuries or deaths are attributed yearly in the US to carbon monoxide poisoning. Carbon monoxide detectors are recommended in all structures. A low-level CO detector(s) (meeting UL standard 2034) with battery backup should be installed per

# Standard Home Inspection Summary Report

manufacturer instructions inside the structure. Carbon monoxide detectors should be replaced every 5~7 years. Testing for carbon monoxide within the structure is beyond the scope of a home inspection.

## 10. Kitchen(s) - Oven

Anti-Tip Installed - No

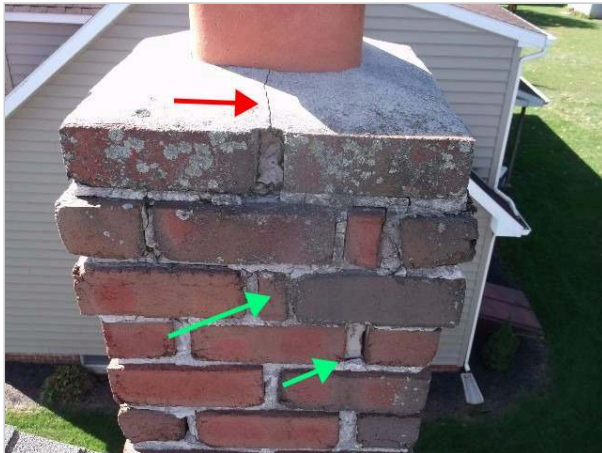
The kitchen oven is missing its anti-tip bracket. Anti-tip brackets became a UL requirement in June 1991 and are supplied by the oven manufacturer. A proper anti-tip bracket should be installed behind the oven at floor level prior to occupancy for safety reasons. This bracket helps prevent the oven from tipping out and possibly causing injury if weight is applied to the open oven door. For more info, see: <http://elizabethtown.wini.com/resources/tech-articles/missing-anti-tip-brackets/>

## 11. Fire Place/Wood Stove - Exterior Chimney(s) Condition

Maintenance

Some minor chimney masonry deterioration was noted. Repair and a level 2 chimney cleaning/inspection by a qualified chimney professional is recommended prior to closing. Most of the chimney (including its interior) is not visible during a home inspection. Industry standards also recommend a clean/service annually with use. A compromised chimney/flue can also allow exhaust gases or water into the home.

For more info about chimney maintenance, see: <http://elizabethtown.wini.com/resources/tech-articles/chimneyfireplace-maintenance/>. For more information about chimney maintenance, finding qualified chimney professionals, etc., visit: <http://www.csia.org>



Some minor cracking and mortar deterioration were noted at the chimney.

## 12. Fire Place/Wood Stove - Flue Condition

Not Visible

The interior of the chimney/flue(s) was not visible to the inspector. The National Fire Protection Association (NFPA) and this inspector recommend a level 2 clean/service by a qualified chimney professional whenever a house is sold.

Chimney flues need to be regularly cleaned and inspected. An intact flue delivers the products of combustion to the exterior, assists in drafting of the appliances, and helps protect the home from fire or carbon monoxide entry. A flue partially blocked by an animal nest, for example, may allow exhaust re-entry into the home. Liners can deteriorate over time with use or can be damaged by weather, undetected chimney fires, or foundation settling. This deterioration or damage can result in missing or cracked clay tiles that leave the chimney compromised. The lack of clay tiles can also provide opportunity for the flue gases from a fire to penetration the chimney's masonry reducing the usable life of the chimney and creating gaps in mortar joints. Determining flue sizing is outside the scope of a home inspection since this depends upon the appliances venting into the flue(s), their BTU ratings, the

flue size, etc.

### 13. Fire Place/Wood Stove - Rain Cap/Spark Arrestor

None Installed

Installing a rain cap at the chimney's top is recommended to help prevent water, rodent, leaves/debris, etc. entry into the chimney. Either can lead to damage or blockage within the chimney that may present a safety hazard.

# FULL REPORT

## Structure Perimeter Exterior

### 1. Structure Perimeter Exterior General Statement(s)

This visual inspection is not intended to include any geological conditions or site stability (such as sink holes, erosion, etc.) information. Any reference to grade is limited to only visible/accessible areas around the exterior of the exposed structure foundation and/or exterior walls. Vegetation may have limited visual access to some areas. A visual home inspection does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems.

### 2. Foundation Material(s)

Concrete Block

### 3. Visible Cracks

No

Most foundations are susceptible to small minor hairline cracks over time. In most cases, the cracks are related to normal settlement and curing of the foundation. If/when they occur, keeping them well sealed is suggested. Vegetation may have limited the visual exterior inspection in areas.

### 4. Site Drainage

Satisfactory

The exterior perimeter grading should pitch slightly away from the home to help prevent water accumulation near the foundation. Monitoring these areas during rainfall is suggested. Vegetation may have limited visual access to parts of the exterior perimeter grading.

### 5. Evidence of Insects

No

No evidence of active wood destroying insect (WDI) activity was noted at the time of the inspection in the visually accessible areas. Visual access to some areas may have been limited by vegetation (bushes, trees, ground cover, mulch, etc.). Regular inspection for wood destroying insect (WDI) activity or conditions conducive to WDI activity (wood rot, etc.) is recommended.

### 6. Evidence of Animal Infestation

No

### 7. Proper Earth-Wood Clearance

Yes

A clearance of 4"+ should be maintained between the ground (dirt, mulch, etc.) and all siding/trim materials to help prevent possible rot, water entry, or conditions conducive for pest infestation.

### 8. Vegetation Clear from Structure

No

*Vegetation should be kept trimmed away from the structure to help prevent damage to siding/trim materials, roof coverings and gutters, etc. and to help prevent pest infestation. Vegetation limited the visual exterior inspection in places.*

### 9. Address Identification

Satisfactory

The address should be easily readable from both street directions at night in bad weather in case emergency crews need to quickly find the structure.

### 10. Window Wells

Satisfactory

Window wells should be kept clean to help prevent water entry into the basement or conditions conducive to rot, insect/rodent attraction, etc. Plastic covers can help prevent water entry in these areas. Window well drains are not visible and are therefore not inspected.

### 11. Retaining wall(s)

# Home Inspection Details

(Italicized comments also appear in the summary report)

None

## Exterior Structure

### 1. Flat Surface Material(s)

Vinyl Siding

### 2. Siding Condition

Functional

The overall condition of the siding surface is considered as functional. Regular inspection by the homeowner is recommended to prevent water or insect entry into the home.

### 3. Painted Surfaces

Maintenance

*Wood rot was noted at the front door trim. Repair of the affected wood is recommended to prevent further damage. All exterior wooden surfaces should be kept well painted or capped in order to help prevent rot and insect infestation.*

### 4. Window Glass

Satisfactory

### 5. Caulking Structure

Maintenance

*A few exterior areas were noted with cracked and/or missing caulking. Caulking around doors/windows, siding junctions, wire/pipe penetrations, electric meter, etc. should be regularly maintained to prevent water and insect entry and help weather seal the structure. This is considered regular maintenance.*

### 6. Window Screens

Satisfactory

### 7. Double Pane Seals/Insulating Windows

Functional

The readily accessible windows were checked for operation. Each opened/closed properly and stayed in position when tested.

### 8. Display Lights

Test OK

### 9. Exterior Columns/Support structures

Satisfactory

## Attached Garage

### 1. Size

2 Car

### 2. Garage Door(s)

Functional

Annual inspection and lubrication of the garage door wheels, track, etc. is recommended for smooth and quieter operation. Garage door hardware will also need be inspected and tightened on occasion.

### 3. Automatic Opener(s)

Functional

The automatic garage door opener functioned properly at the time of the inspection. The typical design life of an automatic garage door opener is 12 years. For recommended testing and maintenance methods, see

<http://www.dasma.com/SafetyGDMaint.asp> or [www.doors.org](http://www.doors.org)

### 4. Springs/Mount

Functional

The inspector visually inspected the door's spring/mount for visual damage and balance.

## 5. Safety Operation, Opener(s)

Functional

The garage door opener safety features (auto reverser and electric eyes) were tested in the closing mode. All modern garage door openers are required to have both safety features. Auto-reversers have a sensitivity setting on the opener motor. The electric eye sensors are required by Federal law to be located 6" above the garage floor. The garage door and opener were inspected per the DASMA Maintenance Guide and must meet UL325 standards.

## 6. Door Seal

Functional

The seal at the garage door's bottom appears to be in functional condition and should provide for intended service. If light can pass through the seal, insects, rodents, and moisture can as well. A fully functional garage door seal will help prevent any moisture, pest, and/or rodent infestation.

## 7. Floor/Foundation

Satisfactory

The accessible areas of the garage floor were satisfactory at the time of the inspection. It is not uncommon for concrete slabs to crack due to normal settling and age. Stored items may have blocked visual access to some areas.

## 8. Evidence of Insects

No

No visual evidence was found at this time of any wood destroying insect (WDI) activity. Stored items, wall/ceiling coverings, insulation, shelving, etc. may have limited visual access. The inspector recommends inspecting the garage on a regular basis for insects as a preventive maintenance measure.

## 9. Evidence of Rodents

No

There was no visible evidence of rodents in the visible areas of the garage. Stored items, wall/ceiling coverings, insulation, shelving, etc. in the garage may have limited the extent of the visual inspection. The inspector recommends inspecting the garage on a regular basis as a preventive maintenance measure.

## 10. Lighting

Functional

## 11. Fire Wall/Ceiling Board

Satisfactory

Fires that begin in attached garages are likely to spread to living areas and attics. For this reason, combined with the flammable materials commonly found in garages, attached garages must be properly fire-separated from living areas and attics (ref. IRC 302.5). A proper firewall (aka "Dwelling/Garage Fire Separation") can slow the spread of fire long enough to allow occupants time to exit the home and help prevent carbon monoxide entry into the home. Openings where wiring, pipes, ducts, etc. penetrate the walls/ceilings should be properly sealed as well, such as with a fire-rated caulking.

## 12. Door(s), Garage - Building

Attention

*The garage mandoor into the home is not fire-rated (provides no fire-separation). A fire-rated steel or solid wood door (at least 1 3/8" thick) or other approved fire-rated assembly with no windows or other openings is recommended to help slow the spread of a possible garage fire or carbon monoxide into the home.*

## 13. Evidence of Moisture Penetration

No

The inspector noted no evidence of active moisture penetration into the garage area from the exterior. Visual access to some areas was blocked by stored/personal items.

# Home Inspection Details

(Italicized comments also appear in the summary report)

## Patios/Decking/Porches

### 1. Surface(s)

Satisfactory

There is a wooden front porch. The walking surface appeared satisfactory at the time of the inspection.

### 2. Railings

None

### 3. Steps/Handrails

Functional

The exterior steps are functional. Regular inspection is suggested to help prevent deterioration which may increase the chance of a possible trip/fall hazard.

### 4. Foundation/Framing

Not Visible

The underside structure of the front porch was not visible due to little clearance to grade.

### 5. Electrical Service

Yes

There are electrical receptacles at the home's exterior.

### 6. Weather Protected Outlet(s)

Yes

### 7. Cover/Enclosure

Yes

The front porch is covered.

## Decks

### 1. Surface(s)

Wood

The deck was walked; no issues were apparent at this time. Regular power-washing and sealing the deck surfaces (including the railings and support structure) will help prolong the deck's life.

### 2. Railings

Attention

*The guard railing has only horizontal rails installed between the main rail supports. This can allow a child to climb the railings (like a ladder) and potentially fall over the other side. Also, the guard railings are only 30" high. Modern construction standards call for guard railings be constructed with no openings wider than 4" within or below and their height should be at least 36". Short railings may not prevent an adult from falling over them. Repair is recommended as a preventive safety measure.*

### 3. Steps and Handrails

Functional

The exterior steps are functional. Regular inspection is suggested to help prevent deterioration which may increase the chance of a possible trip/fall hazard.

### 4. Foundation/Framing

Attention

*The inspector noted a rusted and cracked joist hanger at the deck's NE corner. This could allow the joist fail which could compromise the deck structure. Repair by a qualified deck contractor is recommended.*

*For more information about constructing and maintaining a safe deck, see: <http://www.strongtie.com/ftp/fliers/F-5STEPDECK07.pdf> and <http://elizabethtown.wini.com/resources/tech-articles/deck-inspections/>*



# Home Inspection Details

(Italicized comments also appear in the summary report)

## 5. Attachment Method

### Lag Bolts

The deck's visible ledger board is attached to the home using lag or carriage bolts. This is standard practice for modern deck construction and securement to the structure, instead of nails. Periodic inspection is recommended for preventive reasons. Only the heads of this hardware are visible; the actual connections into the structure are hidden and not visible via a non-invasive visual inspection.

For more information about constructing and maintaining a safe deck, see: <http://www.safestronghome.com/deck/>

## 6. Flashing

### Visible

Flashing was visible under the deck's ledger board to help prevent water from penetrating into the home at this location. Due to the deck's installation, the majority of the flashing installation is not visible.

## 7. Electrical Service and Lighting

### Yes

The inspector tested the accessible deck outlet receptacle(s) and/or lighting for power and function.

## 8. Weather Protected Outlet

### Yes

The inspector noted that the deck's outlet receptacle(s) is protected with an appropriate cover.

## 9. Covers

### No

## Roof

### 1. Roof General Statement(s)

#### Roof General Statement(s)

The inspection of the roofing system (cover material(s), flashings, etc.) is based upon the visually accessible portions as of the time/day of the inspection. The home inspector does not warrant or certify any roof against possible future leaks; a qualified roofer may be able to provide such a warranty. Most roof coverings are only as good as the water resistant membrane beneath them, which is not visible after installation, and can only be examined by removing the roof cover material. Most roofs are only designed to be water-resistant, not water-proof. Roof covering ages are approximations based upon their visible current condition.

### 2. Roof Cover Material(s)

#### Asphalt Shingles

### 3. Roof Type

#### Pitched - Gable

### 4. Moss/Mildew

#### None

Occasional moss/mildew may be evident on parts of the roof blocked by the regular sun, but is most often considered cosmetic. The inspector recommends inspecting the roof system for moss/mildew growth on an annual basis. Products that prevent growth can be purchased at a local hardware store or home improvement center.

### 5. Debris on Roof

#### None

### 6. Cover

#### 1 Layer

The home's shingled roof appeared to be 1 layer.

### 7. Cover Material Condition

Functional

The shingled roof appears to be approximately 17 years old based upon observed wear. This type of shingle has an approximate life expectancy of 25 years if properly and regularly maintained. Minor nail pops are not uncommon and occasionally occur as the roof ages.

**8. Ridges**

Functional

The visible ridge shingles appear to be in functional condition. Ridge shingles are often the first to show wear. Annual inspection of ridge areas is recommended in order to identify any areas in need of preventive replacement.

**9. Valleys**

Satisfactory

Regular inspection of valley areas is recommended in order to identify any areas in need of preventive replacement. Any damage to the valleys can lead to water penetration into the home.

**10. Flashing/Caulking**

Functional

The visible flashing appears to be functional. Caulking/flashing around the roof penetrations should be inspected at least twice per year. Most of the roof flashing is covered and not visible. Water leaking into the structure from the roof is a common and avoidable condition often due to deteriorated flashing and caulking. The cost and time involved in upkeep is minimal as long as it is maintained on a bi-annual basis.

**11. Gutters/Down Spouts**

Satisfactory

The gutter and downspout system should be cleaned on a regular basis. All downspouts, sump pump discharge pipes, etc. should drain at least 4' from the foundation to help facilitate water flow away from the structure. Improper drainage is a common reason for wet basements, foundation issues, etc.

**12. Indications of Leaking**

No

The inspector found no evidence that the roof system is currently leaking. It is often not possible to detect an active roof leak unless it is raining at the time of the inspection or if daylight is visible through the roof surface. Only a qualified roofer can credibly guarantee that a roof will not leak; this home inspector can not guarantee that the roof will not leak at some point. Regular inspection for staining after a heavy rainfall is recommended.

**13. Skylight(s)**

None

**14. Roof Evaluated From**

Walk Surface

The roof cover was evaluated by walking its surface and from the ground using visual aid.

**Main Entry Door**

**1. Correct Application**

Yes

The main entry door appears to be of proper construction and application.

**2. Door Fit**

Functional

**3. Weather Strip**

Functional

The inspector recommends periodic homeowner inspection of the weather stripping on all exterior doors in order to help better seal the home from the elements. Weatherstripping helps prevent water, insects, cold air, etc. from entering the home and can help lower utility bills.

# Home Inspection Details

(Italicized comments also appear in the summary report)

**4. Finish**

Satisfactory

**5. Dead Bolts**

Satisfactory

It is recommended that all exterior door locks be changed or re-keyed after closing for safety reasons as it is unknown who else may have keys to the home. It is recommended to use only levered bolt locks (instead of double keyed bolt locks) for safety reasons; most areas do not allow double keyed bolt locks any longer for fire safety reasons.

**6. Security/Caller Visibility**

Yes

**7. Storm/Screen/Doors**

Yes

**8. Door Chime**

Functional

**Attic****1. Access Location/Type**

Bedroom Closet

**2. Access**

Satisfactory

**3. Ventilation**

Satisfactory

Satisfactory passive attic ventilation was noted; ridge and soffit venting. Proper ventilation helps prolong roofing shingle life, lower energy bills, prevents ice damming, and helps prevent attic condensation from forming. Attic ventilation is the most often neglected component in a home. The inspector does not calculate specific ventilation needs, but rather provides a general opinion regarding the visible and accessible installed ventilation. Bathroom ventilation fans should exhaust to the home's exterior to limit the amount of moisture in an attic.

**4. Insulation**

Blown-in cellulose

The attic has approx. 10" of blown-in cellulose insulation (approx. R-35). When installed properly, insulation will help lower utility bills and increase interior comfort. The attic access panel is also insulated as it is a common location for heat loss/gain. For comparison, R-38 attic insulation is standard in new construction.

Installed insulation, however, limits full visual attic access for inspecting for insect/rodent activity, wood decay, structural issues, etc. Insulation is not moved or disturbed in the course of the inspection. No vapor barrier was observed. For more info, see: <http://elizabethtown.wini.com/resources/tech-articles/attic-insulation/>

**5. Inaccessible Areas**

Yes

The inspector noted areas of the attic that were inaccessible to the inspector due to reduced clearance, obstruction by structural members, insulation, etc. Some of these areas could not be fully inspected.

**6. Attic Evaluated By**

Crawled/Walked

The inspector entered the attic and inspected the accessible areas. Areas which have insulation covering joists/rafters, or if there are obstructions, low clearance, etc., are not entered unless otherwise noted.

**7. Roof Inspect from Underside**

Yes

The underside of the accessible areas of the roof were inspected. Regular inspection, especially during and/or after a heavy rain, is recommended.

**8. Exposed Rafters/Sheathing**

Yes

**9. Light Thru**

No

The inspection of the visually accessible attic space found no visual evidence of gaps in roof flashing or roof sheathing that may allow rain water penetration into the attic through the roof.

**10. Framing condition**

Functional

There were no signs of damaged framing members in the visually accessible areas of the attic space. Access to some attic areas may have been limited due to obstructions, insulation, or other conditions.

## Bathroom(s)/Washroom(s)

**1. Floor Cover**

Satisfactory

Rugs, carpets, and/or stored items are not moved during the inspection. Checking under these areas during walk-through (before closing) is recommended. Bathroom floor coverings should provide a water-proof surface.

**2. Mildew Noted**

No

Mold/mildew detection or testing is not within the scope of the home inspection. Certain types of mold/mildew may be a health hazard to certain people.

**3. Basin(s)/Fixtures**

Functional

**4. Basin Drain**

Functional

No issues were found under the visually accessible bathroom sink(s). Some areas under the sink may have been blocked by personal or stored items. Notation is made that the inspector does not move personal/stored items.

**5. Shower Fixtures**

Functional

The shower fixture(s) was functional when on/off tested and operated for approx. 5 minutes to verify proper operation, test the drain(s), etc.

**6. Shower Head(s)**

Functional

**7. Shower/Tub Enclosure(s)**

None

**8. Water Resist Cover Wall Cover**

Satisfactory

The bathroom water resistant wall covering(s) is in functional condition and appear to be providing adequate protection to the wall surface. Wall/ceiling coverings in the bathroom should be water-resistant. Unsealed areas may allow water to penetrate if left unsealed.

**9. Caulking - Water Exposed Area**

Maintenance

*Some of the bathroom caulking is in need of maintenance. Caulking at bathtub/shower junctions with walls/flooring, around countertops/sinks, and/or escutcheon plates, and/or spouts, etc. should be maintained, as needed, to help prevent water intrusion.*

# Home Inspection Details

(Italicized comments also appear in the summary report)

**10. Tub(s)**

Functional

**11. Tub Fixtures**

Functional

**12. Tub/Shower Drain(s)**

Functional

Drains may need periodic maintenance to remove clogs or other debris to improve flow. Drain overflows are not tested or inspected.

**13. Toilet(s)**

Functional

The toilets were inspected for cracks and function as well as a secure floor connection. Periodic inspection is recommended since a loose toilet will tend to start leaking at some point.

**14. Ventilation**

Functional

Running ventilation fans (or opening windows) is recommended when running hot water in bathroom to help prevent excessive moisture or possible mold. Bathroom exhaust fans should discharge to the home's exterior, not into the attic.

**Structure****1. Structure General Statement(s)**

Structure General Statement(s)

Note - Stored items, shelving, furniture, insulation, appliances, wall/ceiling/floor coverings, etc. are not moved or otherwise disturbed as part of a non-invasive visual home inspection.

**2. Remodel/Modernization Evident**

No

The inspector did not observe any areas of the structure that appear to have been recently remodeled/updated. Questioning the seller or authority having jurisdiction (AHJ) to determine if any remodeling/changes or repairs to the structure have occurred during their occupancy is suggested, and if so, whether permits were needed/obtained.

**3. Smoke Detector(s)**

Maintenance

*Accessible smoke detectors are tested for power only; they are not tested for the detection of smoke/fire. The installed smoke detectors appear to be more than 10 years old (likely original). Replacing the smoke detectors is recommended for safety reasons. Smoke detectors should be tested for power on a monthly basis and should be replaced after 10 years of service. Underwriters Laboratory (UL) approved photoelectric and ionization type smoke detectors are recommended on each level of the structure and in each bedroom for increased safety. For more info, see: <http://elizabethtown.wini.com/resources/tech-articles/smoke-detectors/>*

**4. Carbon Monoxide Detector(s)**

None

*The inspector found no installed carbon monoxide (CO) detector(s). It is estimated that 15,000 injuries or deaths are attributed yearly in the US to carbon monoxide poisoning. Carbon monoxide detectors are recommended in all structures. A low-level CO detector(s) (meeting UL standard 2034) with battery backup should be installed per manufacturer instructions inside the structure. Carbon monoxide detectors should be replaced every 5~7 years. Testing for carbon monoxide within the structure is beyond the scope of a home inspection.*

**5. Alarm/Security System**

None

**6. Windows, Latches/Locks**

# Home Inspection Details

(Italicized comments also appear in the summary report)

Functional

The accessible windows' locking hardware was functional. Window locks may sometimes need adjustment for proper operation.

## 7. Lead

N/A (post-1978)

The detection of or testing for lead is outside the scope of a home inspection. Due to the date of construction of this structure, it is unlikely that the structure has lead-based paint. Lead based paints were taken off the market in 1978 (although remaining paint stocks may have been used for year or two after 1978). If the home was built prior to the 1990s and has copper supply plumbing, lead-based solder may have been used, however. For more information, please visit: [www.epa.gov/lead](http://www.epa.gov/lead)

## 8. Furniture/Storage

Average

Furnishings and storage items in this home are average for an occupied residence. These items, however, may have limited visual or physical access within the home. Notation is made that the inspector does not move furniture, personal or stored items, etc. in order to perform the inspection. Re-inspecting once vacant may be considered as hidden issues currently blocked by stored items, furniture, shelving, etc. may exist.

## 9. Floor Structure

Wood Joists

## 10. Ceiling Structure

Wood Trusses

## 11. Roof Structure

Roof Trusses

## 12. Interior Walls

Drywall/Plasterboard

The interior walls are covered with drywall (aka plasterboard). Minor hairline cracks and minor imperfections in drywall/plasterboard are not uncommon. These are considered normal and are most often cosmetic. Repair kits are available at hardware stores. This inspection does not include the detection of Chinese drywall.

## 13. Interior Stairway Structure

Functional

## Kitchen(s)

### 1. Floor Cover Material

Satisfactory

### 2. Under Sink Inspection

Satisfactory

No issues were found under the visually accessible kitchen sink. Some areas under the sink may have been blocked by stored items. Notation is made that the inspector does not move personal/stored items.

### 3. Ceiling/Walls/Doors

Satisfactory

### 4. Sink/Faucet Leak

No

### 5. Drains Appear Clear

Satisfactory

### 6. Water For Refrigerator

None Noted

There appears to be no water connection in the area of the refrigerator. If an automatic ice maker or a dispensing refrigerator is to be installed, a water line will also have to be installed.

## 7. Oven

Anti-Tip Installed - No

*The kitchen oven is missing its anti-tip bracket. Anti-tip brackets became a UL requirement in June 1991 and are supplied by the oven manufacturer. A proper anti-tip bracket should be installed behind the oven at floor level prior to occupancy for safety reasons. This bracket helps prevent the oven from tipping out and possibly causing injury if weight is applied to the open oven door. For more info, see: <http://elizabethtown.wini.com/resources/tech-articles/missing-anti-tip-brackets/>*

## 8. Lighting

Functional

## 9. Drawers/Doors

Satisfactory

At the time of the inspection, the inspector checked a random sample of kitchen drawers and cabinet doors and each were found to be functional.

## 10. Counter Tops

Satisfactory

The kitchen countertops appear functional although stored items, appliances, etc. may have limited visual access in some locations.

## 11. Kitchen Fixtures

Satisfactory

## Appliances

### 1. Appliances General Statement(s)

Appliances General Statement(s)

The major kitchen appliances remaining with the property are ON/OFF tested to confirm their basic primary function by using only normal operating controls as of the time of the inspection. Their full ability to cook, clean, heat/cool/freeze, dispense, etc. is not tested and their temperatures and timers are not checked for accuracy as this is beyond this inspection's scope. No guarantee of any appliance is given or implied. Reconfirming prior to closing that each included appliance is still functional and obtaining the appliance manuals is suggested. Portable appliances and those not included in the home's transaction are not inspected.

### 2. Stove/Cooktop

Electric

The installed cooktop's heating elements were checked for ON/OFF operation only. Each was functional at the time of the inspection.

### 3. Oven

Electric

The installed oven was checked for ON/OFF operation only. This is not a guarantee that the oven will respond to all temperature settings. Most stoves/ovens have a typical life expectancy of 15-20 years.

### 4. Stove Exhaust Fan

Functional

### 5. Dishwasher

Functional

The inspector ran a quick cycle of the dishwasher to confirm ON/OFF operation. No leaks were apparent at the time of the inspection. Due to time constraints, running a full cycle is often not possible. The life expectancy of a dishwasher is approximately 10 years.

### 6. Built in Microwave

# Home Inspection Details

(Italicized comments also appear in the summary report)

Functional

The built-in microwave oven was ON/OFF tested to ensure power only. The life expectancy of a built-in microwave oven is approximately 11 years.

## 7. Garbage Disposal

Functional

The garbage disposal was ON/OFF tested to confirm operation and verify no leakage. The life expectancy of a garbage disposal is approximately 12 years. These units occasionally become clogged/jammed.

## 8. Refrigerator

Functional

Temperature checks of the refrigerator/freezer were made to verify function. Normal working temperatures are 30~39°F (refrigerators) and 0~10°F (freezers). Most units have controls to adjust these temperature settings. Refrigerators have a typical life expectancy of approx. 20 years. Door gaskets are not inspected, however it is recommended that the home owner periodically check the door gasket seals for condition and clean the unit's rear on a regular basis.

## Fire Place/Wood Stove

### 1. Firebox

Satisfactory

The visible portions of the wood burning firebox appear to be satisfactory. For liability reasons, fireplaces are not ignited as part of the inspection. This inspection does not cover code clearances and improper installation. For more information about fireplace maintenance, please see: <http://www.fireplaces-fireplaces.com>

### 2. Exterior Chimney(s) Condition

Maintenance

*Some minor chimney masonry deterioration was noted. Repair and a level 2 chimney cleaning/inspection by a qualified chimney professional is recommended prior to closing. Most of the chimney (including its interior) is not visible during a home inspection. Industry standards also recommend a clean/service annually with use. A compromised chimney/flue can also allow exhaust gases or water into the home.*

*For more info about chimney maintenance, see: <http://elizabethtown.wini.com/resources/tech-articles/chimneyfireplace-maintenance/>. For more information about chimney maintenance, finding qualified chimney professionals, etc., visit: <http://www.csia.org>*

### 3. Flue Dampers

Functional

At the time of the inspection, the readily visible parts of the fireplace's damper appeared to function as intended.

### 4. Flue Condition

Not Visible

*The interior of the chimney/flue(s) was not visible to the inspector. The National Fire Protection Association (NFPA) and this inspector recommend a level 2 clean/service by a qualified chimney professional whenever a house is sold.*



# Home Inspection Details

(Italicized comments also appear in the summary report)

*Chimney flues need to be regularly cleaned and inspected. An intact flue delivers the products of combustion to the exterior, assists in drafting of the appliances, and helps protect the home from fire or carbon monoxide entry. A flue partially blocked by an animal nest, for example, may allow exhaust re-entry into the home. Liners can deteriorate over time with use or can be damaged by weather, undetected chimney fires, or foundation settling. This deterioration or damage can result in missing or cracked clay tiles that leave the chimney compromised. The lack of clay tiles can also provide opportunity for the flue gases from a fire to penetrate the chimney's masonry reducing the usable life of the chimney and creating gaps in mortar joints. Determining flue sizing is outside the scope of a home inspection since this depends upon the appliances venting into the flue(s), their BTU ratings, the flue size, etc.*

## 5. Rain Cap/Spark Arrestor

None Installed

*Installing a rain cap at the chimney's top is recommended to help prevent water, rodent, leaves/debris, etc. entry into the chimney. Either can lead to damage or blockage within the chimney that may present a safety hazard.*

## 6. Location

Family Room

## Utility Services

### 1. Electrical Services

Overhead

### 2. Overhead Service Lines

Satisfactory

Tree branches should be kept trimmed away from utility lines to prevent damage or knockdown in strong weather.

### 3. Water Source

City

### 4. Water Meter Location

Basement

### 5. Water Shutoff

At Water Meter

The inspector does not operate water shutoff valves, for liability reasons, in the course of the inspection. Doing so is considered to be outside the scope of a home inspection.

### 6. Sewer

City

### 7. Sewer Line Clean-out

Exterior

### 8. Gas Service

Natural Gas

The gas meter is located at the exterior. The inspector recommends purchasing an emergency shut off tool for the gas meter. A crescent wrench or special shut off tool can be purchased at your local hardware or home improvement center. Flammable items (paint, gasoline, boxes, etc.) should not be stored near gas fired appliances.

### 9. Gas Odors

None Noted

### 10. Service Shut Off(s)

At Meters

# Home Inspection Details

(Italicized comments also appear in the summary report)

## Utility Basement

### 1. Utility Basement General Statement(s)

#### Utility Basement General Statement(s)

The visually and physically accessible areas of the basement are inspected. The areas and components behind any wall coverings, above fixed/dropdown ceilings, below floor coverings, as well as within or behind cabinetry, shelving, and behind personal/stored items, insulation, ductwork, wiring, plumbing, appliances, etc. is not visually accessible and is therefore excluded from this non-invasive inspection.

### 2. Access (Stairs)

#### Satisfactory

The basement staircase was considered to be functional at this time. Periodic inspection as the steps age is recommended for safety reasons.

### 3. Living Area

#### No

### 4. Floor/Walls

#### Satisfactory

Minor concrete imperfections (such as small cracks) in floors or walls is not uncommon due to normal settlement. Monitoring any visible wall or floor cracks is recommended for changes over time. Stored items, shelving, insulation, appliances, furniture, pipes/ducts, wall/ceiling coverings, etc. may have limited visual access. The areas behind some of these items may not have been able to be visually inspected.

### 5. Cracks 1/4" Separation

#### No

It is not uncommon to see some small mortar cracks in the foundation system in the basement. Most small cracks are normal due to the curing process of mortar. The inspector recommends monitoring the foundation on a monthly basis and sealing any cracks where moisture may penetrate into the basement. The visible cracks, if any, found at the inspection were not deemed a major foundation issue during the inspection.

### 6. Moisture/Dampness

#### Satisfactory

At the time of the inspection, there was no visual indication of active water infiltration from the exterior in the accessible areas. Occasional basement dampness is not uncommon. Exterior grading and downspouts should discharge well away from the structure. Small amounts of efflorescence on basement walls, while not uncommon, is a sign of some past moisture penetration. Ensuring proper exterior drainage (grading, downspouts/sump pumps discharging away from the home, etc.) helps prevent a wet basement.

Questioning the seller about past water entry is recommended. Stored items, furniture, appliances, insulation, fixed/dropdown ceilings, wall coverings, floor coverings, beams/joists, pipes/ducts, etc. may have blocked visual access to some areas, which limited the inspection. These items are not moved as part of a non-invasive home inspection. This is not a guarantee that the basement will not leak after a substantial rainfall. A condition may exist at this time that was not readily apparent at the time of the inspection. Mold testing/detection is outside the scope of a home inspection.

### 7. Exposed Ducts/Piping

#### Satisfactory

### 8. Evidence of Insects

#### No

A visual inspection of the accessible areas has revealed no evidence of current wood destroying insect (WDI) activity in the basement that could cause harm to the structure. The inside of wood members, walls, ceilings, etc. is not visible via a non-invasive, non-destructive visual inspection, and therefore, a guarantee or warranty is not provided.

# Home Inspection Details

(Italicized comments also appear in the summary report)

The inspector recommends inspecting the basement on a regular basis for active presence as a preventive maintenance measure. Regular termite/WDI inspections (at least yearly) by a licensed exterminator are recommended. Furnishings, stored items, duct work, plumbing, wiring, insulation, walls/ceilings, beams/joists, and/or stored items, etc. in the basement may have limited the visual inspection of the basement area for past or present signs of WDIs. The inspector does not move stored items, insulation, disassemble walls/ceilings, etc. in the course of the home inspection.

## 9. Window(s)/Door(s)

Satisfactory

## Laundry Area

### 1. Laundry Area General Statement(s)

Laundry Area General Statement(s)

Note: Laundry appliances are not inspected for operation, which is considered outside the scope of a home inspection. Verifying proper operation of any remaining laundry appliances prior to closing is recommended, however. The area behind any installed laundry appliances was likely not fully visible.

### 2. Location

Basement

### 3. Washer Hookup(s)

Yes

Rubber washing machine hoses should be replaced every 3~5 years, whereas the steel braided ones should last longer. Sufficient space behind the appliances is recommended to help prevent tight bending or kinking of hoses.

### 4. Dryer Hookup(s)

Yes

### 5. Gas Service

Yes

A gas line was observed in the laundry area.

### 6. Dryer Electrical Service 240V

Yes

4 prong style design. 240 Volt/120 Volt service was confirmed to be functional to this receptacle.

### 7. Drain(s)

Present - Not Tested

### 8. Laundry Basin

Functional

Water was run at the laundry sink; there were no visible leaks found at this time.

### 9. Dryer Ventilation System

Satisfactory

The visually accessible clothes dryer vent is satisfactory. Only UL2158A listed rigid metal or semi-rigid 4" metal duct should be used for clothes dryer venting. Plastic and mylar foil tubing should not be used as they can melt, allow lint to accumulate, or get crushed. Dryer lint is very flammable. According to the National Fire Protection Association (NFPA), improper dryer ventilation leads to approx. 14,000 fires per year.

Dryer vents should terminate to the home's exterior where they won't be blocked by dirt, snow, vegetation, etc. The vent should be less than 35' long, be as straight as possible, and should have no screen installed. Clean dryer vents at least twice per year for energy efficiency and fire safety reasons. Dryer vents within walls/ceilings or behind insulation are not visible. For more info, see: <http://www.cpsc.gov/cpsc/pub/pubs/5022.pdf>

**10. Floor Condition**

Satisfactory

**Electrical Service****1. Electrical Service General Statement(s)**

Electrical Service General Statement(s)

The visible and accessible receptacles, switches, wiring, junction boxes, breaker panels, etc. are accessed and inspected. Much of the structure's electrical system components are located behind wall/ceiling/floor coverings and therefore are not readily accessible. In addition, electrical components (such as wiring, junction boxes, etc.) that are behind furniture, shelving, stored items, insulation, structural components, etc. is accessible and is excluded from this inspection. Underground wiring is not visible and is therefore excluded from this inspection. Similarly, electric generator systems and their related equipment (such as transfer switches, receptacles, wiring, etc.) are not inspected. Re-verifying that all light fixtures, ceiling fans, receptacles, appliances, etc. are functional prior to closing is recommended.

**2. Panel/Sub-Panel Location(s)**

Basement

**3. Service Size (Amps)/(Volts)**

200 Amps/240 Volts

Determining the full capacity and adequacy of the electrical system to meet the needs of this structure is outside the scope of a home inspection.

**4. Over Current Devices**

Circuit Breakers

**5. Service to Panel**

Aluminum

**6. Panel to Structure**

Copper

**7. Panel Cover**

Functional

The circuit breakers have the benefit of complete service labeling; the inspector does not confirm proper paneling of the circuits, however.

**8. Panel Cover(s) Removed**

Yes

The face plate of the electrical panel(s) was removed to provide the inspector visual access for verification.

**9. Breaker Configuration**

Satisfactory

The visually accessible components in the electrical panel(s) appear satisfactory. The inspector does not turn circuit breakers ON and OFF or remove fuses and circuit breakers or fuses are not tested under load.

**10. Wire-Over Current Compatibility**

Satisfactory

The visible wires are properly sized to the breakers' overcurrent ratings, some of the uninsulated wire ends may not be fully visible at the breaker connection. The inspector does not remove wires from circuit breakers.

**11. Receptacle Ground Verify**

Satisfactory

The accessible three-prong 120 volt electrical outlet receptacles were SPOT CHECKED. Each appears to be properly grounded. Detection of false grounding attempts is beyond the scope of a home inspection.

**12. G.F.C.I. Protection**

## Test OK

Current electrical requirements (for modern homes) require that Ground Fault Circuit Interrupter (GFCI) protection be located where there is a higher electrical shock danger (such as bathroom, exterior, laundry, garage, and kitchen counter outlet receptacles). A GFCI can greatly reduce the duration of an electrical shock. GFCI protection may be provided by a GFCI circuit breaker or a GFCI outlet receptacle. This structure fulfills these GFCI requirements for its age. GFCI devices should be tested monthly using their TEST buttons to ensure they properly trip and reset.

Current electrical requirements (for modern homes) require that Ground Fault Circuit Interrupter (GFCI) protection be located where there is a higher electrical shock danger (such as bathroom, exterior, laundry, garage, and kitchen counter outlet receptacles). A GFCI can greatly reduce the duration of an electrical shock. GFCI protection may be provided by a GFCI circuit breaker or a GFCI outlet receptacle.

## 13. Service Ground Verified

Yes

The main system ground(s) to the home's electrical service has been verified. Grounding of the electrical system is critical to help prevent damage to appliances, voltage fluctuations, static electricity discharge, etc.

## 14. Outlets, Switches, Junction Boxes, Lighting

Functional

The visually accessible wall switches, wiring, receptacles, interior lighting, etc. were each function at the time of the inspection. No issues were noted of the visually accessible wall switches, wiring, receptacles, and lighting at this time.

## 15. Wire Method

Romex/NM Cable

From what the inspector could visually identify, the structure's electrical wiring is modern 3 wire Romex/NM cable.

## 16. Arc Fault Breakers (A.F.C.I.)

N/A

Arc Fault Circuit Interrupters (AFCI) are a special type of circuit breaker designed to help prevent fires due to damaged wiring. Current standards for new homes require that combination-type AFCIs be installed for all new residential 120 Volt 15 and 20 Amp circuits in most rooms. This home predates AFCI requirements, although consideration may be given to adding AFCI protection for added protection. For more information, consult a licensed and qualified electrician.

Additional information about AFCI devices can be found at:

<http://www.inspectapedia.com/electric/AFCI-CPSC.htm>

[http://www.mikeholt.com/download.php?file=PDF/AFCI\\_Safety.pdf](http://www.mikeholt.com/download.php?file=PDF/AFCI_Safety.pdf)

## Heating System

### 1. Heating System General Statement(s)

Heating System General Statement(s)

The structure's heating system(s) is inspected using normal operating controls (thermostat) only. In no way is any mechanical component (heat exchangers, compressors, burners, coils, blowers/fans, pumps, etc.) guaranteed. Heat exchangers are excluded since they are generally not accessible nor visible without disassembling the system. Determining system sizing to meet the structure's heating needs, determining efficiency, taking air or water flow/balancing measurements, making backdraft measurements, and determining makeup/combustion air requirements are beyond this inspection's scope. A qualified HVAC professional can perform these tasks. Heating systems should be professionally cleaned/serviced annually per the manufacturer's recommendations to ensure safe, reliable, and efficient operation. The inspector does not disassemble these units.

## 2. System Type(s)/Info

Gas Fired Furnace

The furnace was manufactured by Rheem in 2000. The life expectancy of a gas fired furnace is typically 20 years if properly maintained including an annual service check/cleaning. Gas appliances must have a continuous source of air and fuel and flammable items should not be stored near the furnace. Providing at least 5' of clearance around the furnace is recommended.

## 3. Location(s)

Basement

## 4. Thermostat Location(s)

Living room

Heat producing objects (lamps, TVs, etc.) should not be located near the thermostat as their heat can trick the thermostat and lead to uneven heating and wasted energy.

## 5. Thermostat Type

Electronic Programmable

The electronic programmable thermostat will allow for programmed and adjustable operation of the HVAC system for reduced energy bills and increased comfort. Obtaining a manual for the thermostat is recommended.

## 6. On/Off Check

Satisfactory

The furnace system was ON/OFF tested and found to be operational under normal operating procedures (thermostat only).

## 7. Operation Noise

Satisfactory

## 8. Filter Condition

Satisfactory

The air filter should be inspected and replaced/cleaned on a regular basis. A missing or dirty air filter can prevent the proper operation of the HVAC system. The air filter is meant to protect the blower and other components of the HVAC system.

## 9. Vents/Flues

Satisfactory

The heating system's vent(s) should be inspected at least annually, such as when the unit is professionally serviced help prevent any poisonous fumes (such as carbon monoxide) from entering the home. Keeping vegetation and stored items away from the vent(s) is recommended.

## 10. Ducts/Returns/Radiators

Satisfactory

The visual inspection of the HVAC supply ducts/returns and vent covers is limited to the exterior of the accessible areas. Ducts and vent covers are not removed as part of the inspection. Some may be blocked by stored items, furniture, insulation, walls/ceilings, etc. Checking the ductwork's seams for air leakage and properly sealing any leaks with mastic or foil tape can help lower energy costs.

## 11. Non-Heated Area(s)

None

It appears that all accessible finished living spaces are heated.

## 12. Service Notes/Filter Size

Recently Serviced

The inspector noted a service record indicating service within the past 12 months. The most recent service date showed September 2017. Annual evaluation and a clean/service is recommended by a qualified HVAC professional to ensure long term and safe operation of the furnace system. A dirty, unmaintained, or inefficient heating system can be very costly to operate as well as being potentially hazardous. Routine maintenance often pays for itself in lower operating costs, fewer repair bills, and longer life of the system. The filter size is 16" x 25" x 1".

### 13. Humidifiers

None

## Air Conditioning

### 1. Air Conditioning General Statement(s)

#### Air Conditioning General Statement(s)

Air conditioning (A/C) systems can only be safely operated when the exterior temperature is 60° F or higher. If the A/C system was operated at the time of the inspection, the operation of the structure's central A/C system(s) was inspected using normal user controls (thermostat) only. In no way is any mechanical component (compressors, coils, blowers/fans, pumps, etc.) guaranteed. Determining system sizing to meet the structure's cooling needs, determining efficiency/SEER, measuring current draw, and/or making air flow/balancing measurements are beyond this inspection's scope. A qualified HVAC professional can perform these tasks. The air conditioning (A/C) system should be professionally cleaned/serviced annually per the manufacturer's recommendations to ensure safe, reliable, and efficient operation. The inspector does not disassemble these units. For more info, see <http://elizabethtown.wini.com/resources/tech-articles/cooling-tips/>

### 2. Type of Units

Central A/C

### 3. Manufacturer Specifications

2.5 Ton Unit

General rule of thumb for this area is approximately 1 ton per 600~1000 square feet of living space. Determining the adequacy of the cooling system to cool this home includes complex calculations and is considered well outside a home inspection's scope. A qualified HVAC professional can provide this service utilizing Manual J calculations.

### 4. Location of Units

Exterior/Basement

### 5. Systems Operation

Functional

The A/C system was ON/OFF tested and found to be operational under normal operating procedures (thermostat only). Per the ASHI home inspection standards, the inspection of the A/C system is a visual-only, non-invasive inspection. The inspector does not disassemble the unit.

A temperature difference (between the intake/return air and the conditioned air) of approximately 14~22° F is typical for air conditioning systems at normal conditions although very high indoor humidity levels can affect this temperature difference. Operation of the A/C system when the exterior temperature is less than 60° F is not recommended as severe damage can occur.

### 6. Service Records/Last Service

Recently Serviced

The inspector noted a service record indicating that the A/C unit was serviced in May 2017 (within the past 12 months). Most A/C system manufacturers recommend annual service and cleaning. The typical life expectancy of a central air conditioner is normally 15 years if properly maintained. The A/C compressor was manufactured in 2015 by Carrier. Routine maintenance often pays for itself in lower operating costs, fewer repair bills, and longer life of the system.

**7. Ambient Temperature at Time of Inspection**

Ambient Temperature at Time of Inspection 62

**8. Air Temperature at Outlet(s)**

Air Temperature at Outlet(s) 42

**9. Energy Source**

Electric - 240 Volts

**10. Condensing Coil Condition**

Satisfactory

The A/C system's exterior compressor unit appears to be functional. At least 24" clearance around the unit and 60" above the unit is recommended for proper operation. The unit should also be kept level in order to function properly. Regular inspection of the outside compressor unit is recommended.

**11. Power Disconnect Location**

At Compressor -

The exterior power disconnect for the compressor is located adjacent to the unit.

**12. Condensate Drain System**

Satisfactory

A condensate drain is installed and appears to be without any visible flaws. Periodic inspection and cleaning is recommended for proper function of the drain system.

## Plumbing

**1. Plumbing General Statement(s)**

Plumbing General Statement(s)

The visible and accessible plumbing fixtures, drains, pipes, etc. are inspected for function and possible leakage. Much of the structure's plumbing system is located behind wall/ceiling/floor coverings and therefore is not fully visible. Furniture, shelving, stored items, insulation, etc. may have blocked access to some of the plumbing. Underground pipes, grinder pumps, irrigation/sprinkler systems, cisterns, sink/bathtub overflows, etc. are not inspected and are excluded from this inspection. Re-verifying that all plumbing fixtures, drains, pumps, etc. are functional prior to closing is recommended. A program of regular inspection by the homeowner is recommended in order to identify any visible leaks prior to causing any substantial damage. Consideration should be given to having the underground sewer pipe(s) outside the home scoped by a licensed plumber prior to closing as hidden blockage (such as from tree roots) or damage may exist hidden from view.

**2. Size Service to Structure**

3/4 Inch

**3. Structure Pipe Material**

PEX

The visually accessible water service pipe within the structure is PEX (Cross Linked Polyethylene).

**4. Waste Pipe Material**

PVC

The visually accessible drain, waste, and vent (DWV) pipe material in the structure is PVC.

**5. Surge Bangs**

No

**6. Encrustations Evident**

No

Encrustations (readily visible deposits at the pipe connections) are an early indication of a developing leak or a past leak. There were no encrustations visible at the time of the inspection that would indicate a developing leak.

**7. Water Pipe Insulation**



# Home Inspection Details

(Italicized comments also appear in the summary report)

No

## 8. Evidence of Leaks

No

An inspection of the readily accessible sections of the plumbing water supply and waste pipes identified no visible active leaks that require repair at this time.

## 9. Interior Water Flow

Functional

The interior water flow at the faucets is at a functional level.

## 10. Exterior Water Flow

Functional

## 11. Pressure Readings Interior/Exterior

None Taken

## 12. Soft Water System

Present/Not Tested

The inspection of water softeners is outside the scope of a home inspection, however questioning the seller per the water softener is suggested. The life expectancy of a water softener is typically 10~18 years if regularly maintained, although there are exceptions on both sides. Annual maintenance is recommended.

## 13. Filter System

None Observed

## 14. Drainage and Sump Pumps

Functional

The sump pump was ON/OFF tested and found to be functional at the time of the inspection. Verifying proper operation prior to closing and performing monthly testing is recommended. Consideration may also be given to installing a battery backup system in case of basement water entry during a power outage. For more info, see: <http://elizabethtown.wini.com/resources/tech-articles/sump-pumps>

## Water Heater

### 1. Location(s)

Basement

### 2. Type

Natural Gas

The date of manufacture, as shown on the unit via the serial number on the water heater's label, showed March 2017. The manufacturer is Bradford White. The life expectancy of a water heater is typically 8-12 years from the date of installation, although hard water may shorten this life.

Gas water heaters must have a continuous source of air and fuel. Providing at least 5 feet of clearance around the water heater is recommended; combustible items (boxes, paint, plastic, etc.) should not be stored near the water heater. Starving a fossil fuel appliance of oxygen can allow it to generate carbon monoxide, which can be a hazard. Regular inspection of the gas water heater's exhaust venting is also recommended for safety reasons. Determining makeup/combustion air requirements is outside the scope of a home inspection.

### 3. Size Main/Aux (Gal)

40 US Gallons

### 4. Evidence of Leaks

None Noted

At the time of the inspection, there were no visible active leaks from the hot water tank that would indicate the tank is in need of immediate replacing. Inspecting the bottom of the hot water tank periodically for evidence of water is recommended. Stored items around the tank may have limited access.

## 5. Evidence of Encrustation

No

The inspector noted no visible encrustations at the top of the hot water tank. Encrustations are often a result of a small amount of water seeping out along the threaded connections at some time in the past. Should this occur in the future, consideration may be given to removing the connections, cleaning, taping with Teflon tape and reinstalling to prevent further deterioration that may result in a future leak.

## 6. Safety Valve

Present/Not Tested

There is a temperature/pressure relief (T&P) valve at the hot water tank, however the inspector does not test this valve since doing so may cause it to start leaking. An installed thermal expansion tank can help absorb pressure or temperature fluctuations, which sometimes cause the T&P valve to open.

## 7. Discharge Pipe

Present

There is an approved discharge pipe connected to the hot water tank's temperature/pressure relief (T&P) valve. The pipe is installed to help prevent accidental scalding in the event that the T&P valve discharges. Only hot water-rated pipe materials (not PVC) are approved for this application. T&P discharge pipes should run straight down and terminate approximately 6" above the floor, unless there is living space under the water heater. The discharge pipe must be no smaller in diameter than the relief valve and must not be threaded at the bottom (to prevent someone from possibly capping it).

## 8. Insulation Blanket

None

## 9. Insulation Rating(s)

No Visible Rating

## 10. Installation

Functional

The water heater was in functional condition at the time of the inspection. If there are no active leaks or considerable rusting on the unit, it is difficult to predict the remaining life of a water heater. Performing regular maintenance on the unit is recommended. This information is often printed on the unit itself or is available at the manufacturer's website. The installed thermal expansion tank appears to also be properly braced to framing above the water heater.