



RESIDENTIAL REPORT

1234 Main St.
Lancaster PA 17603

Buyer Name
03/22/2018 9:00AM



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- ⊖ 5.2.1 Exterior - Siding, Flashing & Trim: Evidence of Water Intrusion
- ⊖ 5.2.2 Exterior - Siding, Flashing & Trim: Minor stucco cracking
- 🔧 5.2.3 Exterior - Siding, Flashing & Trim: Rotten wood trim
- ⚠ 5.8.1 Exterior - Decks, Balconies, & Steps: Deck ledger attachment
- ⊖ 5.10.1 Exterior - Exterior Doors: Rusted metal door
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- ⚠ 8.7.1 Electrical - Fire Safety: CO dectector missing
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- 🔧 12.2.1 Interiors - Ceilings: Cracking in cathedral ceiling
- 🔧 12.5.1 Interiors - Countertops & Cabinets: Cabinet racked
- 🔧 12.5.2 Interiors - Countertops & Cabinets: Drawer not seating properly
- ⊖ 12.7.1 Interiors - Windows: Rotten sash
- 🔧 13.1.1 Fireplaces and Fuel-Burning Appliances - Fireplaces, Stoves & Inserts: Gas fireplace not functioning
- ⚠ 14.1.1 Built-in Appliances - Dishwasher: Leaking dushwasher
- ⚠ 14.3.1 Built-in Appliances - Range/Oven/Cooktop: Anti-tip device missing

1: SCOPE AND LIMITATIONS

Information

YOUR REPORT:

Thank you for choosing **Precision Inspecting** (PI) to inspect your new home! **Please carefully read your entire Inspection Report.** If you have any questions throughout the closing process don't hesitate to ask. **This report is based on an inspection of the visible portion of the structure at the time of the inspection with a focus on safety and function, not on current building or municipality codes.** Any and all evaluations or repairs made by PI should be carried out prior to closing. We recommend that you and/or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property.

PER PENNSYLVANIA STATE ACT 2000-114:

A home inspection as defined by Pennsylvania law is "A noninvasive, visual examination of some combination of the mechanical, electrical or plumbing systems or the structural and essential components of a residential dwelling **designed to identify material defects** in those systems and components, and performed for a fee in connection with or preparation for a proposed or possible residential real estate transfer. The term also includes any consultation regarding the property that is represented to be a home inspection or that is described by any confusingly similar term. The term does not include an examination of a single system or component of a residential dwelling such as, for example, its electrical or plumbing system or its roof. The term also does not include an examination that is limited to inspection for, or of, one or more of the following; wood destroying insects, underground tanks and wells, septic systems, swimming pools and spas, alarm systems, air and water quality, tennis courts and playground equipment, pollutants, toxic chemicals and environmental hazards." A home inspection is intended to assist in evaluation based on observation of the visible and apparent condition of the structure and its components on the date of inspection. The results of this home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. No warranty or guaranty is expressed or implied. If the person conducting your home inspection is not a licensed structural engineer of the overall condition of the dwelling. The inspection is not a professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts, you may be advised to seek a professional opinion as to any defects or concerns mentioned in the report. This home inspection report is not to be construed as an appraisal and may not be used as such for any purpose.

THIS REPORT IS NOT A WARRANTY

Receipt of this report by any purchasers of this property other than the party(ies) identified on the cover page of this report is not authorized by the inspector. The inspector strongly advises against any reliance on this report by such party(ies). We recommend that you retain a qualified home inspector to provide you with your own inspection and report on this property. Liability under this report is limited to the party identified on the cover page of this report. The Home Inspection and the Inspection Report do not constitute and shall not be considered to be a warranty, either expressed or implied, concerning the present or future condition of the Property, the presence or absence of latent or hidden defects that are not reasonably ascertainable in a competently performed home inspection, or the remaining useful life of any system or component of the property. This report is not binding unless the pre-inspection agreement has been signed by the client and returned to Precision Inspecting, LLC along with payment of the inspection fee.

OUTSIDE THE SCOPE OF THE HOME INSPECTION

The following areas and descriptions are not included in the scope of this inspection

- Structural integrity,
- Geological stability or ground condition of site,
- System design problems or functional adequacy,
 - operational capacity, quality or suitability for particular use of items inspected,
- Fireplace and flue draft,
- Capacity for the garbage disposal to grind food or the dishwasher to clean properly,
- Cosmetic items including, but not limited to minor scratches,
 - scrapes, dents, cracks, stains, soiled or faded surfaces,
- Wells or well pumps,
- Septic systems,
- Cisterns
- Sewer lines beyond the foundation wall and not visible,
- Fountains,
- Electronic air cleaners or filters,
- Water quality or volume,
- Water conditioning systems,
- Environmental hazards,
- Active or passive solar systems,
- Security systems,
- Detached buildings or equipment unless specifically included and paid for in the agreement,
- Central vacuum systems,
- Wall or window mounted air conditioning systems,
- Home warranty and component warranties.

KEYS TO THE HOME INSPECTION

The home inspection was performed in accordance with the Standard of Practice and Code of Ethics of the American Society of Home Inspectors (ASHI). These standards are included in the report under each section summary. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to three times the price of the home inspection. This inspection is an evaluation of the condition of the home. Any areas that are not safe, readily accessible and/or visible to the inspector will not be included in the home inspection report. The home inspection is not intended as a substitute for a Seller's Disclosure. **This home inspection is not a compliance inspection or certification of any kind. It simply is an inspection of the condition of the home at the time of the inspection.** This inspection does not cover items or conditions that may be only discovered by invasive methods. No removal of materials or dismantling of systems shall be performed under this inspection. This is not a technically exhaustive inspection. The inspection report lists the systems and components inspected Precision Inspecting, LLC. Items not found in this report are considered beyond the scope of the inspection and should not be considered inspected at this time. This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection. If you choose not to consult with the inspector, Precision Inspecting, LLC cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection, please call the office at (717-808-5997) to arrange for your verbal consultation.

MOLD

This home inspection is not an inspection for mold Mold can be present in any home. Mold cannot grow unless there is excess moisture. The key to mold control is moisture control. While this inspection attempts to detect high moisture conditions that can lead to mold growth, be advised that mold can grow in hidden areas which are beyond the scope of this inspection. If mold is a concern to you, you should obtain a further evaluation by a mold specialist prior to the end of the inspection contingency.

Recommended reading - [A Brief Guide to Mold Moisture and Your Home](#)

NOTICE TO THIRD PARTIES OR OTHER PURCHASERS

Receipt of this report by any purchasers of this property other than the party(ies) identified on the cover page of this report is not authorized by the inspector. The inspector strongly advises against any reliance on this report. We recommend that you retain a qualified home inspector to provide you with your own inspection and report on this property. Liability under this report is limited to the party identified on the cover page of this report.

NOTICE: CODES AND REGULATIONS

It is always wise to check with the Building and Codes Department of your local township or municipality for permit information and code requirements when there is a question regarding the construction or remodeling of a home.

2: INSPECTION DETAILS

Information

In Attendance

Client, Client's Agent

Year built

1996

Square footage (including finished lower levels)

2745 Sq. Ft.

Type of Building

Attached, Single Family

Style

Two-story

Temperature and Weather

Occupancy

Unoccupied

Definitions:

FURNISHED - Access to some items such as electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

OCCUPIED - Similar to FURNISHED. Potentially more areas of restricted access due to furniture and personal belongings. Areas that are restricted are excluded from this inspection report.

UNOCCUPIED - The home was not being lived in and was empty of furniture at the time of the inspection.

VACANT - Access to plumbing, electrical and HVAC systems may be limited due to those systems being turned off. Access to other parts of the home may be limited due to locked doors, barricades or usage conditions. Any items or areas that are not accessible for the above reasons will be excluded from this report.

STAGED - The home was unoccupied, but had been staged with furniture at the time of the inspection. Homes that are not used on a full-time basis may have problems, such as plumbing leakage, that will not be identified without regular use.

UTILITIES OFF - The utilities were shut off to the house at the time of the inspection. The plumbing, electrical and heating systems could not be fully evaluated and should be completely evaluated after the utilities are turned on and prior to settlement.

Views

Views



Back



Front



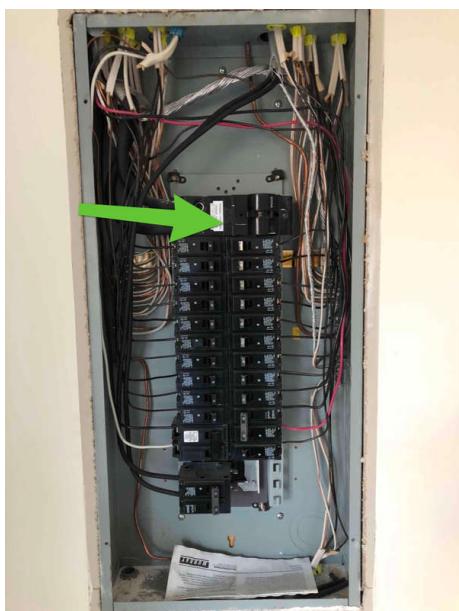
Side

3: UTILITY LOCATIONS AND SHUT-OFFS

Information

Electric: Electric disconnect

Basement



Shut off

Gas: Gas shut-off

Exterior Side



Shut off

Water: Water Shut-off

Basement



Shut off

4: STRUCTURAL COMPONENTS

Information

Inspection Method

2nd Floor Bedroom

Attic Access

The method used to inspect the structure of the home.

Roof & Attic Structure: Roof**Type**

Gable

Roof & Attic Structure: Attic**access**

Panel

Location of attic access.

**Foundation Structure: Structure and material**

Superior Concrete Walls, Beam - Steel

At the time of inspection the foundation structure and material appeared to be in good condition. Any specific defects will be listed in the report.

Foundation Structure: Type

full basement

**Floor Structure: Floor Structure and Material**

OSB, Wood I-joist

Because of interior floor and ceiling coverings, not all floor structural members were able to be inspected. At the time of inspection, the floor structure and material appeared to be in good condition. Any specific defects will be listed in the report.

**Wall Structure: Wall Structure and Material**

Wood

Because of exterior and interior wall coverings, not all structural members were able to be fully inspected. At the time of inspection the wall structure and material appears to be in good condition. Any specific defects will be listed in the report.

Ceiling Structure: Ceiling Structure and Material

Wood, Dimensional wood

Because of interior ceiling coverings, not all structural members were able to be fully inspected. At the time of inspection the ceiling structure and material appeared to be in good condition. Any specific defects will be listed in the report.

Roof & Attic Structure: Roof and Attic Structure and Material

OSB, Wood dimensional

At the time of inspection the roof and attic structure and material appeared to be in good condition. Any specific defects will be listed in the report.



5: EXTERIOR

Information

Walkways & Driveways:

Walkway material

Pavers



Siding, Flashing & Trim: Siding

Style

Stucco on substrate



Grading and Drainage: Grading

Positive



Side

Walkways & Driveways: Driveway Material

Asphalt

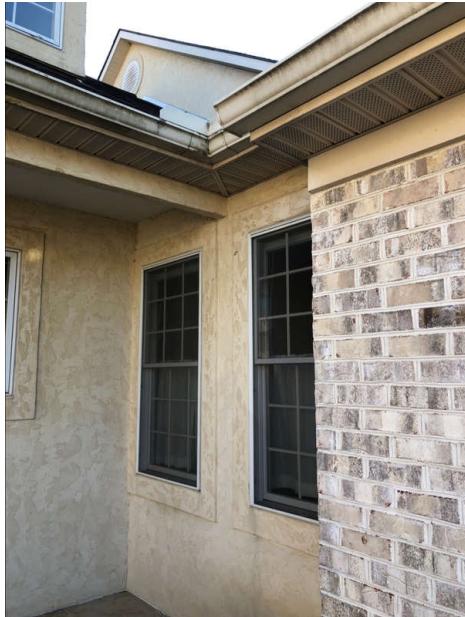
At the time of inspection the driveway appeared to be in good condition. Any recommendations will be listed separately in the report.



Siding, Flashing & Trim: Siding, Flashing & Trim material

Masonry, Stucco, Aluminum

At the time of inspection the siding, flashing and trim appeared to be in good condition. Any recommendations will be listed separately in the report.



Stucco, brick and aluminum

Eaves, Soffits & Fascia: Eaves, Soffits & Fascia material

aluminum

At the time of inspection the eaves, soffits and fascia appeared to be in good condition. Any recommendations will be listed separately in the report



Foundation Wall Exterior: Foundation exterior OK

At the time of inspection the exterior foundation wall appeared to be in good condition. Any recommendations will be listed separately in the report.



Superior wall

Grading and Drainage: Drainage systems

Gutter to grade, Gutter to piping

At the time of inspection the drainage appeared to be in good condition. Any recommendations will be listed separately in the report.



Vegetation: Trees, flowers and shrubs

Present and maintained

When landscaping keep plants and branches, even at full growth, 12-18 away from house siding, roof and windows. Keep the trees away from the foundation. Plants or trees in contact or in close proximity to the home can provide pathways for wood destroying insects to enter the house and can damage the exterior walls, windows, roofs and foundations.

**Porches and patios: Patio Material**

Stucco, Concrete, Pavers

At the time of inspection the patio appeared to be in good condition. Any recommendations will be listed separately in the report.



Decks, Balconies, & Steps: Appurtenance**Covered Deck**

At the time of inspection the porch, patio and exterior steps appeared to be in good condition. Any recommendations will be listed separately in the report.

**Decks, Balconies, & Steps: Material**

Wood, Brick



Exterior faucets: Type

Freeze protection

**Exterior Doors: Exterior Entry Door**

Sidewalk

Steel

At the time of inspection the exterior entry door appeared to be in good condition. Any recommendations will be listed separately in the report.



Front door

Exterior Doors: Other exterior doors

Garage door, Metal, Dbl. door single swing, Sliding Glass

At the time of inspection the exterior doors appeared to be in good condition. Any recommendations will be listed separately in the report.



Garage Side



Back



Front



Garage

Exterior GFCI's: Exterior GFCIs OK

At the time of inspection the exterior GFCI outlets were functioning properly.



deck porch



Front

Exterior Paint: Painting needed -minor

At the time of inspection the exterior wood surfaces showed moderate signs of wear. I recommend a qualified professional to evaluate and paint in order to preserve the wood.



Back louver

Comments**5.2.1 Siding, Flashing & Trim****EVIDENCE OF WATER INTRUSION**

Siding showed signs of water intrusion. This could lead to further siding deterioration and/or mold. Recommend a qualified siding contractor evaluate and repair.



Recommendation

Contact a qualified siding specialist.



5.2.2 Siding, Flashing & Trim

MINOR STUCCO CRACKING

At the time of inspection the stucco exterior showed signs of cracking. This can cause damage to the substrate. Hidden damage may exist. Moisture can become trapped behind stucco and can cause moisture problems to the wood framing behind the stucco or crack the stucco. I was unable to determine if the stucco was applied at the proper thickness, if the wall penetrations were properly flashed, or if the wall sheathing was properly wrapped prior to stucco installation to prevent moisture damage to the sheathing behind. Cracking was noted in many locations. I recommend a qualified professional to evaluate and recommend repairs.

Recommendations

Evaluating stucco

Recommendation

Contact a stucco repair contractor



Back



Back



Back

5.2.3 Siding, Flashing & Trim

ROTTEN WOOD TRIM

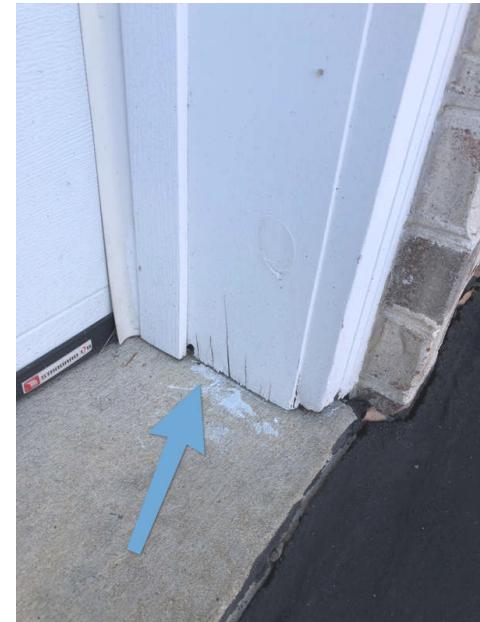
At the time of inspection I found signs of minor rotten wood trim. Recommend patching and painting or covering with maintenance free material.

Recommendation

Contact a qualified carpenter.



Maintenance Item



Front

5.8.1 Decks, Balconies, & Steps

DECK LEDGER ATTACHMENT

Defects

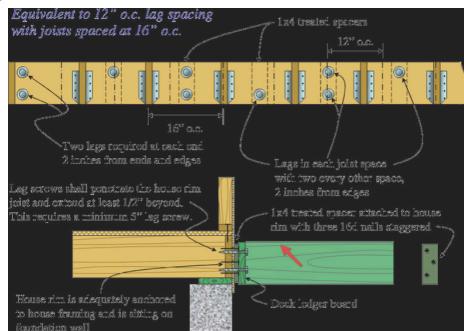
At the time of inspection the deck ledger did not appear to be attached properly to the house. Deck ledger should be designed to resist 3,000 lb. lateral load (force pulling away from ledger) in order to prevent collapse. I recommend a qualified professional evaluate and repair as necessary.

Recommendation

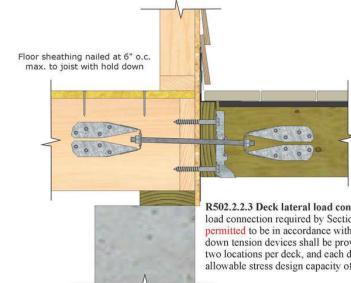
Contact a qualified deck contractor.



only nails are visible



Lateral Load
2009 IRC: Floor and Deck Joists Running Parallel



R502.2.2.3 Deck lateral load connection. The lateral load connection required by Section R502.2.2 shall be permitted to be in accordance with Figure R502.2.3. Hold-down tension devices shall be provided in not less than two locations per deck, and each device shall have an allowable stress design capacity of not less than 1500 lb.

THISisCarpentry.com

5.10.1 Exterior Doors

RUSTED METAL DOOR

GARAGE



Recommendations

At the time of inspection the side garage door was rusted and swelled at the bottom. The door is failing to seal properly and is vulnerable to penetration by force or moisture. I recommend a qualified professional to evaluate and replace the door.

Recommendation

Contact a qualified carpenter.



Garage door

5.11.1 Exterior GFCI's

GFCI OUTLET(S) DEFECTIVE

At the time of the inspection, I observed one or more Ground Fault Circuit Interrupters (GFCI) did not respond to testing, did not re-set, was slow to re-set or made a buzzing sound when re-set. This indicates that the condition of GFCI(s) is deteriorating and presents a safety issue. I recommend the replacement of the failed receptacle(s) by a qualified professional to ensure proper functioning.

Recommendation

Contact a qualified electrical contractor.



Recommendations



deck porch

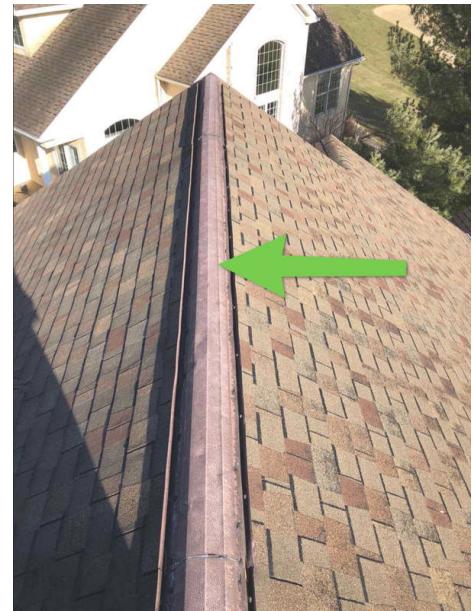
6: ROOFING

Information

Skylights, Chimneys & Roof Penetrations: Roof Penetrations
Plumbing vent PVC

Skylights, Chimneys & Roof Penetrations: Skylights
None

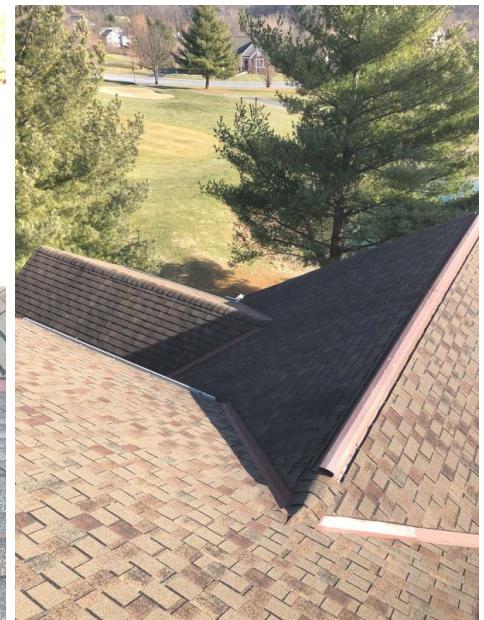
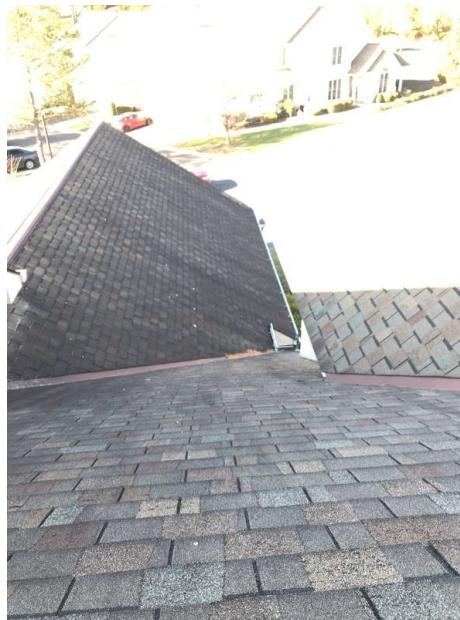
Ridge Venting: Type
Metal

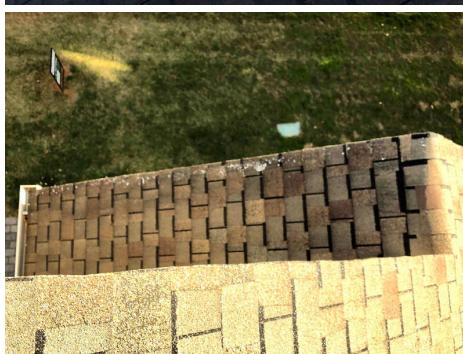
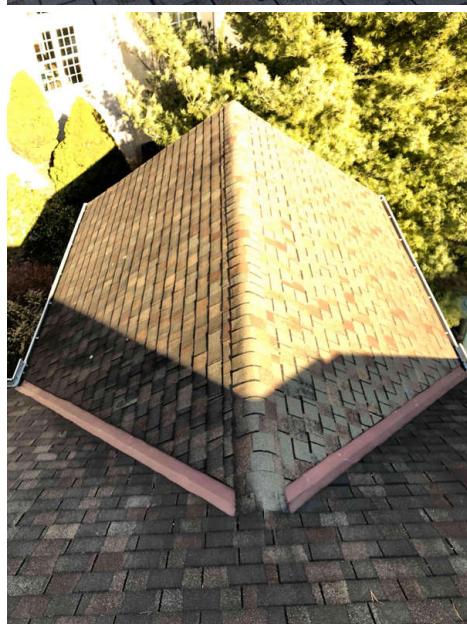
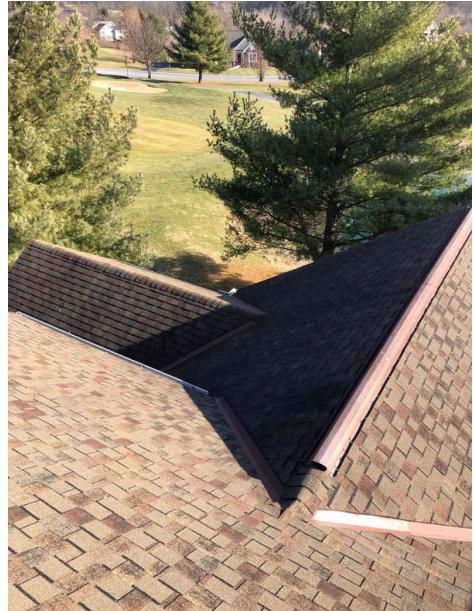
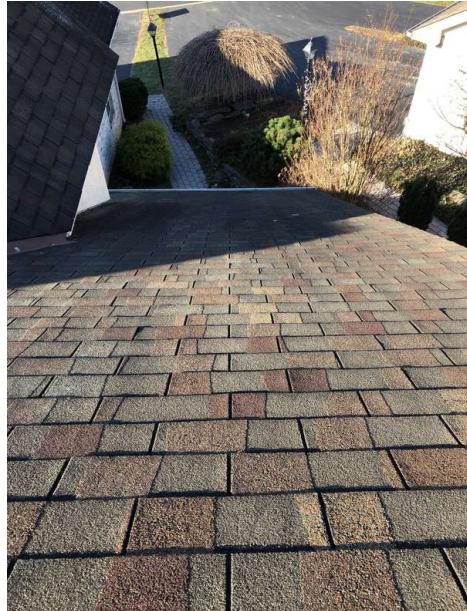


Inspection Method

Roof

The roof was accessed by ladder. At the time of inspection the coverings and flashings appeared to be in good condition. Defects can occur at anytime.





Coverings: Material

Fiberglass

At the time of inspection the roof material seemed to be in good condition. I recommend monitoring for future damage and or leakage. Any defects will be listed separately in the report.

**Roof Drainage Systems: Gutter and Downspout material**

Aluminum

At the time of inspection the gutter and downspouts appeared to be functional. I recommend periodic cleaning to maintain open flow of water.

Flashings: Material

Aluminum

At the time of inspection the roof flashings appear to be functional. Any defects will be listed separately in the report.



Skylights, Chimneys & Roof Penetrations: Chimney Type

Plumbing vent PVC

At the time of inspection the roof penetrations appeared to be in good condition. Any recommendations will be listed separately in the report.



Comments

6.2.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

Recommendation

Contact a qualified roofing professional.



Maintenance Item



Back

6.3.1 Flashings

KICKOUT FLASHING MISSING



Recommendations

- The need for kickout flashing developed fairly recently and the builder may not have been aware that one was required.
- Kickout flashing is critical anywhere a roof and exterior wall intersect and where the wall continues past the lower roof-edge and gutter.
- If a kickout flashing is absent in this location, large amounts of water may miss the gutter, penetrate the siding, and become trapped inside the wall causing damage.

Kickout Flashing

Recommendation

Contact a qualified roofing professional.



above deck porch



Side

6.5.1 Comments

ROOF NEARING THE END OF LIFE 1-5

At 22 years, the roof appeared to be at the end of its life. Significant wear was evident. I recommend a qualified professional to evaluate and replace the roof in 1-5 years.

Recommendation

Contact a qualified professional.

Recommendations



wear spot



cracking shingles

7: PLUMBING

Information

Main Water Supply Shut-Off

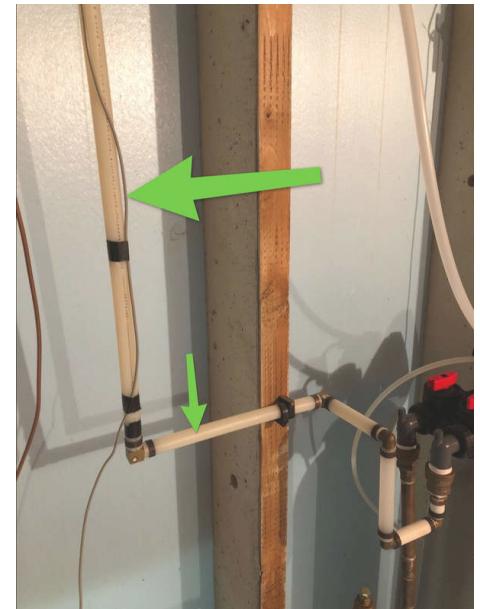
Basement

Main Water Supply Source

Public

Water Distribution lines

Poly



Basement

Water Heater: Manufacturer

Bradford & White

Water Heater: Power Source

Gas

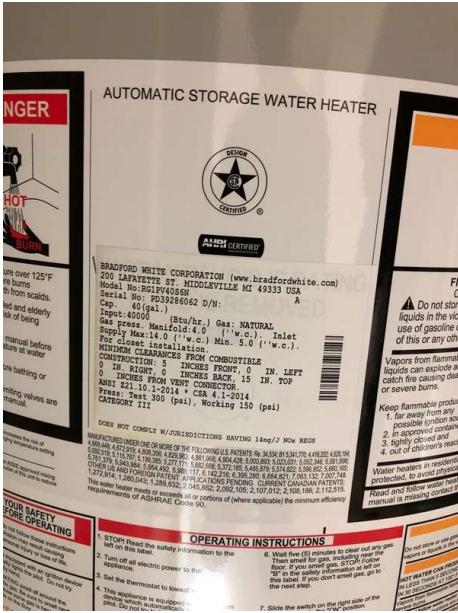
Water Heater: Location

Basement



Water Heater: Capacity

40 gal

**Fuel Supply, Storage & Distribution Systems: Fuel Distribution**
CSST, Black Pipe**Fuel Supply, Storage & Distribution Systems: Main Fuel Shut Off**
Exterior**Main Water Supply Material**

Copper

Underground pipes or pipes inside walls cannot be judged for size, leaks or corrosion. Hidden damage may exist.



Water Filter Systems

Water Softener

The condition or functionality of the water conditioning systems were not part of the home inspection and were not evaluated. These systems require periodic maintenance. I recommend a complete evaluation by a licensed water treatment contractor.



Water Distribution lines: Water lines OK

At the time of inspection the water lines appeared to be in good condition. Any defects will be listed separately in the report.

Fixtures / Faucets: Fixtures and Faucets OK

At the time of inspection the plumbing fixtures and faucets appeared to be in good working condition. Any defects will be listed separately in the report.

Drain, Waste, & Vent Systems: DWV Type and Size

Basement

PVC

At the time of inspection the drain, waste and venting systems seemed to be functioning adequately. Any specific defects will be listed in the report.



main soil line

Vents, Flues, & Chimneys: Type

PVC

At the time of inspection the vent, flue and chimney appeared to be in good condition. Any defects will be listed separately in the report.

**Sump Pumps / Sewage Ejectors: Sewage Ejector Pump**

At the time of inspection the sewage ejector pump appeared to be operational at the time of the inspection. Any defects will be listed separately in the report.



sewage ejector

Fuel Supply, Storage & Distribution Systems: Fuel Storage/Supply

Public gas

The condition of the interior of gas lines, oil tanks and their supply lines, propane tanks and their supply lines or other forms of fuel storage and supply are not part of the home inspection and was not evaluated.

Sinks, tubs, showers: STS OK

At the time of inspection the sinks, tubs and showers appeared to be in good condition. Any defects will be listed separately in the report.

Limitations

Water Distribution lines

IRRIGATION SYSTEMS

The inspection of an irrigation system, if present, is out of the scope of a home inspection and is not required by the ASHI inspections Standards of Practice.

Sump Pumps / Sewage Ejectors

NO SUMP PUMP



Comments

7.2.1 Fixtures / Faucets



ACTIVE LEAK

BASEMENT CEILING

At the time of inspection I observed an active water leak beneath the 1st floor shower stall. Moisture damage can progress quickly and cause significant damage. I recommend a qualified professional evaluate and repair the leak(s).

Recommendation

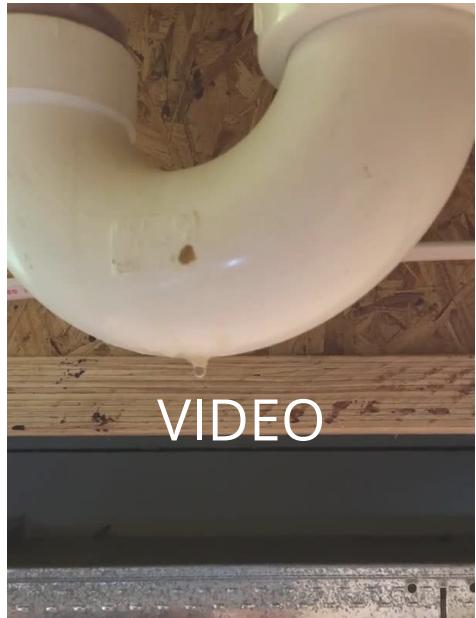
Contact a qualified plumbing contractor.



Basement Bathroom



1st Floor shower stall



VIDEO

7.7.1 Fuel Supply, Storage & Distribution Systems

CSST PIPING NOT BONDED

BASEMENT

The CSST gas piping did not appear to be properly bonded. CSST gas piping may be vulnerable to damage during a lightning storm if not properly bonded. A licensed electrician is recommended to evaluate and properly bond the gas piping as necessary.

Recommendation

Contact a qualified electrical contractor.

Recommendations



Bond to ground

8: ELECTRICAL

Information

Service Entrance Conductors and Grounding: Service Entrance

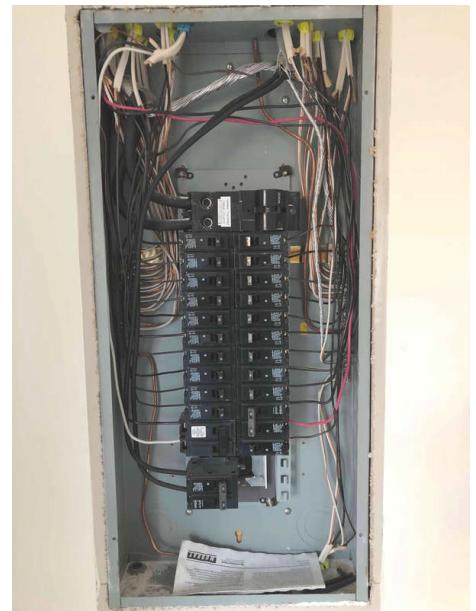


Main Distribution Panel: Panel Location and Disconnect

Basement, 200 amp breaker at panel

Main Distribution Panel: Panel Capacity

200 AMP

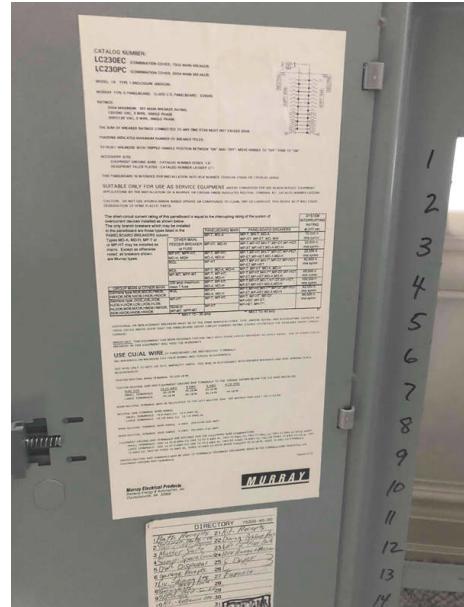


Main Distribution Panel: Over-current Protection

Breakers

Main Distribution Panel: Panel Manufacturer

Murray



Connected Devices and Fixtures: Garage door opener

At the time of inspection the garage door opener was functioning properly.

Service Entrance Conductors and Grounding: Electrical Service Conductors

Below Ground

At the time of inspection the service conductors appeared to be in good condition. Any defects will be listed separately in the report.



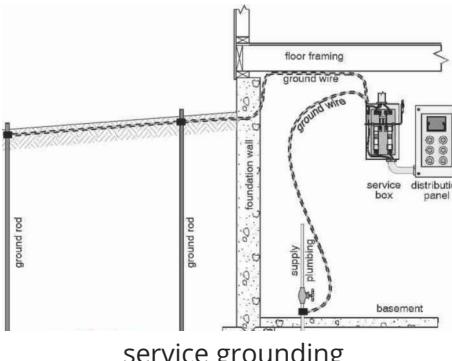
Typical Underground Service

Service Entrance Conductors and Grounding: Service Grounding

Not visible



Grounding rod

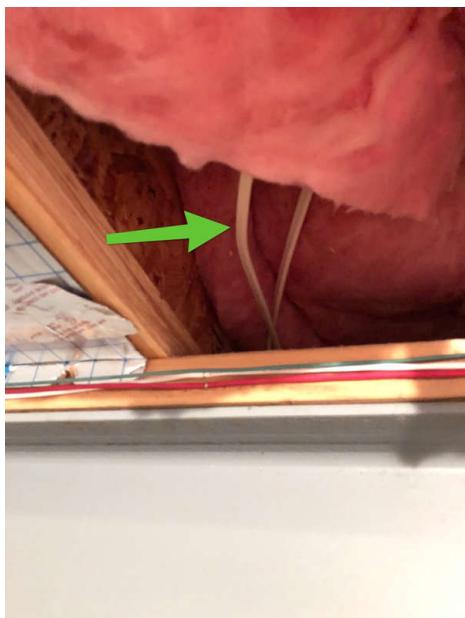


service grounding

Branch Wiring: Predominant Branch Wiring and Method

NM non-metallic sheathed cable

At the time of inspection, the branch wiring appeared to be in good condition. Any defects will be listed separately in the report.



Receptacles and Switches: R&S OK

At the time of inspection the receptacles and switches appeared to be in good condition. Any defects will be listed separately in the report.

GFCI & AFCI: GFCI protection

At the time of my inspection, the home had ground fault circuit interrupter (GFCI) protection that appeared to comply with generally-accepted modern safety standards. A representative number of GFCI-protected electrical receptacles were tested and responded in a satisfactory manner at the time of the inspection. Any individual GFCI receptacle defects will be listed separately.

Fire Safety: Smoke and Carbon Monoxide

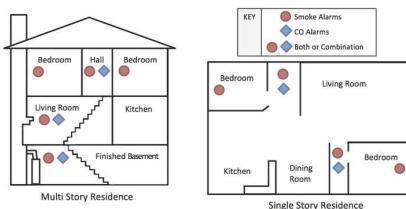
Bedrooms, Hall, Living room, Basement

Partially Present

The ASHI Standard of Practice requires the reporting of the presence or absence of smoke alarms and carbon monoxide alarms. **There is no ASHI requirement to inspect, identify or test these alarms.** I recommend a licensed professional to evaluate the floor plan and install smoke alarms and carbon monoxide alarms as is required by local municipalities.

Recommended reading: [Smoke Alarms](#)

Recommended reading: [Carbon Monoxide Detectors](#)



Recommended locations for smoke alarms and carbon monoxide alarms

Comments

8.2.1 Main Distribution Panel

MISSING WIRE BUSHING

MAIN PANEL BASEMENT

At the time of inspection there was one or more missing wire bushing at the main panel. This is a potential fire hazard because the wire could rub against the sharp panel housing and cause sparking. I recommend a qualified professional to install a new bushing.

Recommendation

Contact a qualified electrical contractor.



Recommendations



8.5.1 Connected Devices and Fixtures

LIGHT INOPERABLE

One or more lights are not operating. New light bulb possibly needed.

Recommendation

Contact a qualified electrical contractor.



Maintenance Item



Kitchen



switch

8.7.1 Fire Safety

CO DECTECTOR MISSING

OUTSIDE SLEEPING AREAS

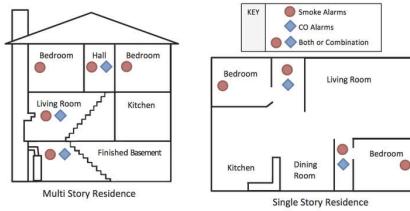


Defects

***Safety* --** At the time of the inspection, there were carbon monoxide detectors missing in the hall outside the bedrooms. Carbon monoxide is a toxic gas that can cause injury or death. Without a CO detector, high levels of carbon monoxide cannot be detected. I recommend installing a CO detector outside all sleeping areas.

Recommendation

Contact a qualified electrical contractor.



Outside bedroom in hall

8.7.2 Fire Safety

SMOKE DETECTOR(S) MISSING



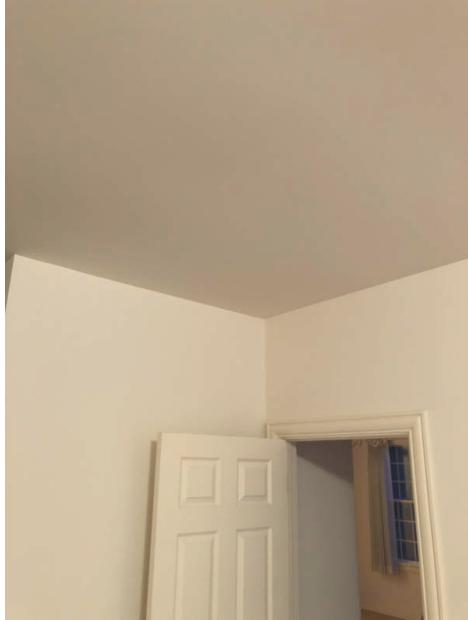
***Safety* --** At the time of the inspection there were smoke detectors missing in areas that are now required to have smoke detectors installed. I recommend a qualified professional evaluate and install smoke detectors where they are missing.

Recommendation

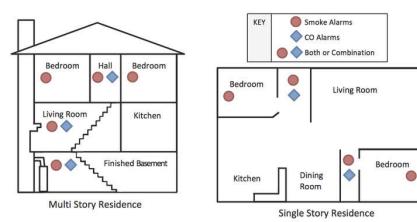
Contact a qualified electrical contractor.



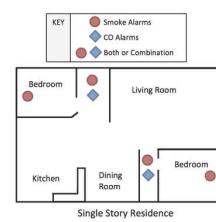
2nd Floor Bedroom



1st Floor Bedroom



1st Floor hall



1st Floor Master Bedroom

9: HEATING

Information

Heating Equipment: Energy Source
Gas

Heating Equipment: Filter size
16x25x1



Heating Equipment: Filter Type
Disposable

Heating Equipment: Venting and exhaust type

Direct vent, Direct Exhaust

Direct exhaust brings combustion air from the basement.

Heating Equipment: Heat Type
Forced Air

Vents, Flues & Chimneys: Type
Back Wall Exterior
PVC



Back wall

Heating Equipment: Brand
Heil



Heating Equipment: Combustion air

From exterior

Combustion air is necessary for burning fuel such as gas, oil and wood. For a furnace to work properly, it must have an adequate supply of combustion air. The fire triangle calls for fuel, oxygen and an ignition source to have successful combustion. The rule of thumb is one cubic foot of air is needed for every 1000 BTUs of heat produced.



Distribution Systems: Ductwork/Piping

Ductboard



Combustion air for fossil fuel utilities: Combustion air

Sufficient

Combustion air is necessary for burning fuel such as gas, oil, and wood. For a furnace to work properly, it must have an adequate supply of combustion air. The rule of thumb is 50 cubic feet per 1000 BTU's of heat.

10: AIR CONDITIONING

Information

Cooling Equipment: Condensor

Brand

Weather King



Cooling Equipment: Air Handler

Brand

Heil

Cooling Equipment: Energy

Source And Type

Electric, Central Air Conditioner

Cooling Equipment: Cooling differential

Not measured

Nearing end of life

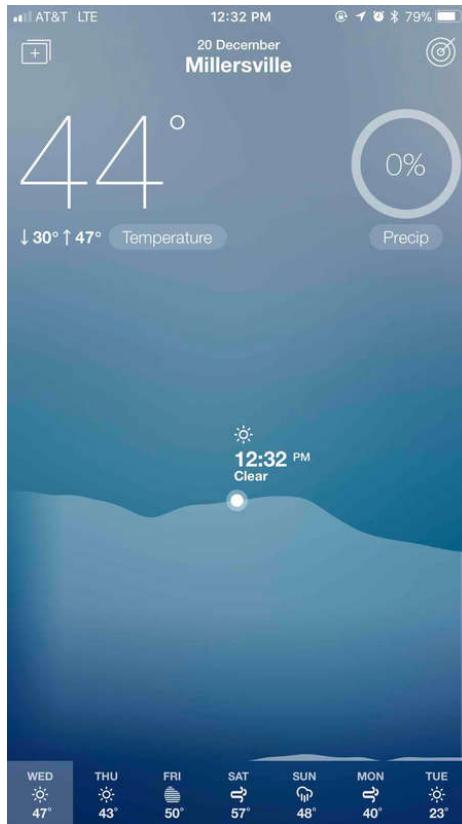
At the time of inspection the A/C condensor unit was found to be 21 years old. The average replacement life of a unit is 15 years. I recommend budgeting for a new condensor unit in the next 1-3 years.



April 1996

Cooling Equipment: Could not test A/C cooling mode

At the time of inspection the outside temperature was below 65. Damage to the outside unit could occur if it is turned on. If you are concerned if the AC unit is working I recommend a qualified professional to evaluate the AC unit prior to settlement in order to confirm proper operation.



Distribution System: Type

insulated duct

At the time of inspection the ducting system appeared to be in good condition. Any defects will be listed separately in the report.

Limitations

Cooling Equipment

OUTSIDE TEMPERATURE OUT OF RANGE

The A/C unit was not tested because the outside temperature was below 65. Operating the unit may cause damage to the unit. I recommend an evaluation be given by a qualified HVAC professional prior to settlement.

11: INSULATION AND VENTILATION

Information

Insulation in Unfinished Areas:

Locations

Basement ceiling, Attic

Insulation in Unfinished Areas:

Type

Fiberglass, Batt, Loose Fill

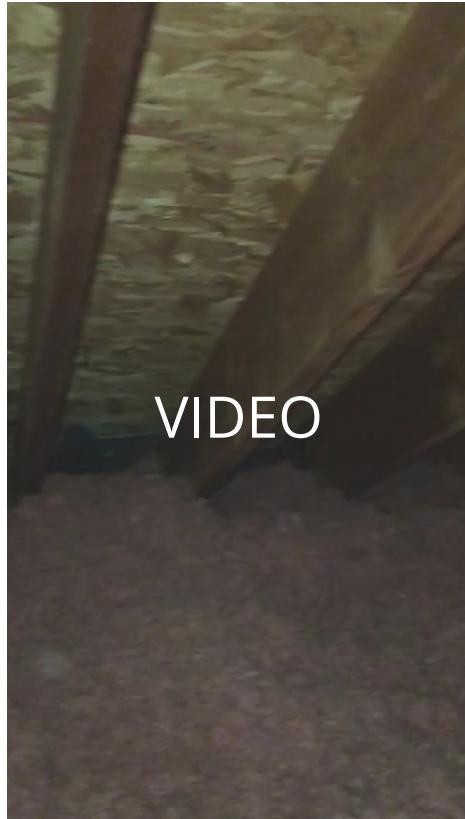


Visual inspection limited

The insulation appeared to be present and properly installed. Not all unfinished spaces were accessible in order to inspect. Insulation could be missing or damaged. Any defects will be listed separately.

Attic Insulation: Insulation Type

Fiberglass

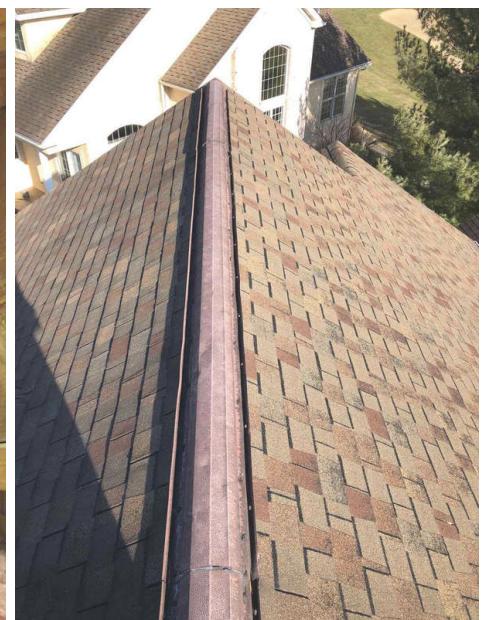
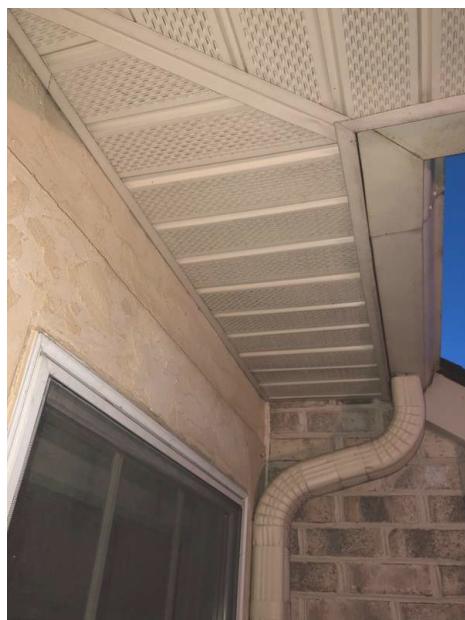


VIDEO

**Ventilation: Attic Ventilation Types**

Ridge Vents, Soffit Vents, Soffit Baffles

At the time of my inspection, no deficiencies were noted with the condition of the ventilation system. Notable exceptions will be listed in the report.



Exhaust Systems: Exhaust Fans

Dryer vent, Bath Fan

At the time of inspection the exhaust fans appeared to be in good condition. Any defects will be listed separately in the report.



Back Wall Exterior

Exhaust Systems: Piping type

Not visible

At the time of inspection the exhaust vent piping appeared to be in good condition. Any defects will be listed separately in the report.

12: INTERIORS

Information

Windows: Window Manufacturer Windows: Window material

Pella, Unknown

Wood



Interior Rooms

At the time of inspection the interior rooms appeared to be in good condition. Any defects will be listed separately in the report.



Bathroom 3



Dining Room



Bathroom 2



Loft



Bathroom 2



Study



Living Room



Master Bath



Kitchen

Walls: Wall Material

Drywall

At the time of inspection the walls appeared to be in good condition. Any defects will be listed separately in the report.

**Ceilings: Ceiling Material**

Drywall

At the time of inspection the ridge venting appeared to be in good condition. Any defects will be listed separately in the report.

Floors: Floor Coverings

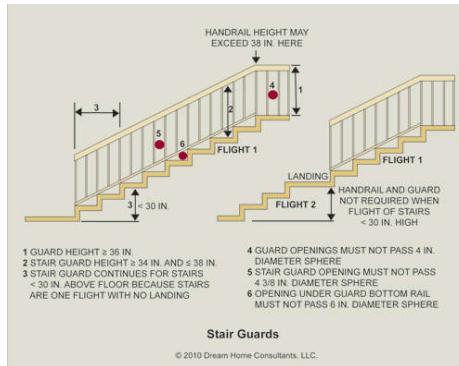
Carpet, Hardwood

At the time of inspection the floors appeared to be in good condition. Any defects will be listed separately in the report.



Steps, Stairways & Railings: SSR OK

At the time of the inspection the steps, stairways, and railings did not show any defects. They appear to be installed and functioning properly. Notable exceptions will be listed in the report.



safe stair spacings

Countertops & Cabinets: Countertops

Laminate

At the time of inspection the countertops appeared to be in good condition. Any defects will be listed separately in the report.



Countertops & Cabinets: Cabinetry**Wood**

At the time of inspection the cabinets appeared to be in good condition. Any defects will be listed separately in the report.

**Doors: Type****Hollow core panel**

At the time of inspection the interior doors appeared to be in good condition. Any recommendations will be listed separately in the report.

**Windows: Window Type****Double-hung**

At the time of inspection the windows appeared to be in good condition. Any defects will be listed separately in the report.

Paint: Interior Paint adequate

At the time of my inspection the interior of painting of walls, ceilings and did not reveal any deficiencies. Any notable exceptions will be listed in the report.

Comments

12.2.1 Ceilings

**CRACKING IN CATHEDRAL CEILING**

At the time of inspection I observed a significant crack at the corner of the exterior family room wall and the cathedral ceiling. This appears to be a result of seasonal expansion and contraction of the wood framing members. The exact cause can not be determined. I recommend a qualified professional to evaluate and if necessary remove sections of the wall and ceiling drywall in order to determine the exact cause. The crack does not appear to present a structural concern.

Recommendation

Contact a qualified drywall contractor.



cathedral ceiling dining room

12.5.1 Countertops & Cabinets

**CABINET RACKED**

At the time of inspection one of the kitchen cabinets appeared to be racked. This resulted in a drawer not seating properly. I recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified carpenter.



Kitchen

12.5.2 Countertops & Cabinets

**DRAWER NOT SEATING PROPERLY**

At the time of inspection one of the kitchen drawers was not seating properly. I recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified carpenter.



12.7.1 Windows

ROTTEN SASH

BEDROOM 2

At the time of inspection the one or more sash appears to rotten, but are operational. Further deterioration will affect the operation of the window. I recommend a qualified professional to evaluate and replace with a new window.

Recommendation

Contact a qualified window repair/installation contractor.

Recommendations



13: FIREPLACES AND FUEL-BURNING APPLIANCES

Information

Fireplaces, Stoves & Inserts:

Brand

Superior

Fireplaces, Stoves & Inserts: Fuel

Gas

Chimney & Vent Systems: Type

Exterior Wall Back

Steel



Living Room



Fireplaces, Stoves & Inserts: Type

Living Room

Gas fireplace

At the time of inspection the fuel burning unit appeared to be in good condition. Any recommendations will be listed separately in the report.

Comments

13.1.1 Fireplaces, Stoves & Inserts



Maintenance Item

GAS FIREPLACE NOT FUNCTIONING

At the time of inspection I could not get the gas fireplace to operate. It appeared that the gas was on but the pilot would not stay on. I recommend a qualified professional to evaluate in order to make the fireplace operational.

Recommendation

Contact a qualified professional.



14: BUILT-IN APPLIANCES

Information

Dishwasher: Model

GE

Refrigerator: Brand

Frigidaire



Range/Oven/Cooktop:

Range/Oven Energy Source

Electric

**Range/Oven/Cooktop:
Oven/Range Model**

GE



**Range/Oven/Cooktop: Exhaust
Hood Type**

Re-circulate



Garbage Disposal: Type
In-Sinkerator



Microwave: Model

GE

**Limitations**

Washer/Dryer

NOT WITHIN SCOPE

At the time of inspection there was a washer and dryer present. Inspecting washer and dryer operation is not within the scope of a home inspection.

**Comments**

14.1.1 Dishwasher

LEAKING DISHWASHER

KITCHEN INTO BASEMENT

At the time of inspection the dishwasher was leaking when the cycle was run. At the time of inspection I observed an active water leak beneath the 1st floor shower stall. Moisture damage can progress quickly and cause significant damage. I recommend a qualified professional evaluate and repair the leak.



Defects

Recommendation

Contact a qualified plumbing contractor.



Evidence of leak

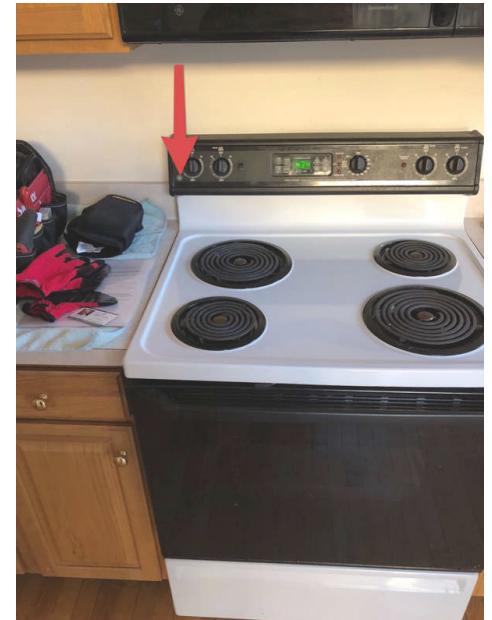
14.3.1 Range/Oven/Cooktop

ANTI-TIP DEVICE MISSING

Range was not fastened to the floor. This poses a safety hazard to children. Recommend a qualified contractor secure range so it can't tip.

Recommendation

Contact a qualified handyman.



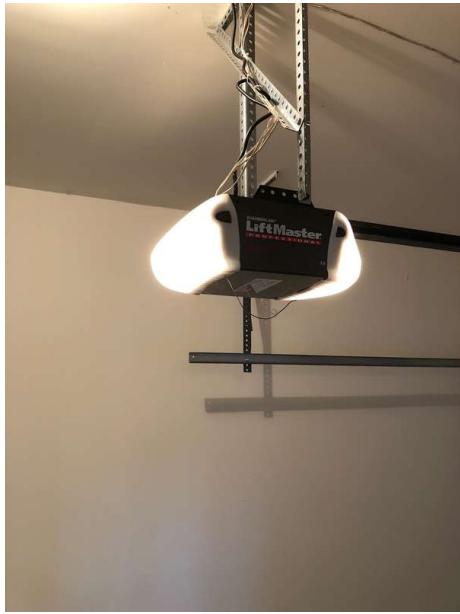
Kitchen

15: GARAGE

Information

Garage Door: Garage door opener

Liftmaster



Garage Door: Material

Metal

Garage Door: Type

Automatic



Type

Attached



STANDARDS OF PRACTICE

Scope and Limitations

This standard of practice section

Inspection Details

2.2 The *inspector* shall:

A. inspect *readily accessible*, visually observable, *installed systems* and *components* listed in this Standard. B. provide the client with a written report, using a format and medium selected by the *inspector*, that states: 1. those *systems* and *components* inspected that, in the professional judgment of the *inspector*, are not functioning properly, significantly deficient, *unsafe*, or are near the end of their service lives, 2. recommendations to correct, or monitor for future correction, the deficiencies reported in 2.2.B.1, or items needing *further evaluation* (Per Exclusion 13.2.A.5 the *inspector* is NOT required to determine methods, materials, or costs of corrections.), 3. reasoning or explanation as to the nature of the deficiencies reported in 2.2.B.1, that are not self-evident, 4. those *systems* and *components* designated for inspection in this Standard that were present at the time of the *home inspection* but were not inspected and the reason(s) they were not inspected.

C. adhere to the ASHI® Code of Ethics for the Home Inspection Profession.

2.3 This Standard is not intended to limit the *inspector* from:

A. including other services or *systems* and *components* in addition to those required in Section 2.2.A. B. designing or specifying repairs provided the *inspector* is appropriately qualified and willing to do so. C. excluding *systems* and *components* from the *inspection* if requested or agreed to by the client.

Structural Components

3. STRUCTURAL COMPONENTS 3.1 The inspector shall: A. inspect structural components including the foundation and framing. B. describe: 1. the methods used to inspect under floor crawlspaces and attics. 2. the foundation. 3. the floor structure. 4. the wall structure. 5. the ceiling structure. 6. the roof structure. 3.2 The inspector is NOT required to: A. provide engineering or architectural services or analysis. B. offer an opinion about the adequacy of structural systems and components. C. enter under floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches. D. traverse attic load-bearing components that are concealed by insulation or by other materials.

Exterior

4.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and drive- ways. B. describe wall coverings. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Roofing

5.1 The inspector shall: A. inspect: 1. roofing materials. 2. roof drainage systems. 3. flashing. 4. skylights, chimneys, and roof penetrations. B. describe: 1. roofing materials. 2. methods used to inspect the roofing. 5.2 The inspector is NOT required to inspect: A. antennas. B. interiors of vent systems, ues, and chimneys that are not readily accessible. C. other installed accessories.

Plumbing

6.1 The inspector shall: A. inspect: 1. interior water supply and distribution systems including fixtures and faucets. 2. interior drain, waste, and vent systems including fixtures. 3. water heating equipment and hot water supply systems. 4. vent systems, flues, and chimneys. 5. fuel storage and fuel distribution systems. 6. sewage ejectors, sump pumps, and related piping. B. describe: 1. interior water supply, drain, waste, and vent piping materials. 2. water heating equipment including energy source(s). 3. location of main water and fuel shut-off valves. 6.2 The inspector is NOT required to: A. inspect: 1. clothes washing machine connections. 2. interiors of vent systems, flues, and chimneys that are not readily accessible. 3. wells, well pumps, and water storage related equipment. 4. water conditioning systems. 5. solar, geothermal, and other renewable energy water heating systems. 6. manual and

automatic re extinguishing and sprinkler systems and landscape irrigation systems. 7. septic and other sewage disposal systems. B. determine: 1. whether water supply and sewage disposal are public or private. 2. water quality. 3. the adequacy of combustion air components. C. measure water supply flow and pressure, and well water quantity. D. fill shower pans and fixtures to test for leaks.

Electrical

7.1 The inspector shall: A. inspect: 1. service drop. 2. service entrance conductors, cables, and raceways. 3. service equipment and main disconnects. 4. service grounding. 5. interior components of service panels and subpanels. 6. conductors. 7. overcurrent protection devices. 8. a representative number of installed lighting fixtures, switches, and receptacles. 9. ground fault circuit interrupters and arc fault circuit interrupters. B. describe: 1. amperage rating of the service. 2. location of main disconnect(s) and subpanels. 3. presence or absence of smoke alarms and carbon monoxide alarms. 4. the predominant branch circuit wiring method. 7.2 The inspector is NOT required to: A. inspect: 1. remote control devices. 2. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices. 3. low voltage wiring systems and components. 4. ancillary wiring systems and components not a part of the primary electrical power distribution system. 5. solar, geothermal, wind, and other renewable energy systems. B. measure amperage, voltage, and impedance. C. determine the age and type of smoke alarms and carbon monoxide alarms.

Heating

8.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. installed heating equipment. 2. vent systems, ues, and chimneys. 3. distribution systems. C. describe: 1. energy source(s). 2. heating systems. 8.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, ues, and chimneys that are not readily accessible. 2. heat exchangers. 3. humidifiers and dehumidifiers. 4. electric air cleaning and sanitizing devices. 5. heating systems using ground-source, water-source, solar, and renewable energy technologies. 6. heat-recovery and similar whole-house mechanical ventilation systems. B. determine: 1. heat supply adequacy and distribution balance. 2. the adequacy of combustion air components.

Air Conditioning

9.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. central and permanently installed cooling equipment. 2. distribution systems. C. describe: 1. energy source(s). 2. cooling systems. 9.2 The inspector is NOT required to: A. inspect electric air cleaning and sanitizing devices. B. determine cooling supply adequacy and distribution balance. C. inspect cooling units that are not permanently installed or that are installed in windows. D. inspect cooling systems using ground-source, wa- ter-source, solar, and renewable energy technologies.

Insulation and Ventilation

11.1 The inspector shall: A. inspect: 1. insulation and vapor retarders in un finished spaces. 2. ventilation of attics and foundation areas. 3. kitchen, bathroom, laundry, and similar exhaust systems. 4. clothes dryer exhaust systems. B. describe: 1. insulation and vapor retarders in unfinished spaces. 2. absence of insulation in unfinished spaces at conditioned surfaces. 11.2 The inspector is NOT required to disturb insulation.

Interiors

10.1 The inspector shall inspect: A. walls, ceilings, and floors. B. steps, stairways, and railings. C. countertops and a representative number of installed cabinets. D. a representative number of doors and windows. E. garage vehicle doors and garage vehicle door operators. F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: A. paint, wallpaper, and other finish treatments. B. floor coverings. C. window treatments. D. coatings on and the hermetic seals between panes of window glass. E. central vacuum systems. F. recreational facilities. G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

Fireplaces and Fuel-Burning Appliances

12.1 The inspector shall: A. inspect: 1. fuel-burning replaces, stoves, and replace inserts. 2. fuel-burning accessories installed in replaces. 3. chimneys and vent systems. B. describe systems and components listed in 12.1.A.1 and .2. 12.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, ues, and chimneys that are not readily accessible. 2. fire screens and doors. 3. seals and gaskets. 4. automatic fuel feed devices. 5. mantles and replace surrounds. 6. combustion air components and to determine their adequacy. 7. heat distribution assists (gravity fed and fan assisted). 8. fuel-burning replaces and appliances located out- side the inspected structures. B. determine draft characteristics. C. move fireplace inserts and stoves or firebox contents.

Built-in Appliances

13.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. **13.2 The inspector is NOT required to inspect:**

- installed and free standing kitchen and laundry appliances not listed in Section 13.1.
- appliance thermostats including their calibration,
- adequacy of heating elements,
- self-cleaning oven cycles,
- indicator lights,
- door seals,
- timers, clocks, timed features, and other specialized features of the appliance.
- operate, or control the operation of every control and feature of an inspected appliance.