

- Home Inspection Analysis Report -

Inspection performed by: **Real Estate Inspection Services**

1016 East 35th Street
Erie, PA 16504-1830
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The contents of this report are confidential and are supplied solely for use by the clients/customers as listed below.

	Customer:	Bill To Customer:
Name:	Betty Buyer	Betty Buyer
Address:	101 Gotago Way	
Home Phone	(814) 555-5555	
Cell Phone	()	
Work Phone	()	
E-mail:	bebuy@usoldit.com	

Inspection Site: 202 Moovinson Lane
Erie, PA 16500

Date / Time: 05/01/05
01:00 pm

	Buyers Agent:	Listing Agent:
Name:	Sally Sellsem	Lucy Listsem
Company:		
Phone:		
E-mail:	sallys@imarealtorerie.com	

Special Instructions: Access by key in lock box

Inspection Fee: \$ 250.00

Signed: _____ Date: _____
INSPECTOR SIGNATURE

CONDITIONS AT TIME OF INSPECTION

- | | | |
|--------------------|---|--|
| 1. DATE | 05/01/06 | |
| 2. TIME | 09:00 am | |
| 3. TEMPERATURE | 50 to 55 degrees | |
| 4. WEATHER | Mostly cloudy and windy with periods of sleet / drizzle | |
| 5. WEATHER | (Previous 3 Days) | Seasonable to cooler than average temperatures – partly to mostly cloudy and dry |
| 6. SOIL CONDITIONS | Wet | |
| 7. HOUSE OCCUPIED | Yes | |
| 8. OTHERS PRESENT | Yes | WHO? Buyers, buyers family members, buyers realtor |

PROPERTY DESCRIPTION

- | | | |
|--|------------------------------|--|
| 1. BUILDING TYPE | Two story single family home | |
| 2. ESTIMATED AGE | 70 years | How Verified – Information from Multi-list sheet |
| 3. BEDROOMS | Four | |
| 4. BATHROOMS | Full: Two | Half: One |
| 5. MAIN ENTRANCE FACES | East | |
| 6. UTILITY STATUS | On | |
| 7. FOUNDATION | Basement | |
| 8. GARAGE | Attached | |
| 9. WATER SOURCE | Public | |
| 10. SEWAGE DISPOSAL | Public | |
| 11. SELLERS DISCLOSURE INFO. AVAILABLE | Yes | |

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Scope of Inspection Services

YOU ARE ADVISED TO READ THIS SCOPE OF INSPECTION SERVICES CAREFULLY. IF YOU HAVE ANY QUESTIONS, YOU SHOULD CONTACT THIS INSPECTION SERVICE IMMEDIATELY.

1. Scope of Inspection:

The scope of this inspection is limited to the visual examination of the safe and readily accessible portions of the structure and permanently attached kitchen appliances. The inspection performed is not intended as a substitute for a seller's disclosure statement.

NOTE: THE INSPECTOR IS NOT REQUIRED TO MOVE FURNITURE, CARPETING, INSULATION, OR OTHER MATERIALS OR BELONGINGS IN ORDER TO PERFORM THE INSPECTION. THIS INSPECTION DOES NOT COVER ITEMS OR CONDITIONS THAT MAY BE DISCOVERED ONLY BY INVASIVE METHODS. NO REMOVAL OF MATERIALS OR DISMANTLING OF SYSTEMS SHALL BE PERFORMED UNDER THIS INSPECTION.

2. The following is not within the scope of this inspection:

- a) Building code or zoning ordinance violations
- b) Structural integrity
- c) Geological stability or ground conditions of site
- d) System design problems, functional adequacy, operational capacity, quality or suitability for a particular use of items inspected.
- e) Termites, wood destroying insects and dry rot
- f) Engineering, scientific or specialized technician tests or reading or evaluations
- g) Fireplace draft
- h) Asbestos, radon, lead based paint, mold/mildew and or other environmental hazards
- i) Cosmetic items such as minor scratches, scrapes, dents, cracks, stains, soiled or faded surfaces
- j) Home warranties, system warranties, and component warranties

Inspection by invasive means and reports covering items (a) through (j) above, are available through this inspection service under separate direction and contract.

Report prepared by Real Estate Inspection Services, Erie, PA 16504-1830

Explanation of Terms

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

TERMS:

SATISFACTORY: Any item marked as satisfactory appears to be in useable condition. Cosmetic blemishes and minor damage that does not significantly affect the use of the item or system may be classified as satisfactory.

MAINTENANCE The components inspected needs some level of service, whether it is minor maintenance/repair and or possibly some other care. Although usable, it may be advisable now or in the near future to give routine or restorative care and repair to extend the useful life of the item so classified. The inspector may also have determined that the inspected system/item is in need of maintenance in order to prevent further damage or deterioration. Maintenance or other service may be required to provide correct function.

ACTION REQUIRED: Items marked action required appear to be in need of immediate attention. Delay in maintenance or repair of these items may result in a dramatic shortening of the life expectancy of the item, have immediate negative effect on other related systems, or be a potential safety hazard. Often action is advisable on these items prior to or shortly after moving into the home.

ATTENTION: Items may be listed that may not currently require service/remedial work but are conditions the inspector feels should be brought to the attention of the homebuyers.

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

Inspection Standards and Exclusions

1. Inspection Standards:

This inspection report expresses the personal opinion of the inspector who prepared this report. The purpose of the inspection is for the Customer to be informed of as many conditions as possible within the brief periods of the time allotted for the inspection. Customer has no expectation of being notified of all conditions which are not reported. This inspection service is not responsible for any condition affecting any system or component which occurs subsequent to the inspection or is intermittent and not detectable during the inspection. This report is based on the standards of the National Association of Certified Home Inspectors (NACHI), National Association of Home Inspectors (NAHI), the American Society of Home Inspectors (ASHI) and the. The inspection service has a website address that could direct your to a copy of these standards if they would need to be obtained (www.NACHI.org).

2. Exclusions:

Excluded is an inspection of any systems or items not included in the Inspection Report including, but not limited to, the following:

Any information pertaining to manufacturers recalls of any component, detached buildings or equipment, low voltage systems, swimming pools, saunas, spa, whirlpool, and hot tub systems, electrostatic precipitators or electronic air cleaners or filters, septic systems, any component or system which is underground, private water systems or equipment, wells and well pumps, cisterns, fountains, water quality or volume, water conditioning systems, central vacuum systems, landscaping, irrigation systems, active and passive solar systems, soils or soil contaminations, security systems and any inspection or testing for any toxic or dangerous substances including asbestos, lead, mold/mildew or gases, radon and formaldehyde, other than gases typically used as fuel for home heating systems, or any system or item not included in the Inspection Report.

3. Report Prepared For The Customer Exclusively:

The Inspection Report is not intended for use by anyone other than the customer. No third party shall have any right arising from the Inspection Report. The customer's request that this Inspection Service release copies of the Inspection Report shall be at the customer's risk with respect to the contents of this paragraph. In consideration of the furnishing of the Inspection Report to third parties, the customer shall agree to indemnify and hold harmless this Inspection Company and its inspectors for all costs, expenses, legal fees, awards, settlements, and judgments in any legal proceeding brought by any third party who claims that he/she relied on representations made in such Inspection Report and was damaged thereby.

Report Prepared by Real Estate Inspection Services, Erie, PA 16504-1830

SUMMARY REPORT SECTION

It is the inspectors opinion, that the items, components, etc. listed on the following page(s) fall into one or more of the following categories:

- 1) **Action Required Items**
Immediate action is needed (repair, replacement, or other control measure) to provide safe conditions, prevent conditions conducive to damage, deterioration, etc.
- 2) **Maintenance Items**
Some level of service is recommended - maintenance, minor repair, etc. or some restorative type work may be needed.
- 3) **Attention Items**
Items that may not currently require service/remedial work but are conditions the inspector feels should be brought to the attention of the homebuyers.

It is the inspectors opinion that the person(s) responsible for the overall care and maintenance of a home have the experience and knowledge with a particular area of concern if self help service/repairs are to be completed.
If not, it is recommended that a company/contractor that does specialize be contacted to evaluate the affected conditions, provide competitive estimates and or perform necessary repair, replacement and or other service as deemed necessary.

ACTION REQUIRED REPORT

It is the inspectors opinion, that the items, components, etc. listed on the following page(s) are in need of immediate attention (repair, replacement or other service) in order to provide safe conditions, prevent conditions conducive to damage, deterioration, etc.

STRUCTURE

SMOKE DETECTORS

Action Required

One or more of the smoke detectors installed are not functional. It is recommended that properly operating smoke alarms that provide adequate coverage throughout the home be in place at all times and maintained for safety reasons.

PATIOS / DECKING

DECK / PATIO ROOF COVER CONDITION

Action Required

The roof system over the rear deck area is leaking and in the opinion of the inspector, in need of replacement. It is recommended that qualified roofing contractors be contacted to evaluate current conditions and to provide competitive estimates for necessary remedial work.

MAINTENANCE REPORT

The items listed on the following page(s) are considered areas of concern. This list includes items that, in the opinion of the inspector, need of some level of service - maintenance, minor repair, etc.

ON-SITE CONDITIONS

DRIVEWAY / WALKWAYS / SIDEWALKS

Maintenance

There are locations where the older sidewalks have suffered age/exposure related damage (heaving, settling and or cracking). Consideration should be given to repairing or replacing the affected concrete in order to provide a more serviceable condition and or for safety reasons.

STRUCTURE PERIMETER EXTERIOR

FOUNDATION PERIMETER - SITE DRAINAGE

Maintenance

There are locations near the south side of the home where the landscaping and or site drainage appears to need some level of attention in order to provide conditions that will allow storm water to flow away from the perimeter of the homes foundation walls.

VEGETATION CLEAR FROM STRUCTURE

Maintenance

There is vegetation (trees, shrubbery, etc.) in contact with the exterior of the structure. It is typically recommended that all vegetation be trimmed 6" to 12" away from the structure to eliminate potential entry points for insects and the potential for damage to occur.

EXTERIOR STRUCTURE

PAINTED SURFACES

Maintenance

There are locations on wood surfaces at a number of windows units, roof eave areas and at the overhead garage door where the paint is loose, peeling, flaking or in an otherwise deteriorating condition. The affected surfaces should be considered for touch-up, minor repair and or re-finishing prior to the occurrence of damage and to provide a more pleasing look.

WINDOWS

WINDOW GLAZING

Maintenance

There are locations at one or more of the older window units where the glazing putty material has suffered age/exposure related deterioration. The affected glazing/putty material should be repaired or replaced as needed in order to provide desired protection and a more serviceable condition.

MAIN ENTRY DOOR

WEATHER STRIP

Maintenance

The weather strip material at the front entry door is loose/not properly secure. The need for repair or replacement is indicated in order to provide desired protection from the exterior elements.

ALTERNATE EXTERIOR DOORS

FUNCTION / OPERATION

Maintenance

The rear entry door sticks in the closed position and is difficult to open. The need for adjustment or repair is indicated in order to provide desired service.

ROOF SYSTEM

GUTTERS / DOWNSPOUTS

Maintenance

There are leaves, branches or other debris in the gutters. This debris should be removed to provide for intended function of the gutter/downspout system.

HEATING SYSTEM

FILTER CONDITION

Maintenance

The heat system filters are in need of changing or cleaning.

RECOMMENDATIONS - SERVICE / REPAIR

Maintenance

A light to moderate accumulation of dust, dirt or other debris was visible on the interior of the furnace unit. This is an indication that the heating system has not been provided with professional service recently or on a regular basis.

Manufacturers of heating systems recommend that furnaces be inspected and serviced by a qualified heating contractor on a regular basis and or prior to each operating season. Due to conditions noted at the time of the inspection and no service records being available, it is the inspectors opinion that the heating system at the subject property be provided with manufacturer recommended service prior to the next cold weather season.

AIR CONDITIONING SYSTEM

RECOMMENDATIONS - SERVICE / REPAIR

Maintenance

Manufacturers of air conditioning units recommend that these systems be inspected and serviced by a qualified HVAC contractor on a regular basis and or prior to each operating season. As there were no service records available, it is the inspectors opinion that the cooling system at the subject property be provided with manufacturer recommended service prior to use.

ELECTRICAL SYSTEM

POSSIBLE WIRE-OVER CURRENT COMPATIBILITY

Maintenance

The inspector noted one or more double tapped breaker circuits in the service panel. It is not recommended that breaker circuits be double tapped unless a special breaker or connector designed to hold two wires is used. The inspector recommends that special breakers or connectors be installed at the affected wire(s) for safety reasons. It may be necessary to use the services of a qualified electrician.

UTILITY BASEMENT

LIGHTING

Maintenance

One or more of the light fixtures in the basement are not functional and or the lighting currently in place does not provide adequate coverage.

Lighting that provides adequate coverage throughout the basement should be established for serviceability and safety reasons.

BATH

BASIN DRAIN

Maintenance

The sink drains slowly and appears to partially blocked with debris. The plumbing in this area should be cleaned and or repaired. Clogs may have to be removed by professionals.

TOILET

Maintenance

The toilet is loose at its mounting point on the floor. It is recommended that this toilet be removed and properly re-set prior to the occurrence of damage.

FIREPLACE / WOOD STOVE - CHIMNEY

FIREPLACE / WOOD STOVE – FIRE PIT

Maintenance

Areas of the brick work on the interior of the fire pit was found to have loose, missing or otherwise deteriorated mortar. The need for maintenance or repair is indicated.

FLUE DAMPER

Maintenance

The fireplace flue damper was not functional at the time of the inspection. It can be hazardous to operate a fireplace without a properly operating damper system. The need for maintenance or repair is indicated.

EXTERIOR CHIMNEY CONDITION

Maintenance

Age/exposure related deterioration/damage was noted to have occurred to masonry components of the chimney. Loose masonry and or mortar can cause additional damage. It is recommended that proper maintenance or repair be performed to provide intended protection from the elements. It may be necessary to use the services of an experienced/qualified contactor.

ATTENTION REPORT

The following attention report comments relate to items, components, conditions at the home where, in the opinion of the inspector, there may not currently be a need for service but are conditions that the inspector feels should be brought to the attention of the home buyers.

STRUCTURE

INSULATION TYPE / LOCATION / AMOUNT

Fiberglass

Fiberglass batt insulation, with an approximate average thickness of 3 1/2", was found to be installed above the 2nd floor living area ceilings in the attic.

Attention

The amount of insulation in place, by today's standards, would not be considered adequate. It is the inspector's opinion that consideration should be given to installing additional insulation in order to maximize the insulation potential in the home. An adequate amount of properly installed insulation can help to enhance the efficiency of the heating and cooling systems as well as provide a higher level of comfort in the home year round.

For additional evaluation or information, a qualified insulation contractor should be contacted.

WINDOWS

DOUBLE PANE SEALS - INSULATING WINDOWS

Attention

The inspector found a window where the seal in the double pane glass appears to have failed (west side of south wall). This condition does not affect the overall function of the window and reduces its insulating value only slightly.

Consideration may be given to replacing the window, not from a functional standpoint, but for aesthetic reasons.

SCREENS

Attention

There are one or more windows where screens are missing/not in place. If information is needed regarding the location and or availability of screens for the affected windows, the sellers of the home should be contacted.

ROOF SYSTEM

COVER MATERIAL CONDITION

Satisfactory

In the opinion of the inspector, the roof cover material on this structure is approximately 20 years old and appears to be in satisfactory condition.

The material used on this roof likely had a life expectancy of 20+ years from the date of installation. Therefore the roof cover material should provide at least a few years of additional protection before recovering would need to be considered.

Attention

The inspector feels it is noteworthy to mention that there are locations where the roof shingles have suffered age/exposure related deterioration (cupping, lifting, granule loss, etc.). These shingles do not appear to require immediate repair but should be monitored/inspected periodically in order to determine if there would be a need for remedial work.

ROOF SYSTEM (cont.)

INDICATIONS OF LEAKING

Attention

Although there was no evidence of current leakage, the inspector noted that water type staining was visible on wood surfaces on the underside of the roof adjacent to the chimney in the attic. These areas were dry at the time of the inspection. It is recommended that conditions in the affected areas be inspected/monitored periodically in order to determine if there would be a need for service/repair.

FLASHING / CAULKING

Attention

The caulking and flashings on this roof appeared to be in satisfactory condition. The caulking and flashings on a roof should be inspected and maintained on a regular basis. The cost for this type of service is minimal and should be performed as part of a program of regular care and maintenance of a roof system.

EXTERIOR STRUCTURE

CAULKING (WINDOWS, DOORS, ETC.)

Attention

Caulking at window and door openings, other trim areas, corners, etc. should be maintained in good condition to provide intended protection from the elements and to eliminate the potential for damage to occur.

UTILITY BASEMENT

MOISTURE / DAMPNESS

Attention

Water/moisture type staining was visible at locations on the walls and or floor in the basement.

(Please Note!) All areas were dry at the time of the inspection and there was no indication of structure damage as a result of any water/moisture penetration.

It is recommended that conditions in the affected areas be inspected/monitored periodically in order to determine if there would be a need for service or repair.

If additional information or evaluation is needed, we would recommend that a company/contractor that is experienced with providing dry basement conditions be contacted.

EXPOSED DUCTWORK / PIPING

Attention

Sections of flexible piping were found to be in use as supply lines for natural gas to the water heater and clothes dryer locations in the basement.

(Please Note!) This type of piping can be easily damaged by accidental abuse. Consideration should be given to changing the affected lines to hard/rigid black steel pipe for safety reasons.

PLUMBING SYSTEM

DEPOSITS / ENCRUSTATIONS ON PIPING

Attention

Rust, corrosion was visible on the exposed waste line stack in the laundry room area. Currently, this corrosion does not appear to have affected the integrity of the affected pipe. The inspector recommends that the affected pipes be monitored/inspected periodically in order to determine if there would be a need for service/repair.

WATER HEATER

OVERFLOW PIPE

Attention

There is no overflow pipe on the water heater pressure relief valve. It is typically recommended that an overflow pipe that is routed to within 6" of the floor be installed on this valve for safety reasons. This type of overflow pipe assembly is inexpensive and can be purchased at most hardware stores.

ELECTRICAL SYSTEM

PROPER RECEPTACLE GROUND

Attention

A representative number of three prong receptacles were tested and one or more were found that are not provided with a correct ground circuit. If additional evaluation or information is needed, we would recommend that a qualified electrical contractor be contacted.

G.F.I. DEVICES FUNCTIONAL

Attention

This home is not equipped with G.F.I. circuits (ground fault interrupters) at all locations currently required by today's codes. Current electrical codes/standards require that G.F.I. circuits (ground fault interrupters) be installed at locations where there is a potential for electric shock. It is likely that this home pre-dates the adoption of these codes. It is not required to install G.F.I. Circuits but it is recommended for safety reasons. If additional information or evaluation is needed, we would recommend that a qualified electrician be contacted.

HOME INSPECTION REPORT

CHECK LIST SECTION

STRUCTURE

1. DESCRIPTION

Two story single family home – wood frame type – with attached garage

2. UPDATES / REMODELING / MAJOR REPAIRS EVIDENT

Yes

Most windows have been replaced, a newer furnace and water heater have been installed (both approx. 5 years old, newer breaker service panel and some in-house branch wiring updates, interior wall/ceiling re-finishing and floor coverings.

3. FOUNDATION MATERIAL

Concrete block

4. FLOOR STRUCTURE SYSTEM

2x10 joists with post and beam supports

5. CEILING SYSTEM

2x6 joists (visible above 2nd floor in attic)

Not visible at other locations due to design of home.

6. ROOF SYSTEM

2x6 rafters with 1x sheathing boards

7. WALLS / CEILINGS

Plaster – most areas

Drywall, paneling, dropped ceiling – finished basement area

8. WALLS / CEILINGS CONDITION

Satisfactory

9. INSULATION TYPE / LOCATION / AMOUNT

Fiberglass

Fiberglass batt insulation, with an approximate average thickness of 3 1/2", was found to be installed above the 2nd floor living area ceilings in the attic.

Attention

The amount of insulation in place, by today's standards, would not be considered adequate. It is the inspector's opinion that consideration should be given to installing additional insulation in order to maximize the insulation potential in the home. An adequate amount of properly installed insulation can help to enhance the efficiency of the heating and cooling systems as well as provide a higher level of comfort in the home year round.

For additional evaluation or information, a qualified insulation contractor should be contacted.

10. SMOKE DETECTORS

Action Required

One or more of the smoke detectors installed are not functional. It is recommended that properly operating smoke alarms that provide adequate coverage throughout the home be in place at all times and maintained for safety reasons.

11. ALARM / SECURITY SYSTEM

Yes

There is an alarm/security system at the home.

(Please Note!) A determination regarding the overall function, monitoring, and or proper operation/care of alarm systems is not covered under the terms of this inspection.

12. FURNISHINGS / STORAGE

Average

The storage of personal items, belongings, furnishings in the home was considered average. There were no significant obstructions to this visual inspection.

13. ASBESTOS / LEAD NOTED

N/A

The scope of this inspection does not include a lead and or asbestos in materials sampling report. (Please Note!) Based simply on the age of this home, it is possible that the components used in its construction may contain lead and or asbestos in amounts that could cause contamination.

If additional evaluation or information is needed, contact your inspection agency. Appropriate inspections or testing can be performed under separate direction and contract.

ON-SITE CONDITIONS

1. DRIVEWAY / WALKWAYS / SIDEWALKS

Maintenance

There are locations where the older sidewalks have suffered age/exposure related damage (heaving, settling and or cracking). Consideration should be given to repairing or replacing the affected concrete in order to provide a more serviceable condition and or for safety reasons.

2. CURBS

Satisfactory

3. RETAINING WALLS

Satisfactory

4. TREES – SHRUBS (on site)

Satisfactory

5. TREES – SHRUBS (neighboring properties)

Satisfactory

5. ADDRESS IDENTIFICATION

Satisfactory

6. MAIL BOX

Satisfactory

STRUCTURE PERIMETER EXTERIOR

1. FOUNDATION (Visible Cracks / Gaps)

No

2. EVIDENCE OF SEPARATION OVER 1/4"

N/A

3. EVIDENCE OF SETTLEMENT

No

4. FOUNDATION PERIMETER - SITE DRAINAGE

Maintenance

There are locations near the south side of the home where the landscaping and or site drainage appears to need some level of attention in order to provide conditions that will allow storm water to flow away from the perimeter of the homes foundation walls.

5. PROPER EARTH - WOOD CLEARANCE

Yes

6. EVIDENCE OF ANIMAL INFESTATION

No

7. EVIDENCE OF INSECT INFESTATION

No

(Please Note!) This inspection is not intended to be a substitute for a wood destroying insect inspection typically performed by a qualified, pest control operator prior to the sale and or change in ownership of a residential property.

8. VEGETATION CLEAR FROM STRUCTURE

Maintenance

There is vegetation (trees, shrubbery, etc.) in contact with the exterior of the structure. It is typically recommended that all vegetation be trimmed 6" to 12" away from the structure to eliminate potential entry points for insects and the potential for damage to occur.

9. WATERING SYSTEM

None noted

EXTERIOR STRUCTURE

1. SIDING MATERIAL - COVERING

Vinyl siding

2. EXTERIOR SIDING - CONDITION

Satisfactory

3. WOOD / TRIM - CONDITION

Satisfactory

4. EAVES - SOFFITS/FASCIA BOARDS

Satisfactory

5. PAINTED SURFACES

Maintenance

There are locations on wood surfaces at a number of windows units, roof eave areas and at the overhead garage door where the paint is loose, peeling, flaking or in an otherwise deteriorating condition. The affected surfaces should be considered for touch-up, minor repair and or re-finishing prior to the occurrence of damage and to provide a more pleasing look.

6. CAULKING (WINDOWS, DOORS, ETC.)

Attention

Caulking at window and door openings, other trim areas, corners, etc. should be maintained in good condition to provide intended protection from the elements and to eliminate the potential for damage to occur.

7. VENT COVERS / SCREENS

Satisfactory

8. SECURITY LIGHTS

None noted

9. DISPLAY LIGHTS

None noted

MAIN ENTRY DOOR

1. LOCATION

Front - east

2. FUNCTION / OPERATION

Satisfactory

3. WEATHER STRIP

Maintenance

The weather strip material at the front entry door is loose/not properly secure. The need for repair or replacement is indicated in order to provide desired protection from the exterior elements.

4. DOOR FINISH

Satisfactory

5. LOCKSET / DEAD BOLT

Satisfactory

6. STORM / SCREEN DOOR

Satisfactory

7. DOOR BELL SYSTEM

Satisfactory

8. SECURITY - CALLER VISIBILITY

Yes

9. LIGHTING

Satisfactory

10. ENTRY STAIRS / STOOP

Satisfactory

ALTERNATE EXTERIOR DOORS

1. LOCATIONS

Rear entry –west (patio door to deck area)

Side entry – south

2. FUNCTION / OPERATION

Maintenance

The rear entry door sticks in the closed position and is difficult to open. The need for adjustment or repair is indicated in order to provide desired service.

3. DOOR FINISH

Satisfactory

4. LOCKSETS / DEADBOLTS

Satisfactory

5. STORM / SCREEN DOORS

Satisfactory

6. LIGHTING

Satisfactory

7. SAFETY GLASS - PATIO DOORS

Satisfactory

The glass in the patio / sliding door unit is properly labeled as safety plate.

WINDOWS

1. WINDOW TYPE

Double pane glass - double hung and casement units (most areas)
Single pane glass – double hung and fixed pane units (kitchen and living room)

2. WINDOW OPERATION

Satisfactory

A test of a representative number of windows was done to see if they could be opened, closed, latched or locked. At the time of the inspection, those windows tested functioned in a satisfactory manner.

3. WINDOW GLASS

Satisfactory

4. DOUBLE PANE SEALS - INSULATING WINDOWS

Attention

The inspector found a window where the seal in the double pane glass appears to have failed (west side of south wall). This condition does not affect the overall function of the window and reduces its insulating value only slightly. Consideration may be given to replacing the window, not from a functional standpoint, but for aesthetic reasons.

5. WINDOW GLAZING

Maintenance

There are locations at one or more of the older window units where the glazing putty material has suffered age/exposure related deterioration. The affected glazing/putty material should be repaired or replaced as needed in order to provide desired protection and a more serviceable condition.

6. SCREENS

Attention

There are one or more windows where screens are missing/not in place. If information is needed regarding the location and or availability of screens for the affected windows, the sellers of the home should be contacted.

7. LATCHES / LOCKS

Satisfactory

8. STORM WINDOWS - FRAMES / GLASS

Satisfactory

9. SKYLIGHTS

None

PATIOS / DECKING

1. TYPE

Wood deck at rear of home

2. WOOD DECK MATERIAL

Satisfactory

3. RAILINGS / BANISTERS

Satisfactory

4. STEPS / HANDRAILS

Satisfactory

5. DECK FOUNDATION

Satisfactory

6. CONCRETE SLAB / MASONRY SURFACES

Satisfactory

7. ELECTRICAL SERVICE TO AREA

Yes

8. WEATHER PROTECTED OUTLET

Yes

9. NATURAL GAS SERVICE

No

10. DECK / PATIO AREA LIGHTING

Satisfactory

11. DECK / PATIO ROOF COVER CONDITION

Action Required

The roof system over the rear deck area is leaking and in the opinion of the inspector, in need of replacement. It is recommended that qualified roofing contractors be contacted to evaluate current conditions and to provide competitive estimates for necessary remedial work.

ATTACHED GARAGE

1. NUMBER OF CAR SPACES

Two

2. GARAGE DOOR

Satisfactory

3. DOOR SEALS / GASKETS

Satisfactory

4. SPRINGS / MOUNT

Satisfactory

5. AUTOMATIC OPENER

Satisfactory

6. SAFETY OPERATION – OPENER

Satisfactory

The automatic reversing feature of the overhead garage door when it encounters an obstacle in the closing mode was tested and it appeared to function in a satisfactory manner.

7. FLOOR

Satisfactory

8. ELECTRIC SERVICE

Satisfactory

9. HEAT

No

10. INSULATION

None

11. WORK BENCHES / CABINETS / SHELVING

N/A

12. RAFTERS / BEAMS / POSTS

Satisfactory

13. EVIDENCE OF INSECTS / RODENTS

No

14. DOORS – GARAGE / HOUSE

Satisfactory

ROOF SYSTEM

1. ROOF COVER MATERIAL

Composition shingles

2. ROOF TYPE

Pitched

3. NUMBER OF LAYERS

Two

There are two layers of shingle on this roof. It is not advisable to add a third layer. As well, it may not be allowed according to local codes or ordinances.

4. COVER MATERIAL CONDITION

Satisfactory

In the opinion of the inspector, the roof cover material on this structure is approximately 20 years old and appears to be in satisfactory condition. The material used on this roof likely had a life expectancy of 20+ years from the date of installation. Therefore the roof cover material should provide at least a few years of additional protection before recovering would need to be considered.

4. COVER MATERIAL CONDITION (cont.)

Attention

The inspector feels it is noteworthy to mention that there are locations where the roof shingles have suffered age/exposure related deterioration (cupping, lifting, granule loss, etc.). These shingles do not appear to require immediate repair but should be monitored/inspected periodically in order to determine if there would be a need for remedial work.

5. ROOF INSPECT FROM UNDERSIDE

Yes

6. RAFTERS / SHEATHING EXPOSED

No

7. LIGHT THROUGH

No

There was no evidence of light showing through the roof or other attic area that will allow leakage from the exterior.

8. INDICATIONS OF LEAKING

Attention

Although there was no evidence of leakage, the inspector noted that water type staining was visible on wood surfaces on the underside of the roof adjacent to the chimney in the attic. These areas were dry at the time of the inspection. It is recommended that conditions in the affected areas be inspected/monitored periodically in order to determine if there would be a need for service/repair.

9. DEBRIS ON ROOF

None

10. MOSS / MILDEW

None

11. SKYLIGHT

None

12. RIDGE(S)

Satisfactory

13. VALLEYS

Satisfactory

14. FLASHING / CAULKING

Attention

The caulking and flashings on this roof appeared to be in satisfactory condition. The caulking and flashings on a roof should be inspected and maintained on a regular basis. The cost for this type of service is minimal and should be performed as part of a program of regular care and maintenance of a roof system.

15. SOFT SPOTS

No

16. VENTS / COVERS

Satisfactory

17. GUTTERS / DOWNSPOUTS

Maintenance

The are leaves, branches or other debris in the gutters. This debris should be removed to provide for intended function of the gutter/downspout system.

18. DRAINS / SPLASH BLOCKS

Satisfactory

19. ROOF EVALUATED FROM:

Walk surface and at roof edge

ATTIC

1. ACCESS LOCATION

Stairs from 2nd floor

2. ACCESS CONDITION

Satisfactory

3. ATTIC TYPE

Utility / storage areas

4. VENTILATION

Satisfactory

The inspector was able to observe what appeared to be satisfactory ventilation in place for the attic/under roof areas (ridge and soffit vents, thermostatically controlled fan).

5. INSULATION

Fiberglass

Fiberglass batt insulation, with an approximate average thickness of 3 1/2", was found to be installed above the 2nd floor living area ceilings in the attic.

6. DUCTWORK

N/A

7. PIPING

Satisfactory

8. INACCESSIBLE AREAS

Yes

There are attic/under roof areas which are inaccessible due to the design of the home, limited clearance and or obstruction by structure members.

9. ATTIC INSPECTION PERFORMED BY:

Entering Attic Area

UTILITY BASEMENT

1. ACCESS LOCATION

Stairs from 1st floor

2. STAIRS / HANDRAILS

Satisfactory

3. LIVING AREA(S)

Yes

4. LIGHTING

Maintenance

One or more of the light fixtures in the basement are not functional and or the lighting currently in place does not provide adequate coverage.

Lighting that provides adequate coverage throughout the basement should be established for serviceability and safety reasons.

5. MOISTURE / DAMPNES

Attention

Water/moisture type staining was visible at locations on the walls and or floor in the basement.

(Please Note!) All areas were dry at the time of the inspection and there was no indication of structure damage as a result of any water/moisture penetration.

It is recommended that conditions in the affected areas be inspected/monitored periodically in order to determine if there would be a need for service or repair. If additional information or evaluation is needed, we would recommend that a company/contractor that is experienced with providing dry basement conditions be contacted.

6. FLOORS / WALLS

Satisfactory

(Please Note!) Fixed wall and ceiling coverings in the basement prevented the inspector from viewing most foundation wall areas and certain components of the homes mechanical systems.

7. EXCESSIVE CRACKING - 1/4" OR MORE

No

8. EVIDENCE OF INSECTS

No

9. EVIDENCE OF RODENTS

No

10. ODORS PRESENT

No

11. VENTILATION SYSTEM

No

12. UTILITY SERVICES

Gas, electric, water, sewer

13. EXPOSED DUCTWORK / PIPING

Attention

One or more sections of flexible lines were found to be in use as supply piping for natural gas in the basement. (Please Note!) This type of piping can be easily damaged by accidental abuse. Consideration should be given to changing the affected lines to hard/rigid black steel pipe for safety reasons.

14. WINDOWS

Satisfactory

UTILITY SERVICES

1. ELECTRICAL POWER SOURCE

Overhead Cable

2. TELEPHONE / TELEVISION SERVICE

Overhead Cable

3. OVERHEAD SERVICE CABLE

Satisfactory

4. WATER SOURCE

Public

5. WATER METER LOCATION

Basement

6. WATER SHUT-OFF

At meter

7. SEWAGE

Public

8. SEWER LINE CLEAN OUT - LOCATION

Basement

9. GAS / FUEL SUPPLY

Natural gas

10. MAIN SHUT-OFF

Exterior at meter

11. GAS ODORS NOTED

No

A hand held detector was used to check for gas leaks or other noxious odors in the home. At the time of the inspection, no evidence of gas leaks were detected.

PLUMBING SYSTEM

1. WATER SUPPLY PIPE MATERIAL

Copper pipe

2. INCOMING SUPPLY PIPING SIZE

3/4 inch

3. WASTE PIPE MATERIAL

Cast iron and PVC plastic pipe

4. EVIDENCE OF LEAKS

No

5. SURGE BANGS / RUMBLING DURING WATER FLOW

No

6. DEPOSITS / ENCRUSTATIONS ON PIPING

Attention

Rust, corrosion was visible on the exposed waste line stack in the laundry room area. Currently, this corrosion does not appear to have affected the integrity of the affected pipe but should be monitored/inspected periodically in order to determine if there would be a need for service/repair.

7. WATER LINE INSULATION

No

8. WATER FLOW - INTERIOR

Satisfactory

9. WATER FLOW - EXTERIOR

Satisfactory

10. SOFT WATER SYSTEM

None

11. FILTER SYSTEM

None

WATER HEATER

1. LOCATION

Basement

2. TYPE OF APPLIANCE

Gas

3. MANUFACTURER

"A. O. Smith"

4. SIZE RATING

40 gallons

5. APPROXIMATE AGE

5 years

6. OPERATIONAL CHECK

Satisfactory

The water heater was observed during a heating cycle and it appeared to function in a satisfactory manner.

7. EVIDENCE OF LEAKS

No

8. OVERFLOW PIPE

Attention

There is no overflow pipe on the water heater pressure relief valve. It is typically recommended that an overflow pipe that is routed to within 6" of the floor be installed on this valve for safety reasons. This type of overflow pipe assembly is inexpensive and can be purchased at most hardware stores.

9. EVIDENCE OF RUST / ENCRUSTATIONS

No

10. INSULATION COVERING / RATING EVIDENT

Yes

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11. APPEARANCE / CONDITION

Satisfactory

HEATING SYSTEM

1. SYSTEM TYPE

Forced air

2. FUEL

Natural gas

3. MANUFACTURER INFORMATION

100,000 BTU "Lennox" furnace (approx. 5 year old)

4. LOCATION

Basement

5. OPERATIONAL CHECK

Satisfactory

The furnace was observed during an operational cycle and it appeared to function in a satisfactory manner.

6. FILTER CONDITION

Maintenance

The heat system filters are in need of changing or cleaning.

7. FILTER SIZE

20" x 25" x 1"

8. THERMOSTAT LOCATION

Dining room

9. THERMOSTAT CONDITION

Satisfactory

10. WARM AIR / COLD AIR - DUCTWORK

Satisfactory

11. FLUE EXHAUST VENT PIPING

Satisfactory

12. HUMIDIFIER PRESENT

Yes

There is a humidifier device on the furnace. A determination regarding the overall condition, functional adequacy and or proper operation/care of this device is not covered under the terms of this inspection.

13. UNHEATED LIVING AREAS NOTED

No

14. RECOMMENDATIONS - SERVICE / REPAIR

Maintenance

A light to moderate accumulation of dust, dirt or other debris was visible on the interior of the furnace unit. This is an indication that the heating system has not been provided with professional service recently or on a regular basis.

Manufacturers of heating systems recommend that furnaces be inspected and serviced by a qualified heating contractor on a regular basis and or prior to each operating season. Due to conditions noted at the time of the inspection and no service records being available, it is the inspectors opinion that the heating system at the subject property be provided with manufacturer recommended service prior to the next cold weather season.

AIR CONDITIONING SYSTEM

1. SYSTEM TYPE

Central A/C

2. MANUFACTURER

“Rheem” (3 ton – approx. size unit)

3. LOCATION OF UNIT(S)

North exterior

4. OPERATIONAL CHECK

Attention

An operational check of the air conditioning unit was not performed as the ambient temperature at the time of the inspection was lower than manufacturer recommended operating temperatures. Severe damage can occur to compressor units when operated below 60 degrees.

5. AIR TEMPERATURE AT OUTLET AND RETURN

N/A

6. AMBIENT TEMPERATURE AT THE TIME OF INSPECTION

50 to 55 degrees

7. THERMOSTAT CONDITION

N/A

8. REFRIGERANT LINES / INSULATION

N/A

9. ELECTRIC DISCONNECT

Yes

10. DUCTWORK - SUPPLY / RETURN

N/A

11. CONDENSATE REMOVAL

N/A

12. RECOMMENDATIONS - SERVICE / REPAIR

Maintenance

Manufacturers of air conditioning units recommend that these systems be inspected and serviced by a qualified HVAC contractor on a regular basis and or prior to each operating season. As there were no service records available, it is the inspectors opinion that the cooling system at the subject property be provided with manufacturer recommended service prior to use.

ELECTRICAL SYSTEM

1. MAIN PANEL LOCATION

Basement

2. PANEL CAPACITY

200amps

The newer breaker service panel appears to be approx. 5 years old. The final inspection sticker on the service panel box from the local electrical inspection office is dated 10/08/99.

3. SERVICE ENTRANCE CABLE CONDITION

Satisfactory

4. ENTRANCE CABLE (TYPE)

Aluminum

5. OVER CURRENT PROTECTION DEVICES

Breaker

6. PANEL COVER REMOVED

Yes

7. POSSIBLE WIRE-OVER CURRENT COMPATIBILITY

Maintenance

The inspector noted one or more double tapped breaker circuits in the service panel. It is not recommended that breaker circuits be double tapped unless a special breaker or connector designed to hold two wires is used. The inspector recommends that special breakers or connectors be installed at the affected wire(s) for safety reasons. It may be necessary to use the services of a qualified electrician.

8. BRANCH WIRING TO STRUCTURE

Copper

9. BRANCH WIRING - TYPE

Three wire w/ground (most areas) and some older 1950's era two wire

10. CORROSION PRESENT IN PANEL

No

11. BREAKER CONFIGURATION

Satisfactory

12. JUNCTION BOXES - FIXTURES - DEVICES - ETC.

Satisfactory

13. PROPER RECEPTACLE GROUND

Attention

A representative number of three prong receptacles were tested and one or more were found that are not provided with a correct ground circuit. If additional evaluation or information is needed, we would recommend that a qualified electrical contractor be contacted.

14. G.F.I. DEVICES FUNCTIONAL

Attention

This home is not equipped with G.F.I. circuits (ground fault interrupters) at all locations currently required by today's codes. Current electrical codes/standards require that G.F.I. circuits (ground fault interrupters) be installed at locations where there is a potential for electric shock. It is likely that this home pre-dates the adoption of these codes. It is not required to install G.F.I. Circuits but it is recommended for safety reasons. If additional information or evaluation is needed, we would recommend that a qualified electrician be contacted.

15. MAIN SERVICE GROUND VERIFIED

Yes

KITCHEN

1. FLOOR COVER MATERIAL
Satisfactory
2. FAUCETS / FIXTURES LEAK
No
3. DRAINS FUNCTIONAL
Yes
4. WATER FOR REFRIGERATOR
Yes
5. DISHWASHER
Satisfactory
The dishwasher appears to be working as it was observed during a rinse and or light wash cycle. A full cycle check is often not possible in the time of this inspection. Therefore, we cannot comment on the full extent of its functions or ability to clean.
6. GARBAGE DISPOSAL
Satisfactory
7. BUILT-IN MICROWAVE
None
8. OVEN / COOK TOP
Gas
9. OVEN / COOK TOP OPERATION
Satisfactory
10. OVEN / COOKTOP APPEARANCE - CONDITION
Satisfactory
11. CABINETS - DRAWERS / DOORS
Satisfactory
12. COUNTER TOPS
Satisfactory
13. STOVE EXHAUST FAN / FILTER
Satisfactory
14. LIGHTING
Satisfactory

BATH

1. LOCATION
Main bath – access from 2nd floor hallway
Master bath – access from master bedroom
2. FLOOR COVER MATERIAL
Satisfactory
3. MILDEW / MOLD APPARENT
No
4. CAULKING - WATER EXPOSED AREAS
Satisfactory
5. VANITY CABINET / SINK BASIN
Satisfactory
6. SINK FIXTURES
Satisfactory \

7. BASIN DRAIN

Maintenance

The sink drains slowly and appears to partially blocked with debris. The plumbing in this area should be cleaned and or repaired. Clogs may have to be removed by professionals.

8. SHOWER / TUB UNIT

Satisfactory

9. SHOWER / TUB DOOR

Satisfactory

10. SHOWER SURROUND AREA WALL COVERING

Satisfactory

11. TUB / SHOWER FIXTURES

Satisfactory

12. TUB / SHOWER DRAIN

Satisfactory

13. TOILET

Maintenance

The toilet is loose at its mounting point on the floor. It is recommended that this toilet be removed and properly re-set prior to the occurrence of damage.

14. VENTILATION

Satisfactory

15. HEAT

Satisfactory

16. WINDOWS

Satisfactory

17. LIGHTING

Satisfactory

1/2 BATH

1. LOCATION

1st floor

2. FLOOR COVER MATERIAL

Satisfactory

3. MILDEW / MOLD APPARENT

No

4. CAULKING - WATER EXPOSED AREAS

Satisfactory

5. VANITY CABINET / SINK BASIN

Satisfactory

6. SINK FIXTURES

Satisfactory

7. BASIN DRAIN

Satisfactory

8. TOILET

Satisfactory

9. VENTILATION

Satisfactory

10. HEAT

Satisfactory

11. WINDOWS

Satisfactory

12. LIGHTING

Satisfactory

LAUNDRY

1. LOCATION
Basement
2. WASHING MACHINE HOOK-UP
Yes
3. WASHING MACHINE DRAIN
Satisfactory
4. CLOTHES DRYER HOOK-UP
Yes
5. GAS SERVICE
Yes
6. 220V ELECTRICAL SERVICE FOR DRYER
No
7. CLOTHES DRYER EXHAUST
Satisfactory
8. FLOOR COVER MATERIAL
Satisfactory
9. AREA LIGHTING
Satisfactory
10. CABINETS / SHELVING / STORAGE
None

STAIRS (INTERIOR)

1. LOCATION
Stairs to 2nd floor
2. TREADS / RISERS (VISIBLE COMPONENTS)
Satisfactory
3. HANDRAILS / RAILINGS
Satisfactory
4. VERTICAL BALUSTER OPENINGS (4" OR LESS)
Yes

FIREPLACE / WOOD STOVE - CHIMNEY

1. FIRE PLACE / WOOD STOVE (DESCRIBE)
Wood burning fireplace in living room
(Please Note!) A determination regarding the operation, care and or overall condition of the fireplace and chimney system is not covered under the scope of this inspection.
If this fireplace is to be used for wood burning, gas logs, etc. we would recommend that a qualified chimney sweep be contacted to evaluate the fireplace/chimney system, perform necessary maintenance or service and to certify the system safe prior to use.
The following category comments report on specific conditions noted at the time of the inspection.
2. FIREPLACE / WOOD STOVE – FIRE PIT
Maintenance
Areas of the brick work on the interior of the fire pit was found to have loose, missing or otherwise deteriorated mortar. The need for maintenance or repair is indicated.

3. FLUE DAMPER

Maintenance

The fireplace flue damper was not functional at the time of the inspection. It can be hazardous to operate a fireplace without a properly operating damper system. The need for maintenance or repair is indicated.

4. ENTIRE FLUE VISIBLE

No

5. FLUE CONDITION

N/A

6. LOG LIGHTER

No

7. EXTERIOR CHIMNEY CONDITION

Maintenance

Age/exposure related deterioration/damage was noted to have occurred to masonry components of the chimney. Loose masonry and or mortar can cause additional damage. It is recommended that proper maintenance or repair be performed to provide intended protection from the elements. It may be necessary to use the services of an experienced/qualified contactor.