



**Prepared For:** Home Buyer

**Property Address:** 1233 Main St., Lancaster, PA 17603

**Inspector:** Matthew Steger  
**Company:** MWS, LLC  
dba WIN Home Inspection Elizabethtown  
(717) 361-9467  
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**Services Included in this Report:**

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Extended 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 INTENDED ONLY FOR THE USE OF THE PERSON PURCHASING THE HOME INSPECTION SERVICES. NO OTHER PERSON, INCLUDING A PURCHASER OF THE INSPECTED PROPERTY WHO DID NOT PURCHASE THE HOME INSPECTION SERVICES, MAY RELY UPON ANY REPRESENTATION MADE IN THE REPORT.**

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 and type of structure taken into consideration. Below is an explanation of the terms used in the report

**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.

**PRESENT:** Items marked Present were visible at the time the services were performed and were not tested or inspected due to either the type of device or access limitations.

**NOT INSPECTED:** Items marked Not Inspected may be present at the time the services were performed and were not inspected due to obstruction, weather condition or the inspection of the item is not within the scope of the services performed.

**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

## Extended Inspection

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

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

|                                    |                               |                      |
|------------------------------------|-------------------------------|----------------------|
| <b>Work Order Number:</b> 10004322 | <b>Service Date:</b> 4/2/2019 | <b>Time:</b> 1:30 PM |
|------------------------------------|-------------------------------|----------------------|

|   |
|---|
| <b>Site Address:</b><br>1233 Main St., Lancaster, PA 17603                  |
| <b>For the purpose of this inspection, the Main Entry Door faces:</b> North |

|  |  |
|--|--|
| <b>Site Information:</b><br><b>Weather:</b> 43 °F - Sunny<br><b>Approximate Year Built:</b> 2000<br><b>Structure:</b> Wood Framed<br><b>Foundation:</b> Poured Concrete<br><b>Bedrooms:</b> 4<br><b>Bathrooms:</b> 2.5<br><b>Floors:</b> 2<br><b>Occupied:</b> Yes | <b>Client:</b><br><b>Name:</b> Home Buyer<br><b>Address:</b> 12 Any Street, Lancaster, Pennsylvania 17601<br><b>Work Phone:</b><br><b>Home Phone:</b><br><b>Mobile Phone:</b><br><b>Email Address:</b> me@test.com<br><br><b>Client Present at Inspection:</b> Yes |
| <b>Buyer's Agent:</b><br><b>Name:</b> Buyers Agent<br><b>Company:</b><br><b>Address:</b><br>, PA<br><b>Phone:</b><br><b>Email:</b> buyersagent@me.com<br><br><b>Buyer's Agent Present at Inspection:</b> Yes   | <b>Seller's Agent:</b><br><b>Name:</b> Listing Agent<br><b>Company:</b><br><b>Address:</b><br>, PA<br><b>Phone:</b><br><b>Email:</b> listingagent@me.com<br><br><b>Seller's Agent Present at Inspection:</b> No  |

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

**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 handyman when contracting for work that may not be within the scope of your capabilities.

## 1. Roof - Flashing/Caulking

### Maintenance

The inspector noted a torn stack vent's rubber boot at the rear main roof. The tear can allow for water entry into the structure. Repair is recommended by a qualified roofer.

Caulking/flashing around the roof penetrations (such as stack vent boots, roof vents, etc.) should be inspected at least twice per year. Most roof flashing is covered by roof and siding materials and not visible after installation. Roof leaks are a common and yet 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.



A partially torn and lifted boot was noted at the main roof's SE corner plumbing stack vent.

## 2. Roof - Gutters/Down Spouts

### Maintenance

One or more downspouts discharge along the foundation. This is a common cause for wet basements, insect/rodent infestation, wood rot, and foundation issues. Downspouts should drain at least 4' from the foundation to help facilitate water flow away from the structure. Repair is recommended.



Multiple downspouts discharge along the home's foundation.

### 3. Kitchen(s) - Oven

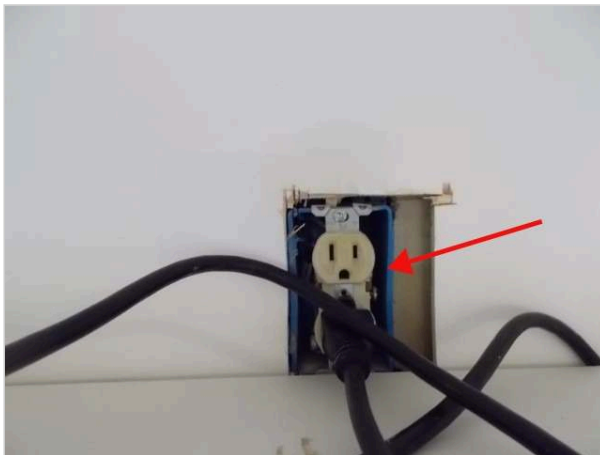
#### Attention

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/>

### 4. Electrical Service - Outlets, Switches, Junction Boxes, Lighting

#### Maintenance

A kitchen receptacle to the left of the kitchen sink is missing a cover plate. This presents a potential safety hazard. All switches and receptacles should have proper cover plates installed. Repair is recommended.



Kitchen counter receptacle (to the left of the sink) is missing a receptacle cover plate.

### 5. Plumbing - Evidence of Leaks

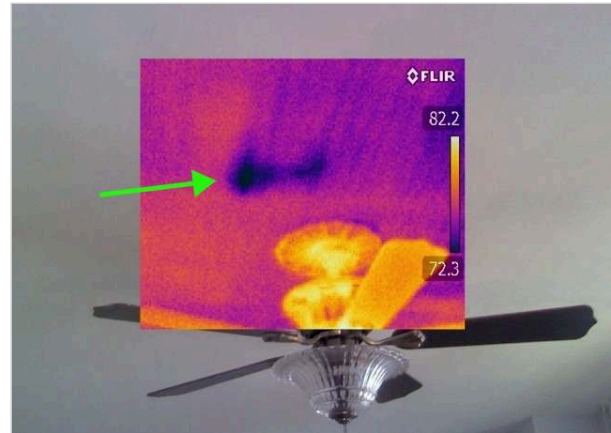
#### Yes

The inspector has found plumbing leaks under the master bathroom's sink and on the dining room ceiling (near the ceiling fan). The dining room ceiling leak appears to be directly below the master bathroom's shower stall. This leak was found initially using an infrared camera and the leak area was confirmed to be saturated (100% moisture content) using a moisture meter. Consulting a licensed and qualified plumber is recommended for repair.





Leak was noted at the master bathroom sink's drain pipe.



Active leak was noted on the dining room ceiling below the master bathroom's shower stall.

## 6. Water Heater - Discharge Pipe

None

There is no discharge pipe connected to the hot water tank's T&P relief valve. An approved hot water-rated pipe (such as copper) should be connected to the temperature and pressure (T&P) relief valve and extended to approximately 6" above the floor to help prevent accidental scalding in the event that the T&P valve discharges. Consult a licensed plumber for repair.

PVC is not a hot water-approved pipe material and should not be used as a T&P overflow discharge pipe. 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 capping it).



The water heater's T&P valve lacks its required discharge pipe.

# 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 the visible/accessible areas of ground around the immediate exterior perimeter of the foundation. Vegetation may have limited visual access to the structure, its foundation, etc. in some areas. A visual home inspection does not attempt to determine drainage performance of the site; viewing the property during/after a heavy rainfall would likely be needed. Systems/components below the grade surface are excluded from this inspection since they can not be viewed/inspected.

### 2. Foundation Material(s)

Poured Concrete

### 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 likely limited visual access to some areas.

### 4. Site Drainage

Satisfactory

The exterior perimeter grading should pitch slightly away from the structure to help prevent water accumulation near the foundation. Monitoring the perimeter 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 makes contact with the structure at various areas. Vegetation should be kept trimmed away at least 24" from the structure and at least 10' from the roof to help prevent damage to siding/trim materials, roof coverings and gutters, etc. and to help prevent pest infestation.

### 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)**  
None

**Exterior Structure**

**1. Flat Surface Material(s)**

Vinyl & Brick

The structure's exterior surface material is comprised of vinyl siding and brick.

**2. Siding Condition**

Functional

The overall condition of the masonry and siding surfaces is considered as functional at this time. Small cracks in the masonry are not uncommon and, since the masonry (a veneer) is not structural but simply a siding material, small cracks most often are simply due to minor settlement of the structure. Regular inspection (for masonry cracks, etc.) is recommended; keeping any visible cracks sealed will help prevent potential water or insect entry.

**3. Painted Surfaces**

Satisfactory

Exterior wooden surfaces should be kept well painted or capped to help prevent rot and insect infestation. Rotted wood attracts insects and may allow for water entry into the structure.

**4. Caulking Structure**

Functional

Caulking at areas such as doors/windows, siding junctions, wire/pipe penetrations, around the electric meter, etc. should be regularly maintained to help prevent water and insect entry. This is considered regular maintenance.

**5. Double Pane Seals/Insulating Windows**

Functional

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

**6. Window Glass**

Satisfactory

**7. Window Screens**

Satisfactory

**8. Storm Windows**

N/A

**9. Display Lights**

Test OK

**10. Exterior Columns/Support structures**

Satisfactory

**Attached Garage**

**1. Size**

2 Car

**2. Garage Door(s)**

Functional

Garage doors are the largest moving object in most homes and can cause injury (or death) if improperly installed and/or maintained. Quarterly inspection of the wheels, track, spring(s), door operation, opener safety feature(s), etc. as well as lubrication of the garage door wheels and track is recommended proper 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. A properly adjusted and balanced spring system will help manually raise the garage door and keep it in any position.

**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 in the garage. 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. may have limited the extent of the visual inspection. The inspector recommends inspecting 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/or 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). Proper fire-separation will 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. For more info, see: <http://elizabethtown.wini.com/resources/tech-articles/garage-firewalls/>

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

Functional

The garage mandoor into the structure appears to be fire rated. This helps provide firewall protection in the event of a garage fire. Garage mandoor into living space must be fire-rated (such as steel or solid wood at least 1 3/8" thick) for safety reasons.

### 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 may have been blocked by stored/personal items.

## Patios/Decking/Porches

### 1. Concrete Slab

Satisfactory

There is a front concrete patio. Sealing patio joints, as needed, is recommended to help prevent water intrusion.

### 2. Railings

Satisfactory

### 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. Electrical Service

Yes

There is, at least, one electrical receptacle at the structure's exterior.

### 5. Weather Protected Outlet(s)

Yes

### 6. Cover/Enclosure

Yes

The front patio is covered.

## Decks

### 1. Surface(s)

Composite

The deck surface is constructed with a composite material with wooden support members underneath.

Periodically sealing the exposed wooden components (posts, beams, etc.) is recommended to help prevent insect infestation, water intrusion, and fading/cracking due to sun exposure.

### 2. Railings

Functional

The guard railings are in satisfactory condition. They may occasionally loosen over time. The inspector recommends regular inspection of the guard railings for safety reasons and repair as needed. Guard railings should be constructed with openings no greater than 4" and the guard railing height should be at least 36".

### 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

Wood Supports

The visually accessible deck wood support columns/piers appear to be in functional condition at this time. The portion of the support structure below grade and/or out of view can not be inspected. Downspouts, sump pumps, and grading should discharge away from the deck and vegetation should be kept trimmed well away from the deck. Regular inspection of the deck structure is suggested as framing/hardware can come loose over time. For more info, see: <https://elizabethtown.wini.com/resources/tech-articles/deck-inspections/>

## 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), flashing, etc.) is based upon the visually accessible components as of the time 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 guarantee. 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 covering. Most roofs are only designed to be water-resistant, not water-proof. Any roof covering ages provided below are rough estimates based upon their visible current condition such as any observed wear.

### 2. Roof Cover Material(s)

#### Asphalt Shingles

The roof covering is asphalt shingles.

### 3. Roof Type

#### Pitched - Gable

### 4. Moss/Mildew

#### Yes

# Home Inspection Details

(Italicized comments also appear in the summary report)

The inspection of the roof has identified a small amount of mildew/algae in places. It is considered cosmetic, however, considerable mildew/algae build up on a roof can cause damage over time if allowed to continue. Products are available to curtail and help prevent future roof algae growth. These products can be purchased at a local home improvement center. Shingles are available as well that contain an algae resistant material. If attempted, only gentle means should be tried as damage to the shingles may occur if the mildew/algae is removed too aggressively.

## 5. Debris on Roof

None

There was no visible debris build up on the visible roof surfaces at the time of the inspection. Debris (leaves, branches, etc.) should be cleaned off the roof surfaces on a regular basis as a maintenance recommendation. Leaves, branches, or other materials should be removed and/or trimmed away from the roof at least 10'.

## 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 19 years old (original) 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

Maintenance

*The inspector noted a torn stack vent's rubber boot at the rear main roof. The tear can allow for water entry into the structure. Repair is recommended by a qualified roofer.*

*Caulking/flashing around the roof penetrations (such as stack vent boots, roof vents, etc.) should be inspected at least twice per year. Most roof flashing is covered by roof and siding materials and not visible after installation. Roof leaks are a common and yet 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

Maintenance

*One or more downspouts discharge along the foundation. This is a common cause for wet basements, insect/rodent infestation, wood rot, and foundation issues. Downspouts should drain at least 4' from the foundation to help facilitate water flow away from the structure. Repair is recommended.*

## 12. Indications of Leaking

No



# Home Inspection Details

(Italicized comments also appear in the summary report)

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. Questioning the seller about any prior roof leaks (and related repairs made, if any) is suggested.

**13. Skylight(s)**

None

**14. Roof Evaluated From**

Walk Surface

The roof cover was evaluated by walking its surface.

**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.

**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 material 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. 13" of blown-in cellulose insulation (approx. R-45). When installed properly, insulation will help lower utility bills and increase interior comfort. The attic access location should also be insulated as it is a common location for heat loss/gain. For reference, R-49 attic insulation is required in new construction (as of 1 Oct. 2018); R-30 was standard for attics when the home was built, however.

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 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

The underside of the visible roof structure appears to be in satisfactory condition.

**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. Bathroom(s)/Washroom(s) General Statement(s)**

Bathroom(s)/Washroom(s) General Statement(s)

The accessible bathroom fixtures (sinks, bathtubs, showers, and toilets) are tested for function. The visually accessible plumbing for these fixtures is also inspected, however, most of which is hidden within walls or flooring. Bidets, steam showers, mixing valves, saunas, etc. are not tested. Shower pans are not tested since this requires weight be applied to the shower stall while running water for a period of time. Our inspection of interior areas includes the visually accessible areas of walls, floors, cabinets and closets, windows, and doors. Floor coverings (rugs or carpets), stored items, furniture, etc. are not moved.

# Home Inspection Details

(Italicized comments also appear in the summary report)

## 2. Floor Cover

Satisfactory

The visually accessible bathroom floor coverings are satisfactory, although carpet or rugs may have limited access. Bathroom floor coverings should provide a water-proof surface. Carpeting is not a recommended bathroom floor cover since it will absorb water and is not water resistant.

## 3. 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.

## 4. Basin(s)/Fixtures

Functional

## 5. 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.

## 6. Tub(s)

Functional

## 7. Tub Fixtures

Functional

## 8. 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.

## 9. 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.

## 10. Shower Head(s)

Functional

## 11. Shower/Tub Enclosure(s)

None

## 12. Water Resist Cover Wall Cover

Satisfactory

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

## 13. 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.

## 14. 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.

## 15. 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. 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.

### 2. Smoke Detector(s)

Satisfactory

The structure has multiple smoke detectors installed. Accessible smoke detectors are tested for power only; they are not tested for detection of smoke/fire. 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. Smoke detectors should be tested for power on a monthly basis and should be replaced after 10 years of service; checking the manufacture dates on the installed smoke detectors is recommended. For more info, see:

<http://elizabethtown.wini.com/resources/tech-articles/smoke-detectors/>

### 3. Carbon Monoxide Detector(s)

Present

There are multiple carbon monoxide (CO) detectors installed in the structure. The units were tested for power only; these units are not tested for detection of CO. It is estimated that 15,000 injuries or deaths are attributed yearly in the US to carbon monoxide poisoning. Carbon monoxide detectors (meeting UL standard 2034) are recommended in all homes. Generally, older carbon monoxide detectors should be replaced every 5~7 years whereas most newer ones are good for 10 years; checking the manufacture dates on the installed CO detectors is recommended. Testing for carbon monoxide within the structure is beyond the scope of a home inspection.

### 4. Alarm/Security System

None

### 5. Windows, Latches/Locks

Functional

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

### 6. Asbestos Noted

N/A

The detection of or testing for asbestos is outside the scope of a home inspection. Asbestos was used in many products (plaster, siding, pipe wrapping, floor tiles, ceiling materials, insulation, caulking, etc.) in some homes into the 1980s and possibly later in some areas. For further information regarding asbestos, visit: <http://www.epa.gov/asbestos>

### 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**

## Limited Access

Due to basement ceiling insulation, portions of the main level's floor joists were not visually accessible. The inspector does not move insulation to perform the inspection.

**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 were 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**

## Attention

*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 (listed below) are ON/OFF tested to confirm their primary basic 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 temperatures/timers are not checked or calibrated for accuracy. No guarantee of any appliance is given nor implied. Reconfirming prior to closing that each included appliance is still functional and obtaining the appliances' 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

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 32~40°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. Solid Fuel/Gas Logs/Gas Appliance

#### Gas Fireplace

The home's gas log fireplace operates using normal controls (ON/OFF tested). Annual inspection of the gas fireplace system, fuel supply line, etc. is recommended by a qualified fireplace professional for safety reasons. The inspector does not disassemble fireplaces or operate gas valves. Determining proper clearances and proper installation per the manufacturer's specifications is not considered part of this inspection as there are many types of these fireplaces and each has its own installation requirements.

Obtaining the unit's manual is recommended. It is important to read the operating instructions prior to use for safe operation and care. Installing a carbon monoxide detector near the gas fireplace is suggested. For more information about fireplace/stove maintenance, please see: <http://www.fireplaces-fireplaces.com/>

### 2. Exterior Chimney(s) Condition

#### N/A

The fireplace is direct vented to the home's exterior; there is no chimney. Annual inspection by a qualified fireplace/chimney professional is recommended for safe use of the fireplace. Ensuring that the exterior exhaust vent does not get blocked by vegetation, stored items, etc. is recommended.

### 3. Flue Dampers

#### N/A

### 4. Flue Condition

#### Not Visible

The interior of the gas fireplace's flue was not visible to the inspector. The flue direct vents to the exterior. Having the gas fireplace's flue checked during the heating system's annual professional clean/service is suggested.

### 5. Rain Cap/Spark Arrestor

#### Satisfactory

There is a rain cap/spark arrestor installed to help prevent rain water, rodents, animals, and debris from entering the chimney/flue.

### 6. Location

#### Family Room

## Utility Services

### 1. Electrical Services

#### Underground

### 2. Overhead Service Lines

#### N/A

### 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**

No

**10. Service Shut Off(s)**

At Meters

**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.

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, etc. likely limited the visual inspection of the basement 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; laundry appliances are not moved as part of the inspection.

**2. Location**

Main Level

Due to the laundry area being located adjacent to living space, installing a pan and a pan drain under the washing machine is recommended in case the washing machine were to overflow.

**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**

No

The inspector noted only a 120 Volt outlet receptacle and natural gas service for the operation of a gas clothes dryer. To use an electric clothes dryer, a 240 Volt receptacle would be required.

**7. Drain(s)**

Present - Not Tested

**8. Laundry Basin**

None

**9. Dryer Ventilation System**

Satisfactory

The visually accessible clothes dryer vent is satisfactory. Only UL 2158A listed rigid metal or semi-rigid 4" metal duct (with a smooth interior finish) should be used for the clothes dryer vent. The transition duct (connects the dryer to the vent) must be a single piece also meeting UL 2158A, be no longer than 8', and not run into concealed places. 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; inquiring with the seller about when the dryer vent was last cleaned is suggested. Dryer vents within walls/ceilings or behind insulation are not visible. For more info, see: <http://elizabethtown.wini.com/resources/tech-articles/clothes-dryer-vents/> and <http://www.cpsc.gov/cpscpub/pubs/5022.pdf>

**10. Floor Condition**

Satisfactory

**Electrical Service**

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

Electrical Service General Statement(s)

The visible and accessible electrical system components (receptacles, switches, wiring, junction boxes, breaker panels, etc.) are inspected. The components behind wall/ceiling/floor coverings, furniture, shelving, stored items, insulation, structural components, ductwork, plumbing, or underground are inaccessible and are, therefore, excluded from the inspection. Electric generators, solar panels/generation systems, and their related equipment are excluded. 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

From what the inspector could identify, the structure's small branch circuit electrical wiring is copper. Multi-strand aluminum feeds some or all of the larger current-drawing appliances. Both are standard wire types in modern construction.

**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. Monthly testing of all GFCI devices is recommended to ensure they will trip/reset when tested.

**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. Service Bonding**

Yes

The inspector verified visually that the home's CSST natural gas piping appears to be properly bonded. Most areas require metal water and natural gas pipes be bonded to the home's electrical system for safety reasons. CSST manufacturers also list bonding as an installation requirement. Bonding helps prevent a potential shock hazard due to the CSST gas pipes becoming electrically energized or being potentially damaged due to a nearby lighting strike.

For more information about gas pipe bonding:

[www.toolbase.org/pdf/techinv/csst\\_lightningconcerns.pdf](http://www.toolbase.org/pdf/techinv/csst_lightningconcerns.pdf)

[www.csstsafety.com/Images/CSST-Direct-Bonding-Tech-Bulletin.pdf](http://www.csstsafety.com/Images/CSST-Direct-Bonding-Tech-Bulletin.pdf)

[www.csstfacts.org/csst-faqs.aspx](http://www.csstfacts.org/csst-faqs.aspx)

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

Maintenance

*A kitchen receptacle to the left of the kitchen sink is missing a cover plate. This presents a potential safety hazard. All switches and receptacles should have proper cover plates installed. Repair is recommended.*

## 16. Wire Method

Romex/NM Cable

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

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

Not Present

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 heating component (compressors, burners, coils, blowers/fans, pumps, humidity control units, humidifiers/dehumidifiers, etc.) guaranteed. Heat exchangers, heat recovery units (HRVs) and UV lamps are not inspected. Determining system sizing to meet the structure's heating needs, determining efficiency, determining air or water flow/balancing, taking backdraft measurements, and determining makeup/combustion air requirements are all well beyond this inspection's scope. A qualified HVAC professional can perform these tasks.

### 2. System Type(s)/Info

Gas Fired Furnace

The furnace was manufactured by Carrier in 2018. The life expectancy of a gas fired furnace is typically 15-20 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.

# Home Inspection Details

(Italicized comments also appear in the summary report)

**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 vents (2) 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 vents 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. Most of the ductwork is hidden behind walls/ceilings/flooring and insulation and is not visible. 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**

New

The furnace system is 2 years old or less and is considered still relatively new. The air filter is 16" x 25" x 5" in size.

HVAC systems need service and cleaning by a qualified HVAC professional on a regular basis, annually is recommended, as a health and safety consideration. Routine maintenance often pays for itself in lower operating costs, fewer repair bills, and longer life of the system. The inspector recommends signing up with a local qualified HVAC professional for an annual service plan starting before the next heating season.

**13. Humidifiers**

Present

The heating system has a humidifier installed, however inspection of such is considered outside the scope of a home inspection. Humidifiers are considered a specialty system. The humidifier should be serviced/cleaned annually when the HVAC system is professionally serviced. The lack of annual maintenance of humidifiers can lead to possible mold issues.

## Air Conditioning

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

Air Conditioning General Statement(s)

Air conditioning (A/C) systems are inspected/operated only if the exterior temperature is 60° F or higher. A/C systems are inspected using normal user controls (thermostat) only. A/C system components (compressors, coils, blowers/fans, pumps, refrigerant, etc.) are not 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 each well beyond this inspection's scope. A qualified HVAC professional can perform these tasks. For more info, see: <https://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

The inspector recommends regular inspection of the outside compressor unit for excessive rust, damaged fins, etc.

**5. Systems Operation**

Not Tested

The A/C system could not be tested due to the exterior temperature being below 60° F. Running the A/C below this temperature is not recommended as severe damage can occur.

**6. Service Records/Last Service**

New

The A/C compressor was manufactured in 2018 by Carrier; the unit is still considered new. Annual service/maintenance is recommended per manufacturer recommendations. The typical life expectancy of a central air conditioner is normally 15 years if properly maintained. 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 n/a

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

Air Temperature at Outlet(s) n/a

**9. Energy Source**

Electric - 240 Volts

**10. Condensing Coil Condition**

Visually Satisfactory

The A/C system's exterior compressor unit appears to be in satisfactory condition visually, although due to exterior temperature (less than 60° F), the A/C system could not be run. It is recommended that vegetation be kept trimmed away from interfering with the operation of the unit on all sides. At least 24" clearance around the unit and 60" above the unit is recommended for proper operation.

**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. An installed condensate pump was observed but did not run while the inspector was in the area of the HVAC equipment.

**Plumbing**

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

Plumbing General Statement(s)

The visible and accessible plumbing fixtures, drains, pipes, etc. are inspected for function, leakage, etc. Most of the plumbing system is located within walls, ceilings, etc. Furniture, shelving, stored items, insulation, ductwork, etc. may have blocked access to some of the plumbing. Underground pipes, grinder pumps, irrigation/sprinkler systems, cisterns, sink/bathtub overflows, in-ground and in-floor drains, 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 supply plumbing within the structure is PEX (Cross Linked Polyethylene).

**4. Waste Pipe Material**

PVC, ABS

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

**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**

No

**8. Evidence of Leaks**

Yes

*The inspector has found plumbing leaks under the master bathroom's sink and on the dining room ceiling (near the ceiling fan). The dining room ceiling leak appears to be directly below the master bathroom's shower stall. This leak was found initially using an infrared camera and the leak area was confirmed to be saturated (100% moisture content) using a moisture meter. Consulting a licensed and qualified plumber is recommended for repair.*

**9. Interior Water Flow**

Functional

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

**10. Exterior Water Flow**

Functional

One or more exterior water spigots were ON/OFF tested only momentarily to verify exterior water service. Unless a Flow/Volume test was performed, the exterior spigots were not tested for an extended time.

**11. Pressure Readings Interior/Exterior**

None Taken

Determining the home's water pressure and flow is outside the nationally accepted scope of a home inspection. This inspection company does offer this service as an Add-On service, however.

**12. Soft Water System**

None

**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. Manually testing the pump monthly and ensuring there are no items in the sump pit which could prevent suction and/or operation of the pump is suggested. Consideration may also be given to installing a battery backup system in case of basement water entry or accumulation 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 2015. The manufacturer is A.O. Smith. 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)**

50 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.



# Home Inspection Details

(Italicized comments also appear in the summary report)

## 7. Discharge Pipe

None

*There is no discharge pipe connected to the hot water tank's T&P relief valve. An approved hot water-rated pipe (such as copper) should be connected to the temperature and pressure (T&P) relief valve and extended to approximately 6" above the floor to help prevent accidental scalding in the event that the T&P valve discharges. Consult a licensed plumber for repair.*

*PVC is not a hot water-approved pipe material and should not be used as a T&P overflow discharge pipe. 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 capping it).*

## 8. Insulation Blanket

None

## 9. Insulation Rating(s)

No Visible Rating

## 10. Installation

Functional

The hot water tank 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 hot water tank. 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.