PROPERTY INSPECTION REPORT

VBINSPECT.COM

ASHI #254456

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Inspected by:
Jason Greenawalt

Inspection Address: 123 Main St
Inspection Prepared For: Joe Sample

Agent: No Agent Listed -

Date of Inspection: 10/1/2022
Year Built: 1950 Size: 1200 sf
Weather: 60-65 degrees and clear

REPORT INTRODUCTION

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. The inspection was performed according to the American Society of Home Inspectors' Standards of Practice (ASHI). These Standards were made available to you when the inspection was scheduled (prior to the inspection). The purpose of the inspection is to provide the client with information regarding the condition of the systems and components of the home as observed at the time of the inspection.

Some areas of this report may have been compiled with voice-to-text technology. Please pardon any spelling or grammatical errors. If there are concerns with this, please contact our office. It is important to read the entire report. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

SCOPE OF THE INSPECTION

Please understand that this is not a cosmetic inspection. While some cosmetic defects or flaws may be mentioned in this report, it should be understood that the scope of this inspection is an evaluation of the construction standards and functionality of the building components such as the electrical, heating, cooling and plumbing systems. No attempt will be made to inspect for and report on all the cosmetic flaws and minor wear and tear items; doing so is beyond the scope of this inspection and also beyond the scope of industry standards.

This inspection report is a summary of findings at the time of the inspection. It is possible that alterations to the property after the inspection can create new defects or reveal conditions that were not visible at that time. Also, it is beyond the scope of this inspection to predict any future conditions that could result from changes in the weather, movement in soil, future repairs or renovations, effects from a neighboring property, or other unforeseeable variables. This is a visual inspection of easily accessible areas only. As per the ASHI Standards of Practice, any inaccessible areas were not observed during this inspection and should be further evaluated by a professional at a later time. Inspectors are not permitted to move stored items. It is also important to remember that finishing (ceilings, walls, flooring, etc.) restricts view of many components to the building. Many defects can be hidden and may not be observed during the inspection.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

It is important to remember that this type of inspection is a "snap-shot" of the property within a relatively short period of time. It is not possible to identify every single defect, especially if the property is occupied and visibility is obstructed by the owner's items. The main purpose of this inspection report is to get a general idea of the property's condition. There will certainly be unobserved flaws that you may find once you occupy the property long term and as seasonal conditions change. If defects are observed once you occupy the building, it is important to contact the appropriate contractor regarding further evaluation and repair.

CONCLUSIONS AND RECOMMENDATIONS

The conclusions and recommendations listed below are based on the observation and operation procedures that are outlined in the ASHI Standards of Practice. This information was included in the pre-inspection packet that was made available to you prior to the inspection. Items listed below will include recommendations for monitoring and repairs, important specific maintenance items, further evaluation by others, precautionary and informational items, and items that are considered significantly deficient or near the end of their economic service life. Please be advised that conclusions and recommendations are based on the opinion and past experience of the inspector, and it is possible that other inspectors, contractors, municipal building enforcement officials, and experts may disagree with the conclusions and recommendations listed below. In general, as per the ASHI Standards of Practice, the methods, materials, and costs of correction should be determined by the appropriate contractor or specific tradesperson. You may also decide that repairs/replacements are not cost effective - it is up to you to decide what to do with the information that we, and others, provide.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Because this report is a snapshot in time, we recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

UNDERSTANDING THE REPORT

The inspector uses a narrative report to describe defects, safety concerns, maintenance items, etc. In most cases, this will include a description of the concern or possible future concerns followed by a recommendation. Where helpful, the inspector may include visual aides such as photos, diagrams, or videos.

Photos In Your Report – The inspector may have included photos in the report to help assist with understanding possible defects or concerns. Not every defect may be illustrated with a photo. If you have problems viewing the photos, please contact our office.

Video In Your Report – This is not used as often unless absolutely necessary to display an issue. The inspector may have included videos of issues within the report. If you are opening the PDF version of the report make sure you are viewing the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page the videos will play in any browser. Click on any video within the report to start playing.

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.

Non-Functional - Items with this rating should be examined by a professional and be repaired or replaced. In some cases, these items may also be more expensive compared to the average repairs and maintenance needed.

Safety Issue - Items with this rating should be examined immediately. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.

End of Life - Items with this rating are considered to be near or at the end of the typical service life. In some cases, these items may still function for years, however you may also find replacement needed sooner.

Most items in the report are generally considered to be in normal condition (acceptable condition for it's age and use) or are in need of basic repair or maintenance. No icon will be used for these items to help make it easier to read. As with all areas in the building, areas should be monitored periodically to ensure that the issues haven't become worse, warranting addition repair or replacement.

You may not be familiar with some terms or abbreviations regarding building materials. Our report contains a glossary at the end. When you see words highlighted in yellow, the definition or a tip about the item will appear in the glossary. If there are any other terms you do not understand, feel free to contact our office.

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Inspection Details

A. Home Type

Single Family Home • Colonial Style • Two-Story House

B. Occupancy

Occupied - Furnished

C. Building Age

Approximately 72 years old

D. Main Entry Faces

West

E. Space Below Grade

Full Basement below house

F. Utility Status

All Utilities On - Gas, Electric, Water

G. Weather During Inspection

60° - 65°F • Mostly Clear • Has not rained in several days

H. Attendance

Present at Inspection: Buyers present

Participation during Inspection: Buyer followed inspector for recaps

I. Inspection Time

Start Time: 1:00 PM

End Time: 3:30 PM

J. Additional Services

Radon Test • Pest Inspection

K. Payment Status

Paid Online • General Inspection Fee: $XXX • Pest Inspection Fee: $XXX • Radon Test Fee: $XXX • Total Fee: $XXX

L. Contract Status

Contract Signed via Docu-Sign

M. Inspected by

- Jason Greenawalt
- Nicole Brooks

Limitations

Some areas of the home may be inaccessible during an inspection or may not be included. Some items listed here may not fit into a typical home inspection but are considered helpful information for a home owner. The inspection is conducted according to the ASHI Standards of Practice which describes items to be included. The following systems/components were either present in the home and not inspected or evaluated as these were not included in the ASHI Standards of Practice OR were designated to be inspected as per the ASHI Standards of Practice, and were present at the time of the inspection but were unable to be inspected.

A. Items Not Inspected

A.1. When a home is occupied, stored items and furnishings restrict access and visual inspection of all areas of the home. Some systems such as outlets, switches and windows may not be accessible and not operated during the inspection. According to our standards of practice a representative number of items are observed and operated in each room and at least one outlet, switch and window was observed and operated during the inspection. Stored items also limit view in areas such as basements, attics, closets, etc. Home Inspectors are not permitted to move stored personal items to gain access to these areas. Given these limitations, the house should be further evaluated once stored items are removed for any hidden defects that are not possible to observe during the course of this inspection.

A.2. In older homes, the underground utility services may be nearing the end of their useful service life. It is recommended that insurance be obtained (from your utility companies) for coverage of sewer, gas-, and water- service pipes. Evaluation of underground pipes is beyond the scope of this inspection. Excavation costs can affect the cost of repairs to these pipes. The house was constructed when sewers of terra cotta pipe or cast iron pipe were common. Sewer lines in particular may be subject to damage from tree roots or soil movement over time. In addition to insuring the pipe, you may wish to consult with a sewer cleaning contractor regarding a sewer camera test in order to determine the location and exact condition of the sewer.

A.3. There was no access below the back porch to view the framing, foundation, floor structure, support system, etc. During any future remodeling or repairs the underside of the porch should be evaluated. Any signs of settlement or deterioration should be further evaluated.

Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. During the course of the inspection all electrical panel covers were removed where accessible (unless noted below).

All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Some electrical items may be easily repaired by the homeowner, but you should consult with an electrician before performing any electrical repairs. In general, repairs should be a priority, and should be made by a qualified, licensed electrician.

A. Electric Service Observations

Electric Meter Location Front Right Exterior • Service is an overhead cable that runs from the street

Exterior Service Observations:

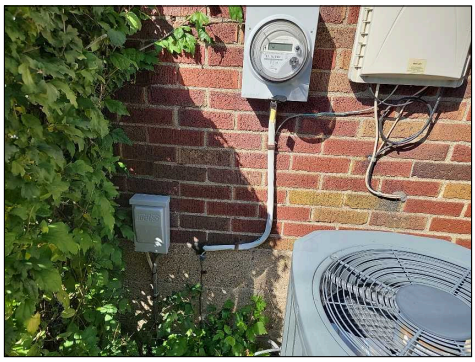
A.1. The outer insulation on the electric service entrance cable was rough, weathered, and showed early signs of deterioration due to age. Although the cable appeared in reasonable condition at the time of the inspection, eventual replacement of the electric service entrance cable should be anticipated.

A.2. A section of the electric service entrance cable was exposed below the meter socket and may be subject to damage. Installation of a conduit or cable U-guard should be considered as an added measure of protection.

A.3. The duct seal at the top of the electric meter socket was cracked and deteriorated. Replacement is recommended to help prevent water entry into the electric service.

A.4. The drip loop was not present at the weatherhead. This condition may allow moisture intrusion, resulting in damage to electrical components. Correction should be made by a qualified electrical contractor.

Duct seal at the top of the electric meter socket deteriorated



Section of the electric cable below the meter socket at risk of damage

B. Electrical Panels

Main Panel Location: Front right of the basement

Sub Panel(s) Location: No Sub Panels located

Electric Panel(s) Observations:

B.1. There was no inspection sticker on the main electric panel. It is recommended that the panel be inspected by the local municipality or the electrical code inspector.

B.2. There was evidence of past water entry into the main electric panel. Minor corrosion was observed on the service grounding conductor in the panel, on the main service lugs to the shut off, a few breakers in the panel, and rust stains were observed at the bottom of the panel. In general, the corrosion did not appear to be extensive, and had not yet affected terminals, bussbars, or breakers elsewhere in the panel.

Maintaining the duct seal at the meter socket at the exterior is important to help prevent water entry. It is recommended that this condition be evaluated and monitored in the course of

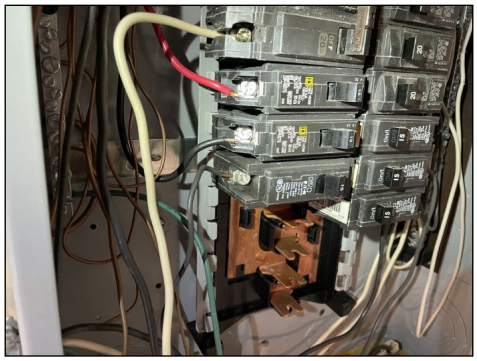
repairs and updates to the electric system. Any affected conductors or connections should be cleaned by an electrician.

B.3. There was a strand of three-wire being used for 120-volt breakers (two hot, one neutral) in the main panel. Typically, when this condition exists, the breakers will be bridged together so that both breakers would trip at the same time to not have a shocking hazard. It is recommended that a bridge or coupler be installed.

B.4. There were breakers by different manufacturers in the panel. Typically, only breakers of the same brand that are listed and labeled for the panel should be used. Replacement of the possibly incompatible breaker is recommended to comply with the manufacturer's name plate.

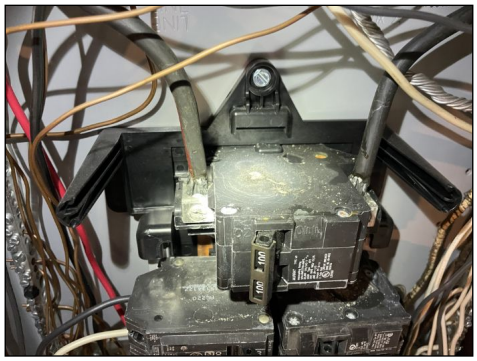
B.5. Most of the breakers in the electric panel(s) were not labeled. It is recommended that the breakers be labeled to allow quick identification in the event of an emergency.

B.6. As with most older homes, there were no Arc Fault protection breakers observed in the main electric panel. In newer construction, most breakers would consist of AFCI protected circuits. This condition is not uncommon for older homes. During future updates, where branch circuit wiring is modified, replaced, or extended in areas of the home, the branch circuits may need to be updated for additional protection. You should consult with an electrician or the local code inspector regarding any required updates.



There was a strand of three-wire being used for 120-volt breakers

Rust at bottom of main panel



Corrosion in main panel

C. Main Breaker

Main Breaker: 100 amp, 240 volt • Main shut off is the large breaker at the top center of the panel

Branch Circuits: Nine 120 volt breakers • One 240 volt breakers • Plastic sheathed copper wiring (Romex) • Cloth sheathed copper wiring • Metallic sheathed copper wiring

D. Other Electrical Concerns

Observations:

D.1. The outlets in the laundry area, the kitchen outlets, were not GFI protected. It is recommended that ground fault protection (GFI) devices be installed for all outlets in wet, or potentially wet, areas such as kitchen, bathroom, basement, garage and exterior outlets. A GFI device provides an additional measure of safety at wet areas where there is a risk of shock. Please consult with the Technical Links portion of our website for more information regarding GFI locations.

D.2. Some outlets were not accessible due to furniture and or stored personal items in the way.

D.3. There were a few light switches at various areas of the house that could not be identified

what fixtures were controlled. It is possible that this is a result of burned out bulbs or unidentified exterior lights. It is recommended to consult with the current owner or an electrician regarding any unidentified switches.

D.4. There were exposed-bulb light fixtures in some of the closets at various areas of the house. Although common for an older house, this is no longer a recommended installation. Replacement of these fixtures with enclosed-bulb fixtures is recommended as an improvement to safety.

D.5. As is common for an older house, there were a minimal number of convenience outlets at some areas. Depending upon your electrical use lifestyle, you will likely find it necessary to install additional circuits to power intensive areas.

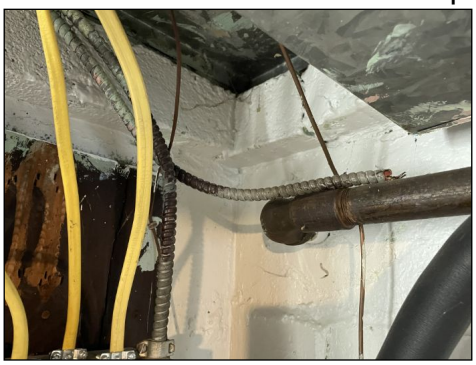
D.6. There were painted electrical receptacles at several areas throughout the house. This may impede proper contact between an appliance plug and the receptacle. Replacement of the painted outlets is recommended.

D.7. The right side wall outlet in the left room of the basement was loose from the wall. It is recommended the outlet be resecured. Also, because of the proximity to the hose bibb, it is recommended that this outlet be updated with a GFI protected outlet.

D.8. There was a cut unused metal sheathed wire dangling above the electric panel in the basement. This did not appear to be live; however, it is recommended that this be capped or removed to prevent confusion.

D.9. An exposed wire was observed at the back exterior at the right side of the retaining wall. The wire was checked with a sniffer and found not to be live at the time of the inspection. It is recommended that it is removed if desired or consult with an electrician about future updates.

An exposed wire was observed at the back exterior



Cut wire dangling above electric panel

E. Smoke and CO Detectors

Smoke Detector Location: One on the first floor • One in the second floor

CO Detector Location: None observed

Observations:

E.1. Smoke alarms and CO detectors were seen in the house as mentioned above. Modern smoke alarms are recommended for all levels, in all sleeping areas, and in any hallways adjacent to sleeping areas. Any existing alarms should be tested upon settlement and on a regular basis thereafter. Batteries should be changed on a regular basis. Smoke alarms and CO detectors should be updated / replaced after approximately 10 years.

E.2. Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector--either a battery or hard wired to the house power--and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.

Plumbing

During the course of the inspection all plumbing fixtures were operated unless notated in this report. Plumbing fixtures were operated under normal controls: toilets flushed, sinks and showers operated for a few minutes, tubs were filled partially and drained, plumbing appliances operated in a basic normal mode, floor drains flushed with a bucket of water. Please note that inspectors are not to operate shut-off valves and this may limit inspection of some areas to the plumbing system if any shut off valves are off. This type of inspection does not conclude that every mode for the plumbing appliances will function.

In addition, tubs and showers were not operated with the weight of a person inside. The weight of a person can affect the drain connections with ongoing use that may not be observed otherwise, particularly in newer installations or homes that have been vacant for some time. These areas should be monitored during the first week of use when you occupy the home. Any future signs of leakage should be evaluated by a plumber. After operating each of the plumbing fixtures during the inspection, the areas below (where accessible) were checked for stains or signs of leakage. These areas were also scanned with an infrared camera for any signs of leakage. Any signs of leakage will be notated in this report.

A. Main Supply

Main Water Supply: 3/4" copper • Water supply enters at the front of the basement. • Main water shut off located by the meter

Interior Water Lines: 1/2" copper

B. Drain Waste Vent

Materials: Cast Iron • Copper • Galvanized Steel • PVC

C. Exterior Plumbing

Exterior Faucet Location: Rear of building

Observations:

C.1. The exterior hose bibbs were off at the interior and likely winterized at this time. These were not tested as home inspectors are not to operate shut off valves. This should be tested to ensure function.

D. Interior Plumbing

Observations:

D.1. Slight seepage was observed on a valve above the laundry sink in the basement. This should be evaluated and repaired by a plumber to prevent possible damage or moisture in the living spaces.

D.2. The toilet at the hall bathroom was slightly loose at its base. To prevent leakage, it is recommended that the toilet be re-secured or re-set with a new wax ring by a plumber.

D.3. There was an "S" trap underneath the basement laundry sink. With this type of trap there

is a possibility of water being siphoned out of the trap due to the lack of a vent. It is important that the trap hold water to prevent sewer gases from entering the house. You should consult with a plumber regarding installation of a mechanical vent or Air Admittance Valve to correct this condition.

D.4. The laundry sink was not secured to the wall or the floor in the basement. It is recommended that this be secured to prevent a possible tipping hazard.

D.5. There was slow drainage to the laundry sink in the basement. It is possible that this is the result of blockage which can be corrected using a plumber's snake. This could also be the result of the S-trap below the laundry tub slowing the drainage. It is possible that more extensive repairs will be needed. You should consult with a plumbing contractor regarding this.

D.6. The drain stopper to the second floor bathroom sink did not function properly to stop the water. It is recommended that the stopper mechanism be adjusted or repaired.

D.7. The water lines consisted of copper piping. Copper piping has a long and proven track record for reliability over many decades. Like all building components it does not have an infinite service life; depending on factors such as pipe thickness and water quality, copper piping can last well over 50 years. There are times when copper piping will fail prematurely. One such example of this is piping that corrodes from the inside eventually developing pin holes. Some areas around western PA have recently been experiencing pinhole leaks along copper lines. Visible areas that have corrosion on any of the pipe joints/valves should be monitored as this is a potential sign of chemical reaction occurring inside the pipe. A home inspection inspects what is readily visible and accessible and there is no advanced warning of when a water supply pipe or any plumbing pipe will leak.

D.8. There were rust blisters observed on the cast iron drain stack at the back of the basement. In general, rust blisters on cast iron suggest that the piping material is at the end of its useful service life. The plumbing fixtures were operated and no active leakage was observed at the time of the inspection. Replacement of the cast iron drain piping should be anticipated.

D.9. Rust and deterioration was observed on the floor drain and cover in the basement. This is not uncommon. Painting maintenance may help preserve some longevity, however eventual replacement may be needed.

D.10. A 5-gallon bucket of water was poured down each of the floor drains at the time of the inspection. The drains appeared to function properly at this time.

D.11. Minor corrosion was observed on several valves and fittings to the water lines in the basement as well as below sinks at the upper levels. This condition is not uncommon in older homes. It is not in the scope of this inspection to operate the shut off valves on the plumbing lines in the basement. It was noted that several valves were corroded. This may impede proper function for these corroded valves. Further evaluation is recommended to ensure these function and won't leak when turned. It is recommended to monitor these fittings for any signs of future leakage and repair as needed.

D.12. The basement toilet continued to run after it was filled. This was observed running when the inspector entered the house. This could significantly increase your water bill if this continues. It is recommended that this be evaluated and repaired.

D.13. Leakage was observed below the tub to the second-floor bathroom as seen in the access hatch. It is recommended that the leaking tub be evaluated had repaired. As a note, this may be the cause of the damaged to ceiling in the living room.

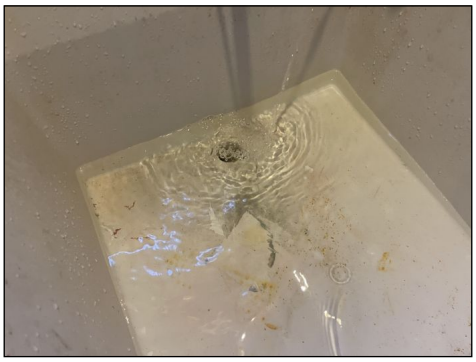
Toilet continuing to run in basement

Laundry sink not secured to wall or floor

Suspected seepage and corrosion on valve above laundry sink

Rust blisters on drain stack

Corroded valves that may not function properly



Slow drain in laundry tub

S-trap below laundry tub

Leakage from tub to second floor bathroom

E. Gas Supply

Main Gas Valve Location: Front right of building

Observations:

E.1. Meter located at exterior. All gas appliances appeared to have shut-off valves in line at each unit.

E.2. There was a drip leg lacking from the piping providing fuel to the water heater. Typically, there should be a drip leg or sediment trap at each appliance connection to allow moisture and sediment to collect so that it does not enter the burner. Installation of a drip leg by a plumber is recommended.

E.3. Gas lines, where accessible, were tested using a combustible gas leak detector and no leaks were observed.

No drip leg on gas line to water heater

HVAC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum.

The HVAC systems includes furnaces, boilers, air conditioners, and any other supplemental heating or cooling systems. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood. The inspection of the HVAC system is visual, therefore no parts are removed (other than cover panels) when evaluating the systems. It is recommended that all HVAC equipment be serviced and evaluated by an HVAC contractor as some defects are not possible to observe in this type of inspection. The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

A. Heater Info

Location: The furnace is located in the basement

Type: Gas fired forced hot air. • Two pipe, high-efficiency • Vented through the wall with plastic pipe

Trane • 60,000 BTU • Approximately 17 years old • The heater was estimated to be approximately 17 years old and is considered to be approaching the end of its typical service life. Eventual replacement should be anticipated. You may wish to consider purchasing a home warranty.

B. Furnace Observations

B.1. The blower and burner compartment covers to the furnace were both removed and the furnace was operated at the time of the inspection. The furnace responded to normal controls and appeared to be functioning properly.

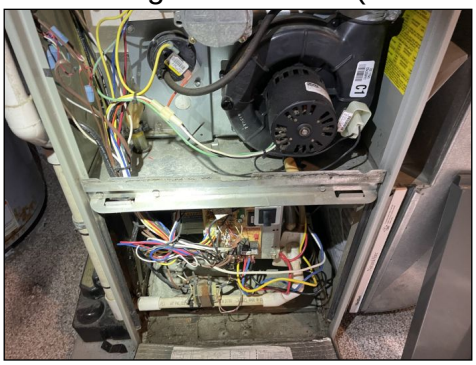
A carbon monoxide test was performed in the vicinity of the furnace cabinet and on the warm air stream using a CO detector. No excess levels were observed. This does not conclude that there are no cracks in the [concealed] heat exchanger. It does suggest that there are no large holes and/or that combustion is relatively complete (minimal CO in combustion products).

B.2. There were minor stains indicative of past condensate leakage observed at the bottom of the burner compartment to the furnace. The furnace was operated and no active condensate leakage was observed at the time of the inspection. This condition should be monitored during the course of annual servicing to the furnace.

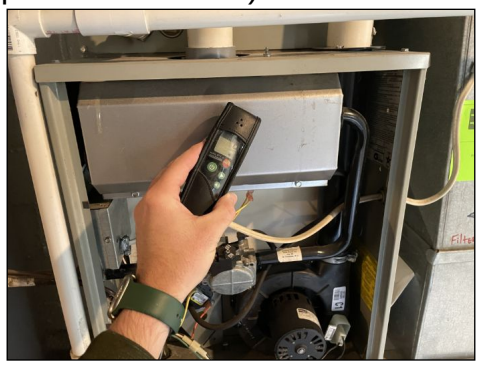
B.3. There were no stickers on the furnace indicative of recent annual maintenance. Some HVAC technicians do not leave stickers, therefore you should consult with the owner regarding any knowledge or proof of recent maintenance. Prior to closing the furnace should be checked, cleaned and evaluated by an HVAC technician.

B.4. There was some minor rust and dirt observed in the blower compartments to the furnace. Prior to closing the furnace should be checked, cleaned and evaluated by an HVAC technician.

B.5. The furnace was equipped with a whole house humidifier. The humidistat should be kept no higher than 30% moisture during the mild heating season, and should be set to a lower temperature based on the outside low temperatures. An improperly operating humidifier can create serious condensation problems in the attic. The humidifier should be turned off during the cooling season. The water panel should be replaced every year. The whole house humidifier is fitted with a summer/winter damper. The damper should be put in the appropriate position during the seasons (closed for the summer, open for the winter).



Dirt and rust in the bottom blower compartment to furnace



Furnace checked with a CO detector

C. Heater Venting Observations

Venting Materials: Plastic Pipe - PVC vent noted.

D. AC Compressor Info

The compressor was located at the right exterior.

Type: Electric

Trane • 2 - ton • Approximately 7 years old

E. Air Conditioner Observations

E.1. The air conditioning system was operated in the course of the inspection. A temperature drop of approximately 20° was observed across the inside coil. In general, this is an indication that the air conditioning system is functioning properly. It is beyond the scope of this inspection to determine if individual rooms will cool uniformly. Annual professional service is recommended for the HVAC equipment.

E.2. The insulation on the refrigeration tubing from the air conditioning condenser was blocked by vegetation at some areas. It appeared that some of the insulation was missing or damaged. Replacement of the insulation is recommended to help conserve energy and prevent condensation.

Insulation on the refrigeration tubing from the air conditioning condenser

F. Filters

Location: Filter located in ductwork slot next to the furnace.

Observations:

F.1. The furnace filter size was 16x25x1. This style of filter will typically require replacement after approximately 60-90 days. It is recommended that the filter be replaced prior to use.

Furnace filter

G. Thermostats

Location: Dining Room

Observations:

G.1. Digital - programmable type.

Water Heater

Water heaters are a standard appliance in a home. In general, most homes have a hot water tank that is typically powered by electric or natural gas, however other fuels could be used. There are also many homes updating with instantaneous heaters or on-demand heating systems. Water heaters are identified and tested for normal function. The faucets throughout the home are checked for hot water supply as well. Because of the high heat and possible combustion gases, some issues with a water heater can be a safety concern.

A. Water Heater Info

The water heater is located in the basement.

Type: Natural Gas

AO Smith
• 50 gallon • Approximately 4 years old

B. Water Heater Observations

B.1. The temperature to the hot water tank was raised and the burner was activated. The hot water tank appeared to function properly at the time of the inspection. The hot water tank was drafting properly and was checked with a Testo 317-3 CO detector and no excess levels of carbon monoxide were observed at this time.

B.2. There was no support strap installed to secure the expansion tank. There should be a support strap installed to prevent this from pulling on the water lines.

B.3. There was rust along the bottom of the water heater. This was particularly seen on the side where the TPR valve discharges. This could be a result of some moisture discharging from the pipe in the past. This could also be a result of leakage from the tank. This should be evaluated by a plumber during the course of repair to the drip leg on the gas line.

Rust on the bottom of the water heater

C. Venting and Combustion

Vent Pipe: Metal pipe connected to masonry chimney, metal liner extends through chimney

Grounds

Although the grounds are not part of the home, there are areas that can affect how well different systems in the home perform. This can range from the grade of the soil around the home to the vegetation around the exterior. Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

A. Driveway and Walkway

Driveway and Walkway Material: Concrete driveway noted. • Concrete sidewalk noted.

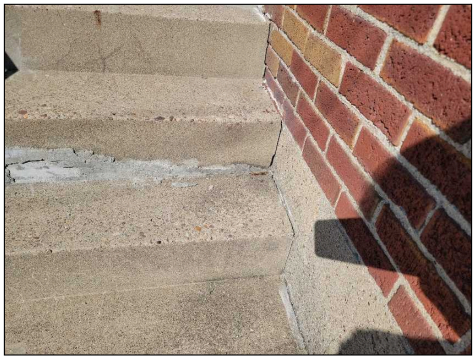
Observations:

A.1. The paver walkway at the back exterior contains offset and uneven areas. This can present tripping hazards, especially for guests. This condition is not uncommon for this type of paver, and in most cases is self-apparent. Guests should be cautioned. You may wish to consider re-installation or re-leveling any pavers where offsets are excessive.

A.2. There were various cracks to the concrete driveway at the exterior of the house. These cracks can allow excess water to penetration below leading to additional deterioration. This condition is not uncommon. It is recommended that any cracks or openings be patched and sealed.

A.3. There were areas where gaps were seen between the concrete sidewalks and the foundation walls. This was also seen where the steps to the porches meet the foundation walls. These joints should be sealed to help prevent excess water penetration behind.

Various cracks to the concrete driveway



Gaps between steps and foundation wall that should be sealed

B. Grading

Observations:

B.1. There was a negative grade towards the left side and rear of the house. This can allow runoff to collect at and subsequently seep into the foundation area. If ponding water or runoff from the grade becomes problematic, a curtain drain, or surface cut-off trench, could be installed to help collect and direct runoff away from the house. You should consult with a landscaping contractor regarding this.

C. Vegetation

Observations:

C.1. Vines and vegetation were encroaching the sides of the house. This can trap excess moisture against the siding as well as present a conducive atmosphere for carpenter ants or termites. It is recommended that all vines be removed and vegetation cleared away approximately 6” from any exterior wall.

D. Retaining Walls

Retaining Walls Material: Stone • Concrete Block

Observations:

D.1. Cracks and signs of movement or settlement was observed to the retaining wall. This is not uncommon for retaining walls. Wall movement is typically related to poor drainage and movement to the soil. The wall should be repaired and monitored for any continued movement.

D.2. Cracks and significant signs of movement or settlement was observed to the retaining walls at the back of the home. This is not uncommon for retaining walls, however this amount is considered to be significant and in need of repair. Wall movement is typically related to poor drainage and movement to the soil. The walls should be further evaluated. In some cases, replacement may be more cost effective to repair of the current wall.

D.3. Missing mortar was observed to the retaining wall at the exterior. It is recommended that the wall be evaluated and repaired.

Cracked retaining walls at the rear

Retaining wall movement near back steps

Bulging / leaning retaining wall at the back

E. Fences and Gates

Fences and Gates Material: Wood

Observations:

E.1. Fences and boundary walls are not in the scope of this inspection as per the ASHI Standards of Practice. Some items may be listed here as a courtesy. This should not be considered a full evaluation of the fence. If you have concerns with the fence(s) on the property, you should consult with the appropriate contractor.

Masonry

Most homes in this area have some amount of masonry for foundation walls, exterior walls, chimneys and other areas of the home. This can include brick, concrete block, sandstone, brick, terra cotta block, engineered stone, etc. Most masonry problems are not uncommon for homes in this area and can usually be corrected by a mason or contractor. Weather can accelerate deterioration, so it is important to periodically monitor the masonry for signs of defects.

A. Exterior Masonry

Observations:

A.1. There were step cracks observed at the front and right side of the home. This condition is not uncommon in older homes. The walls appeared to be reasonably plumb at this time. It is recommended that the step cracks be pointed and repaired. You may wish to consult with a contractor regarding installation of a “crack monitor” to monitor the wall for any continued movement.

A.2. Several areas of the parge coat at the front of the home had cracks. It is recommended that the cracks be repaired and monitored.

A.3. Loose and missing mortar joints were observed at the front of the home. It is recommended that the joints be repointed and monitored.
A similar condition was observed at the back of the home.

A.4. Several hairline cracks were observed of the stone and keystone surrounding the front door. It is recommended that the cracks be repaired and monitored.

A.5. A step crack was observed under the front right window. A level was used on the area and a slight buldge was observed to the right of the lower right window at the front of the home. It is recommended that the crack/bulge be evaluated and repaired by a contractor.

A.6. Patched brickwork was observed where windows were once present on the right and left sides of the home. It is recommended that the areas be monitored for cracks.

A.7. There were some areas of recessed and missing mortar to the brick windowsills at the exterior. It is recommended that any areas of missing mortar be pointed and repaired.

Cracks to the parge coat at the front foundation wall

Cracks to the parge coat at the front

Step crack observed under the front right window.

Hairline masonry cracks around some of the doors and windows

B. Chimney

Observations:

B.1. Cracking and deterioration was observed at the cement crown at the top of the masonry chimney. Maintaining the integrity of the cement crown is important to prevent water entry at the top of the chimney. Repair/replacement of the crown is recommended. You should consult with a mason or handyman regarding this.

B.2. There were some areas of loose and missing mortar to the chimney. It is recommended that these areas be pointed and repaired.

Cracked chimney crown

Loose mortar to the chimney

Roofing System

The roof covering is the umbrella protecting the home from rain, snow, etc. In this area, there are a wide range of roof covering types from flat roof membranes, metal roofs, slate or tile roofs, to asphalt shingles. There can be a wide variety of concerns with a roof, some more significant than others. Many issues with roofs include areas where there are roof penetrations such as chimneys or plumbing vents. These flashings are evaluated where visible. The roof is visually evaluated for installation errors, defects, ageing conditions, etc. Where possible the inspector may walk the roof for evaluation if considered safe. Many roofs are considered too high or too steep to walk and the inspector may view from the ground, windows, or with additional technology.

The gutter and downspout system is designed to divert storm water drainage away from the home. This is to minimize water penetration into the foundation, prevent erosion, protect the siding, etc. There are several types of gutter systems in this area because of the wide range of home types and age of architecture. Some gutters are easily removable when problems occur, while others are built into the house framing. It is not uncommon for basement water issues to be related to gutter and downspout defects.

You should consult with a roofer regarding the following items. This assessment of the roof coverings does not preclude the possibility of future leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build-up, condition of flashings, etc. It is also not in the scope of this inspection to determine an estimated remaining service life. With proper maintenance, many common roof problems can be prevented. Routinely clear gutters and downspouts of debris. If you don't, standing water in the gutters can seep underneath the bottom edge causing decay at the roof decking. Any tree limbs that overhang the roof should be trimmed back to avoid damage from falling branches. It is best to inspect your roof each spring and fall for minor problems giving you an opportunity to correct them before they become major problems.

A. Main Roof

Inspected by: Inspected with DJI Mavic 2 Drone

Main Roof Material: Three-tab Asphalt Shingles; approximately 15-18 years old

Observations:

A.1. The roof consisted of an asphalt shingle estimated to be approximately 15-18 years old. Due to the height of the house and steeper pitch, the roof was viewed with a drone. Although the drone can see many areas and provides detailed pictures, this does limit touching, walking, close up view of the shingles, etc. Because of these limitations, you should have the roof evaluated by a roofer during any future repairs or other modifications to the roof.

A.2. Granule loss and surface cracks were observed at various areas of the roof. This condition is not uncommon for a roof this age.

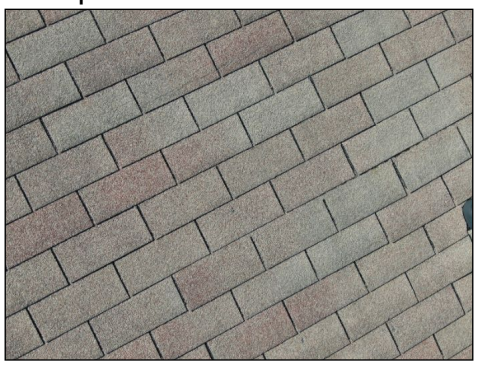
A.3. There were some areas where deeper cracks were beginning to form on the back upper roof. This suggests that the shingles are well into the second half of their service life.

A.4. There were a few single tabs at the back they were slightly offset. This may suggest that they have shifted or started to pull loose. This condition should be monitored. This area may be prone to torn or blown-off shingles in the future.

A.5. The roof appeared to be in reasonable condition at this time. Most asphalt roofs have a service life around 20-25 years in this area, therefore this is considered to be approaching the end of its typical service life.

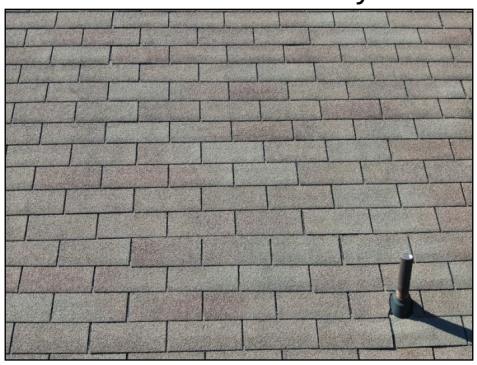
A.6. Since weather events and extremely heavy rains have been more and more common in our area, all roofing should be examined periodically and/or after heavy storms for damages.

Leaks can occur when these extreme events happen without warning. Always consult with a professional roofer for a full evaluation of all the roof components to ensure serviceability.



Granule loss and cracks to the roof

Cracks seen to the shingles on roof



Some shingles slightly offset at the rear roof

Roof viewed with a drone

B. Porch Roof

Porch Roof Material: Metal awning roof over front and back porch

Observations:

B.1. The metal awning type roof over the front and back porch is not considered to be in the scope of the inspection. These metal awnings were showing signs of deterioration from age and weather. Painting maintenance may help preserve some longevity; however, eventual replacement should be considered.

C. Flashing and Roof Penetrations

Observations:

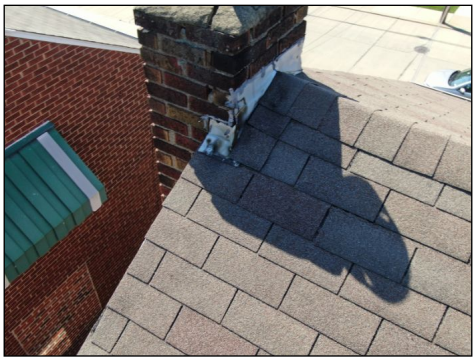
C.1. Evaluation and periodic resealing of the flashings around the chimney and plumbing vents is recommended to prevent possible future leakage.

C.2. The chimney flue had been extended when a liner was installed. Without the liner, the chimney is considered to be somewhat short by today's standards. Typically, a chimney should extend approximately 2'-3' above the roofline. Depending on any future changes or plans, the chimney may need to be extended.

C.3. The plumbing vent pipe flashings at the back roof had been installed below the shingles. Typically, the bottom apron of the flashing is to sit above the shingles to allow proper drainage. It is likely that the shingles were installed on top as a cosmetic decision. These areas should be monitored for any signs of leakage.

C.4. The flashing around the chimney was somewhat short. There were some joints that appeared to be slightly open as well which could allow water penetration around the chimney

to enter into the attic space. It is recommended that the flashing be evaluated and repaired as needed and resealed.



Chimney flashing needs to be resealed

Shingles installed over bottom apron of plumbing vent flashing

D. Gutters and Downspouts

Observations:

D.1. The original cast iron and terra cotta clay underground rain conductor pipes appeared to still be in use at areas. Considering the age of the house, there is a possibility that these pipes are approaching the end of their useful service life, and eventual replacement may be needed. An improperly functioning underground rain conductor pipe can contribute to basement moisture problems. It is recommended that the gutters, downspouts, and underground rain conductors be flushed with a hose on an annual basis in order to ensure that they are open and free flowing.

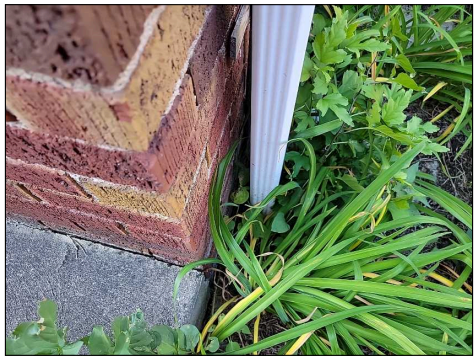
D.2. Some of the downspouts connected to the underground drain pipes below grade. It was not possible to view this connection to ensure proper function. These areas should be monitored for any signs of leakage such as eroding soil or water penetration into the basement. If any signs of concern are observed, the area should be further evaluated. During future landscaping updates, these areas should be checked for a proper connection.

D.3. There were a couple dark seams on some of the gutter and downspout system which may suggest past leakage. It is recommended to monitor the seams during a heavy rain for any signs of leaking and repair as needed.

D.4. There did not appear to be a drip edge installed along the gutter system. This can allow water to bypass behind the gutter. A drip edge flashing should be installed.

D.5. The gutters were reasonably clear of tree and leaf debris at this time. With the large trees near the property, periodic cleaning maintenance will likely be needed.

D.6. The gutter at the back of the home appeared to be minimally secured to the facia. It is recommended that the gutter be secured to the home.

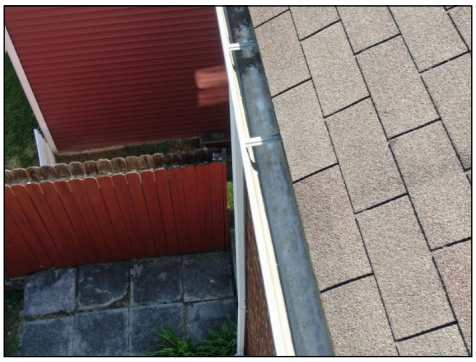


Downspouts that connect to underground drain pipes below grade

Old cast iron rain conductor pipes in use

Gutter pulling away from fascia

No drip edge flashing observed



Gutter reasonably clear of debris at this time

Decks and Porches

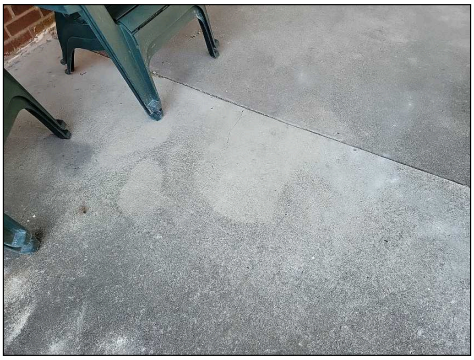
Many decks or balconies in this area were constructed prior to newer modern building techniques. It is not uncommon for some updates to be needed to provide better support and longevity with techniques and information that is now available. When accessible, the inspector will view the framing and structure to the underside of decks. This inspector is not a architect, builder, or engineer and it is not in the scope of this inspection for the inspector to provide advice related to these fields.

A. Back Porch

Observations:

A.1. There were some cracks seen to the concrete slab of the back patio area. It is recommended that the cracks be repaired and monitored. You should consider painting or sealing the concrete slab to help prevent excess deterioration and future cracks.

A.2. The awning roof over the back porch rested on the concrete slab. This is not uncommon for this type of structure. If you have plans to update this with a roof covering that is more substantial, you will likely find that footers will need to be poured to support the posts for a roof. In the current set up, if any settlement occurs to the concrete slab, this will also allow settlement to the back porch structure.



Cracks to the concrete slab observed at the back patio area

Building Exterior

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

A. Siding

Siding Materials: Brick veneer observed.

Trim Materials: Wood • Vinyl

B. Building Exterior

Observations:

B.1. Dried and cracked caulking was observed around some of the doors and windows along the exterior. Periodic resealing of the caulk joints is recommended to prevent possible water penetration.

B.2. Rust was observed on several of the steel lintels above doors and windows at the exterior. This did not appear to be significant; however, it is recommended that these lintels be scraped and repainted to preserve longevity. Many of the exterior lintels could not be observed due to the flashing. These concealed lintels should be evaluated during future updates or repairs to the windows.

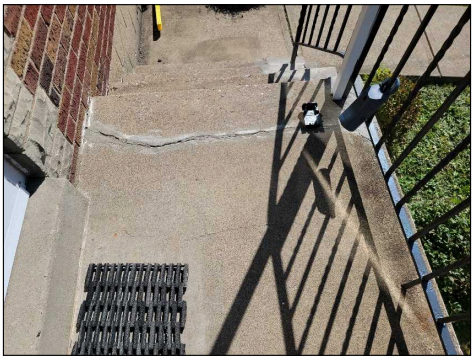
B.3. There were some cracks and deterioration to the concrete slab of the front porch. This condition is not uncommon in this type of construction. Any hairline cracks or openings to the front porch will allow water penetration below, which typically leads to rust and deterioration of the rebar causing the cracked and broken concrete. It is recommended that any cracks or openings to the concrete slab be patched and sealed. Periodic painting maintenance will also help prevent water penetration.

B.4. Rotted wood trim was observed at the left bottom for the front basement door. It is recommended that the rotted trim be removed and new trim be installed and painted.

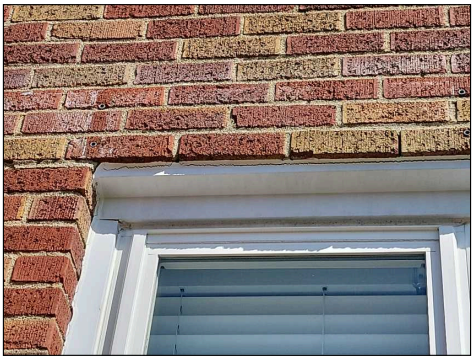
B.5. The fresh air vent to the sewer line was observed in the driveway. This can be considered a tripping hazard. It is recommended that caution be used when walking in this area.

B.6. A makeshift window well cover was observed at the back exterior of the home. This is not a typical installation. It is recommended that a window well cover be installed at this location.

Rotted wood observed at the front basement door



Cracks and deterioration to the concrete slab of the front porch.



Most lintels sealed in flashing limiting view

Makeshift window well cover

Rust on the steel lintel above the door

Dried and cracked caulking around windows and doors

Basement

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist.

Most homes in this area have a basement. There are various problems that can occur in basements that depend on variables such as age, materials, grading, location, etc. Most significant concerns in basements typically relate to water but are not limited to this. Excess water penetration in basements can lead to mold growth, deterioration of the walls and floors, as well as structural movement to the foundation. The inspector visually evaluates the basement for obvious signs of defects. The inspectors is not to provide engineering or architectural advice as well as provide any opinion about the adequacy of strucutural systems and components in the home. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

A. Foundation Walls

Basement Wall Material: Concrete Block • Partly finished basement in left room • Unfinished basement

Observations:

A.1. There was a slight but noticeable bulge on the foundation wall at the right side of the basement. When checked with a 4’ level, the foundation wall was found to be bulged inward approximately 1/2”-3/4” in the height of the wall. In general, this amount of movement is not

considered to be significant. Typically, wherever inward movement of 1” or more away from plumb is observed, reinforcement of the wall should be considered. It is recommended that the wall be measured and monitored for additional signs of movement.

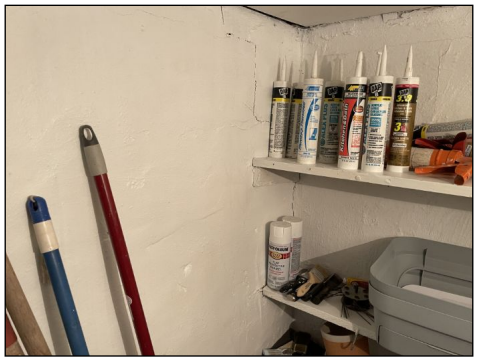
You may wish to consult with a contractor regarding installation of a “crack monitor” to monitor the wall for any continued movement.

In many cases, foundation wall movement or bulging is the result of excess saturated soil pressure on the wall, which is often the result of poor drainage at the exterior. It is important that gutters, downspouts, and underground rain conductor pipes function and drain properly, and that the property be graded to direct surface runoff water away from the house.

A.2. There were step cracks observed to the foundation walls in the cold storage room below the front porch. This room was filled with stored items which limited some access to check the walls with a level. This condition is not uncommon in older homes. It is recommended that the step cracks be pointed and repaired. You may wish to consult with a contractor regarding installation of a “crack monitor” to monitor the wall for any continued movement.

A.3. There were various hairline step cracks observed to the foundation walls in the unfinished area of the basement. This condition is not uncommon. In general, most of the walls appear to be reasonably plumb. Some movement was observed to the right wall as mentioned above. It is recommended that any step cracks be repaired and monitored for continued movement.

The left side room in the basement was finished therefore, the walls could not be evaluated for any signs of cracks. This also limited evaluation of movement to the walls.



Cracks to the walls in the room below porch

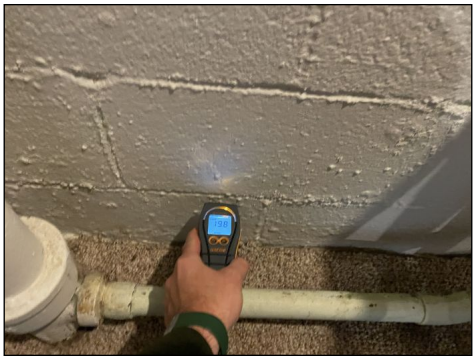
B. Basement Moisture

Observations:

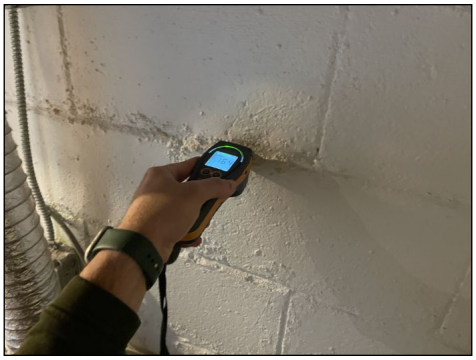
B.1. Staining, efflorescence and signs of past water penetration were observed on the foundation walls at various areas of the basement. When checked with an electronic moisture meter, some of these areas were wet or damp at the time of the inspection. Moisture meter readings were between 20%-30%.

B.2. In general, the house pre-dates the era of modern water-proofing and damp-proofing coatings. A dehumidifier should be operated to help control moisture and humidity at the basement.

B.3. The most effective way to prevent basement water penetration is to control storm water run-off outside at its source, by keeping roof drainage systems open and free-flowing, grading patios, sidewalks and soil to slope away from the house, etc. If you are seeking a water proofing guarantee, you will need to consult with a water proofing contractor. Please note that it is not in the scope of this inspection to determine or predict the amount or frequency of past or future water penetration into a basement. Evaluation of water penetration into a basement is based solely on existing conditions, appearance of masonry, etc. In the Pittsburgh area, most basements will have occasional water penetration and this, depending on the situation, may or may not present a serious problem.



Moisture on walls in basement



Staining and efflorescence on walls in basement

C. Basement Floor

Basement Floor Materials: Concrete Slab • Finished Floor restricted view of the Sub-Floor • Carpet • Tile

Observations:

C.1. There were various hairline cracks to the concrete floor in the basement. This condition is not uncommon for older homes and is likely a result of some shrinkage or settlement. This condition should be monitored. The cracks should be patched and sealed.

D. Upper Floor Structure

Floor Framing Materials: 2"x10" wood joists for first floor

Sub-Floor Materials: wood sub-floor for the first floor

Observations:

D.1. There was some gray haze on the floor framing at the back left of the basement. This may be suspected mold growth. This did not appear to be significant; however, it is not in the scope of this inspection to test or evaluate for mold. It is recommended that the area be cleaned and evaluated.

Some minor rot and signs of moisture on floor framing at back right in basement

Attic

Where accessible, attics are crawled or walked to evaluate as much visual area as possible. In many homes, there are areas that are inaccessible due to the minimal clearance from framing, or insulation covers framing which limits safe access. This report describes the method used to inspect any accessbile attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned spaces.

Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present. Inspectors are not to disturb insulation. Many older homes will have stains from a previous leak to an earlier roof covering, while newer homes may not. Many common concerns in our area relate to insulation and ventilation. Air loss into attics can also cause issues with humidity. Sometimes these concerns can be easily corrected while others may not. During the visual inspection of the attic space, the following items were observed.

A. Attic Access

Location and Type: Access Hatch located in the front right bedroom closet

Observations:

A.1. The attic was viewed from the top of the hatch opening.

B. Attic Structure

Roof Structure: 2x6 rafters • 16" center • board roof deck

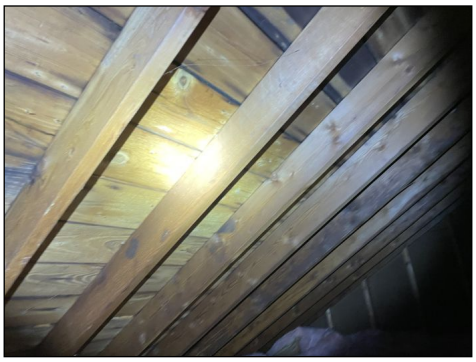
Upper Floor Ceiling Structure: plaster/drywall ceilings • 2x6 joists

Observations:

B.1. There were various stains indicative of past leakage on some of the framing and roof deck in the attic. This condition is not uncommon in older homes. Some of the stains were checked with a moisture meter, where accessible, and found to be dry at this time. It is recommended to monitor this condition.

B.2. Possible mold substances were observed where there was some minor gray haze on some framing in the attic. Lab sampling or analysis of possible mold substances is beyond the scope of this inspection. If this is a concern, you should consult with a mold expert or an industrial hygienist. In general, mold substances are considered to be a symptom of an underlying moisture problem. Cleaning/removal of the affected materials is recommended.

B.3. Cracks and some broken roof deck boards were seen in roof sheathing. This is not uncommon for older homes with a board roof deck. These areas should be repaired.



Possible mold at some areas in attic

Broken roof deck boards in attic

C. Insulation and Ventilation

Insulation: Fiberglass batt insulation • Insulation averages about 6-8 inches in depth

Ventilation: Gable louver vents noted. • Ridge exhaust venting noted.

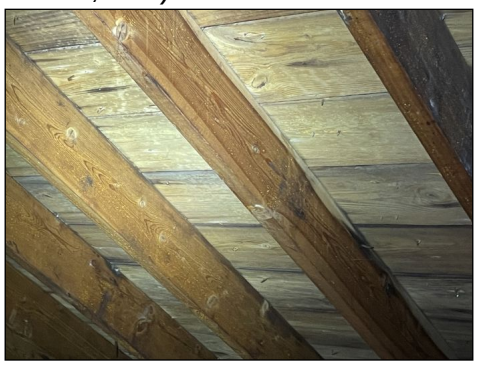
Observations:

C.1. Heat loss and air leakage can occur around the attic access hatch and it is recommended

that an insulated cover or rigid foam insulation be placed over the hatch when not in use to conserve energy.

C.2. On the underside of the roof deck in the attic, rusting and slight staining was observed on and around the protruding shingle nails. The staining suggests condensation occurring occasionally in the attic.

Condensation occurs when warm, humid air from the house enters the attic and contacts the cold surface of the roof deck, condensing to form liquid water. The shingle nails are the first, coldest, surface. Condensation can be prevented by improving insulation and air sealing to prevent air leakage and heat loss between the house and the attic; and by controlling indoor humidity (installing bathroom vent fans ducted directly to the exterior, operating humidifiers conservatively, etc.). Care should be taken to air-seal any openings or penetrations where conditioned air from the house can escape into the attic (around lights, chases for plumbing and wiring, around the attic access, etc.).



Staining on roof nails to roof deck in attic

D. General Attic

Observations:

D.1. The bathroom ventilating fan was discharging directly into the attic. Although once common, this is not a recommended installation. This can allow excess moisture to accumulate in the attic, which may lead to condensation, deterioration, mold, etc. Installation of insulated metal ductwork is recommended to discharge fan exhaust directly to the exterior. You should consult with a roofing contractor or handyman regarding this.

Bathroom vent fan discharging into attic

Windows and Doors

There are a wide variety of doors and windows in homes to this area. It is not uncommon for some older homes to still have original single pane glass, while new homes are more energy efficient with double pane safety glass. It is not in the scope of this inspection to determine the age or remaining service life of the windows or doors. This is a visual inspection of the condition and operation.

Window and doors are operated and tested for normal operation. A representative number of windows and doors are checked in the house unless mentioned below. If blocked by stored items, some windows or doors may not be accessible to evaluate. These should be checked during a final walk through of the home prior to closing.

A. Windows

Materials: Vinyl framed windows

Observations:

A.1. Defective sash-balance-mechanisms were observed on the bottom sash of the back window in the front left bedroom closet and to the right window in the front right bedroom. The sash is not properly balanced and dropped abruptly when opened. This is potentially unsafe. You should consult with a window repair contractor regarding replacement of the defective sash balance mechanism.

A.2. Some of the windows around the house were stiff and difficult to open and close. It is recommended that the tracks be cleaned and lubricated. If this does not improve function, you should consult with a window contractor.

A.3. One or more windows did not lock/latch properly. This was particularly observed in the front right bedroom. It is recommended that this be repaired to ensure function and safety/security.

A.4. The window sashes would not line up to lock for the left window in the front left bedroom. It is recommended that the window be repaired/evaluated.

A.5. The windows were estimated to be 30+ years old. At this age, most windows are considered to be at the end of their service life. Eventually replacement should be anticipated.

Defective sash-balance-mechanisms to the back window in the left bedroom

Window sashes would not line up to lock

B. Doors

Observations:

B.1. The glass in the rear kitchen door appeared to be regular strength glass. Although common for an older house, it is recommended that the glass be changed to Plexiglas, or tempered glass, as a safety improvement, in order to reduce the possibility of injury from broken glass. Tempered glass is more difficult to break and will improve security as well.

B.2. Binding was observed on some of the interior doors. It is recommended that the door(s) be adjusted or repaired to ensure proper function.

B.3. The deadbolt lock did not align with the strike plate for the basement entrance door. It is

recommended that this be adjusted to ensure proper function.

Appliances

Appliances are tested and operated in a normal single mode. If any items are seen in the appliances at the time of the inspection, the appliance is not operated. It is not in the scope of this inspection to determine the cleaning, drying, or heating ability of any appliance. Some appliances may not remain with a home during the real estate sale. At times, some owners may switch out appliances as well prior to vacating the property and therfore you should consult with any sales agreement regarding these conditions.

A. Refrigerator

Observations:

A.1. The ice dispenser did not appear to function under normal controls. It was not determined if the waterline was fully installed. This should be further evaluated.
Debris came out when the inspector attempted to use the ice dispenser.

A.2. The refrigerator appeared to be an older appliance that may be approaching the end of the typical service life. Eventual replacement should be anticipated.

B. Dishwasher

Observations:

B.1. The dishwasher had been installed in the kitchen, with the drain connection below the weir of the sink trap. The dishwasher drain hose lacks a high loop which is typically installed to help minimize the risk of water syphoning back into the dishwasher. It is recommended that you consult with a plumbing contractor regarding the appropriate repairs.

B.2. The dishwasher was full of dishes therefore it was not operated. There did not appear to be signs of leakage or malfunction at this time. This should be tested at a later time.

C. Garbage Disposal

Observations:

C.1. The disposal was operated and appeared functional at time of inspection.

D. Oven & Range

Observations:

D.1. Gas oven and gas burners

D.2. The burners and oven were operated at the time of the inspection under a normal mode. These appeared to be functional at the time of the inspection.

D.3. The anti-tip bracket was missing from range installation. All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door. This should be installed for safety.

E. Kitchen Vent

Type: Recirculating

Observations:

E.1. The vent hood was operated under normal controls and appeared to function at this time.

F. Washing Machine

Observations:

F.1. The laundry area is located in a finished area of the house. To reduce the risk of a burst hose, it is recommended that premium-grade- or stainless-steel- hoses (rather than standard rubber hoses) be installed for the washer.
It is also recommended that a drip pan be installed below the washing machine in order to minimize the risk of damage in the event of a leak. If possible, it is recommended that the pan be piped to a drain, or to discharge in an un-finished area (garage, mechanical room, etc.).

F.2. The washer was operated under a normal mode and appeared to function at this time.

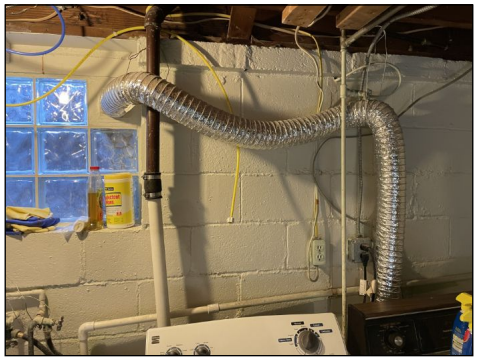
G. Clothes Dryer

Observations:

G.1. It is recommended that the flexible dryer vent be replaced with a rigid metal vent in order to comply with the manufacturer's recommended installation and improve dryer venting. Please visit the Technical Links portion of our website for more information on proper dryer venting.

G.2. The dryer was operated under a normal mode and appeared to function at this time.

G.3. Currently a gas dryer was installed. There did not appear to be a 240-volt electric hook-up for an electric dryer.



Flexible dryer vent pipe

Interior Areas

The Interior section covers interior areas of the house that are not covered elsewhere in the report. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.
The inspector does not test for mold, mildew, asbestos, or other hazardous materials. A qualified expert should be consulted if you would like further testing.

A. Floors

Materials: Engineered Hardwood • Vinyl Flooring

Observations:

A.1. There were areas of squeaky floors seen around the house. This condition is not

uncommon in older homes. This is typically related to the subfloor pulling loose from the joists. In most cases this condition is not considered to be significant. If you have concerns or wish to have this corrected, you should consult with a flooring specialist.

B. Walls and Ceilings

Wall Materials: Drywall/Plaster • Finish restricted view • Assumed to be 2 x 4 stud walls

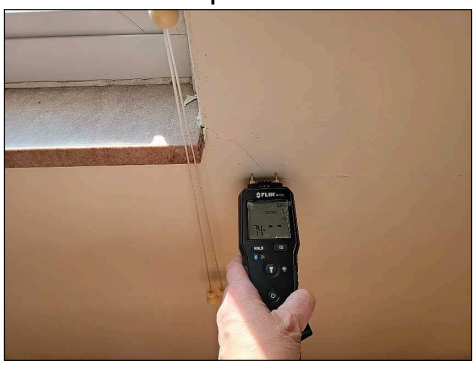
Ceiling Materials: Drywall/Plaster • Finish restricted view • 2x6 second floor ceiling framing, as seen from the attic

Observations:

B.1. There were various hairline cracks to walls and ceilings throughout the house. This condition is not uncommon in homes. Some of the cracks were checked with a moisture meter and most were found to be dry at the time of the inspection. There was some slight dampness found when checked with a moisture meter along the ceiling at the back right of the living room. This could be a result of some moisture from the bathroom above. This condition should be further evaluated.

Most hairline cracks are likely a result of shrinkage or settlement. It is recommended that any loose or cracked areas be patched and repaired. You should monitor this condition for any signs of further deterioration.

B.2. Repaired areas and cracks were observed to the bottom corners of windows in the front left bedroom. These areas were checked with a moisture meter and were found to be dry at the time of the inspection. It is recommended that the cracks be repaired and monitored.



Repaired areas and cracks were observed around windows

Stain and cracks to living room ceiling from bathroom leak

C. General Items

Observations:

C.1. The ceilings and walls to the whole house were scanned with an infrared camera. There was a cold spot detected on the ceiling in the back right corner in the living room. It is assumed this is from the water seepage found in the access hatch for the bathroom tub on the second floor. This type of imaging detects temperature differences only, and cannot see through walls. During the course of any remodeling or repairs it is recommended that the attic and wall cavities be further evaluated.

C.2. Given the age of the house and the size of the tiles, the 9” x 9” tiles (and tile adhesive) in the basement below the carpet were considered a possible asbestos material. Laboratory analysis is needed to positively identify asbestos. Identification- and analysis- of possible asbestos materials is beyond the scope of this inspection. Links to additional information on asbestos is available at the Technical Links page of our website. Additional concerns should be addressed to an Asbestos specialist.

C.3. The left half of the basement was previously a garage that had been closed off at the door. It may be possible to re-open this area as a garage depending on your future plans. If you have plans to open the door and reinstall the room area as a garage, some updates would need to be made, such as GFI outlets, a fire rated door between the garage and basement, the air vent would need to be closed off, etc. Consult with a contractor regarding any future updates to this room.

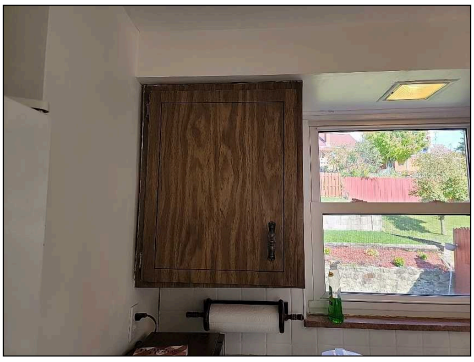
C.4. The cold storage room had a finished ceiling below the front porch. It was not possible to fully evaluate the underside of the concrete slab. During the course of future repairs, this should be further evaluated. Any cracks or signs of deterioration to the top side of the slab should be sealed and painted to help prevent excess water penetration below.

C.5. The handrail to the second floor staircase did not extend to the bottom of the steps. It is recommended that a continuous handrail be installed.

C.6. The kitchen countertop was not secured to the cabinetry to the right of the oven. This creates a pinch point. It is recommended that the counter top be secured to the cabinetry to avoid injury.

C.7. Misaligned cabinetry was observed in the kitchen. It is recommended that the cabinetry be realigned.

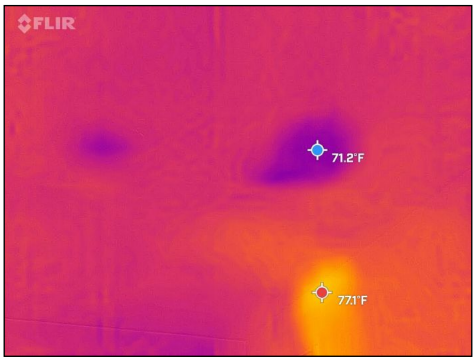
Kitchen countertop was not secured to the cabinetry



Misaligned cabinetry was observed in the kitchen

Open vent in left room of basement that may need to be sealed off for future garage

9x9 tiles below carpet in basement



Infrared camera showing cool area in living room ceiling from leakage

Steps and Railings

Staircase are needed to provide access between floors in a home. Railings are needed for safety. Handrails should be installed to all areas where there is a drop off, staircase, landing, etc. Many older homes in this area do not meet today's standards for handrail installations, specifically for height. Some municipalities may require updates to older homes during the course of any future remodeling. Depending on your level of concern, you may wish to have this corrected. The following items are concerns with the steps, railings, and various walkways that could present a potential hazard. These items are considered to be potentially unsafe, particularly for guests, small children and the elderly. Repair/modification is recommended.

A. Steps

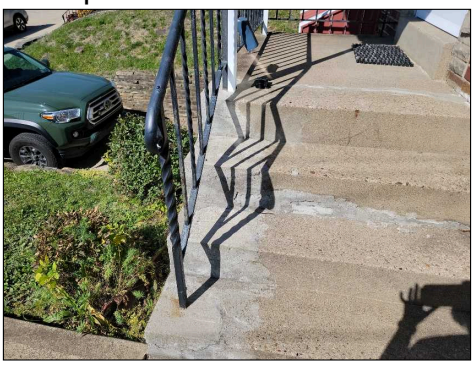
Observations:

A.1. The steps to the front porch had evidence of previous repairs. A few hairline cracks have formed since the repair. It is recommended that the cracks be repaired and monitored.

A.2. A crack was observed at the top of the steps coming from the sidewalk. It is recommended the crack be repaired and monitored.

A.3. A separation crack was observed between the home and the front steps. It is recommended that the gap be repaired/sealed.

A.4. Deterioration and cracks were observed of the top and bottom steps for the back yard. It is recommended that the steps be repaired and monitored.



The steps and railing to the front porch had evidence of previous repairs.

B. Railings

Observations:

B.1. The railing around the front porch was approximately 30" tall. Although common for an older house, typically modern railings are at least 36” high. This can present a hazard, especially if small children are present. If this is a concern, modification of the railing is recommended.

B.2. There was an open design for the steps and railing leading to the basement. This can present a hazard, especially if small children are present. If this is a concern, modification of the steps and railings is recommended.

B.3. There was no handrail to the right side porch steps or along the perimeter of the right porch. Installation of a continuous handrail is recommended.

B.4. There was no handrail to the back exterior steps. Installation of a continuous handrail is recommended.

Glossary

Term	Definition
AFCI	Arc-fault circuit interrupter: A device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc fault is detected.
Drip Edge	Drip edge is a metal flashing applied to the edges of a roof deck before the roofing material is applied. The metal may be galvanized steel, aluminum (painted or not), copper and possibly others.
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves

GENERAL LIMITATIONS AND EXCLUSIONS

General limitations

A. The inspector is NOT required to perform actions, or to make determinations, or to make recommendations not specifically stated in this Standard.

B. Inspections performed using this Standard:

1. are not technically exhaustive.
2. are not required to identify and to report:
   a. concealed conditions, latent defects, consequential damages, and
   b. cosmetic imperfections that do not significantly affect a component's performance of its intended function.

C. This Standard applies to buildings with four or fewer dwelling units and their attached and detached garages and carports.

D. This Standard shall not limit or prevent the inspector from meeting state statutes which license professional home inspection and home inspectors.

E. Redundancy in the description of the requirements, limitations, and exclusions regarding the scope of the home inspection is provided for emphasis only.

General exclusions

A. The inspector is NOT required to determine:

1. the condition of systems and components that are not readily accessible.
2. the remaining life expectancy of systems and components.
3. the strength, adequacy, effectiveness, and efficiency of systems and components.
4. the causes of conditions and deficiencies.
5. methods, materials, and costs of corrections.
6. future conditions including but not limited to failure of systems and components.
7. the suitability of the property for specialized uses.
8. compliance of systems and components with past and present requirements and guidelines (codes, regulations, laws, ordinances, specifications, installation and maintenance instructions, use and care guides, etc.).
9. the market value of the property and its marketability.
10. the advisability of purchasing the property.
11. the presence of plants, animals, and other life forms and substances that may be hazardous or harmful to humans including, but not limited to, wood destroying organisms, molds and mold-like substances.
12. the presence of environmental hazards including, but not limited to, allergens, toxins, carcinogens, electro- magnetic radiation, noise, radioactive substances, and contaminants in building materials, soil, water, and air.
13. the effectiveness of systems installed and methods used to control or remove suspected hazardous plants, animals, and environmental hazards.
14. operating costs of systems and components.
15. acoustical properties of systems and components.
16. soil conditions relating to geotechnical or hydrologic specialties.
17. whether items, materials, conditions and components are subject to recall, controversy, litigation, product liability, and other adverse claims and conditions.

B. The inspector is NOT required to offer:
1. or to perform acts or services contrary to law or to government regulations.
2. or to perform architectural, engineering, contracting, or surveying services or to confirm or to evaluate such services performed by others.
3. or to perform trades or professional services other than home inspection.
4. warranties or guarantees.

C. The inspector is NOT required to operate:
1. systems and components that are shut down or otherwise inoperable.
2. systems and components that do not respond to normal operating controls.
3. shut-off valves and manual stop valves.
4. automatic safety controls.

D. The inspector is NOT required to enter:
1. areas that will, in the professional judgment of the inspector, likely be dangerous to the inspector or to other persons, or to damage the property or its systems and components.
2. under-floor crawlspaces and attics that are not readily accessible.

E. The inspector is NOT required to inspect:
1. underground items including, but not limited to, underground storage tanks and other underground indications of their presence, whether abandoned or active.
2. items that are not installed.
3. installed decorative items.
4. items in areas that are not entered in accordance with 13.2.D.
5. detached structures other than garages and carports.
6. common elements and common areas in multi-unit housing, such as condominium properties and cooperative housing.
7. every occurrence of multiple similar components.
8. outdoor cooking appliances.

F. The inspector is NOT required to:
1. perform procedures or operations that will, in the professional judgment of the inspector, likely be dangerous to the inspector or to other persons, or to damage the property or its systems or components.
2. describe or report on systems and components that are not included in this Standard and that were not inspected.
3. move personal property, furniture, equipment, plants, soil, snow, ice, and debris.
4. dismantle systems and components, except as explicitly required by this Standard.
5. reset, reprogram, or otherwise adjust devices, systems, and components affected by inspection required by this Standard.
6. ignite or extinguish fires, pilot lights, burners, and other open flames that require manual ignition.
7. probe surfaces that would be damaged or where no deterioration is visible or presumed to exist.