



Inspection Report

Mr. Joe Homeowner

Property Address:
123 Any Street
Philadelphia, PA 19147



Accuracy Assured Home Inspections

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Date: 2/20/2008	Time: 12:00 PM	Report ID:
Property: 123 Any Street Philadelphia, PA 19147	Customer: Mr. Joe Homeowner	Real Estate Professional:

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is 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. This home inspection report is not to be construed as an appraisal and may not be used as such for any purpose.

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Age Of Home:
Over 10 Years

Client Is Present:
Yes

Radon Test:
Yes

Water Test:
No

Weather:
Clear

Temperature:
Below 60

Rain in last 3 days:
Yes

1. Roof

The inspector shall inspect from ground level or eaves: The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, inspect antennae, lightning arresters, or similar attachments.

Styles & Materials

Roof Covering:

Architectural

Viewed roof covering from:

Ground
Walked roof
Telephoto Zoom Lens

Sky Light(s):

Three

Chimney (exterior):

Vinyl siding
Metal Flue Pipe

Roof Structure:

Engineered wood trusses

Roof-Type:

Gable

Method used to observe attic:

From entry


Attic info:

No Storage
Attic hatch

Inspection Items

1.0 ROOF COVERINGS

Comments: Inspected, Repair or Replace


 The roof covering was inspected from a variety of observation points. Moss was noted as growing on the rear first level roof.



1.0 Picture 1

1.1 FLASHINGS

Comments: Inspected, Repair or Replace

 The flashing that was visible was inspected from the roof surface on the first level. The transition from the roof surfacing to the vertical structure was observed to be improperly sealed (Picture 1) (Picture 2) allowing a potential moisture access point. Recommend repair by a qualified roofing contractor or equivalent professional.



1.1 Picture 1



1.1 Picture 2

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected, Repair or Replace

- 🏠 Up turned edges of flashing were observed from the ridge of the first level roof. Wind driven rain may enter under these points and cause subsequent water damage. Recommend repair by a qualified roofing contractor or equivalent professional.



1.2 Picture 1

1.3 ROOF DRAINAGE SYSTEMS

Comments: Inspected, Repair or Replace

- 🏠 The gutter system was inspected from both the ground level and from the first level roof surface. Large amounts of debris were observed in the gutters. Recommend cleaning on a regular basis.

Several downspouts from the second level roof were noted as directly discharging onto the first level roof surface. Downspouts from higher elevated roof levels should be discharged directly into the gutter system directly below so not to prematurely wear roof coverings and cause water damage. Recommend repair by redirection of discharge point off of roof surface.(Picture 1) (Picture 2)

Downspouts from the upper level roof were noted as discharging in close proximity to the foundation walls. Recommend diverting the discharge point away from the house to prevent water damage.(Picture 3) (Picture 4) (Picture 5)



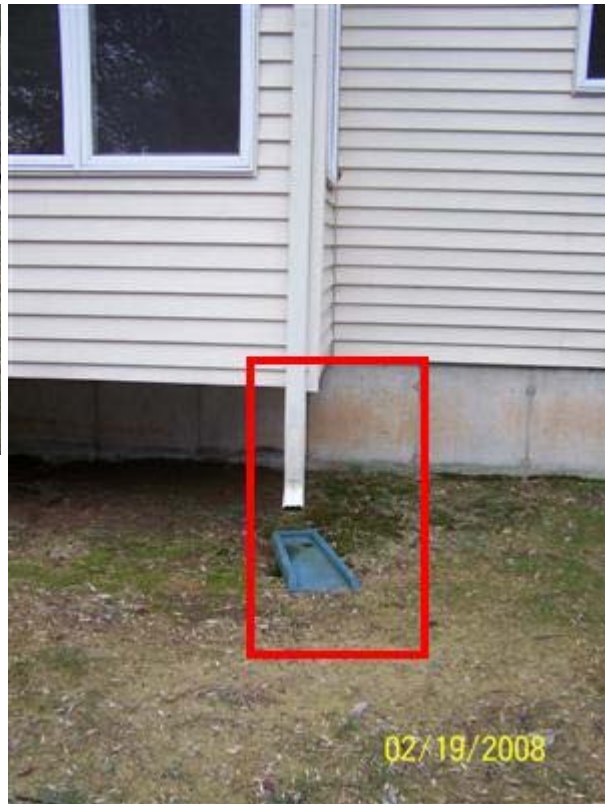
1.3 Picture 1



1.3 Picture 2



1.3 Picture 3



1.3 Picture 4



1.3 Picture 5

1.4 ROOF STRUCTURE AND ATTIC

Comments: Inspected

The attic access door (in closet) is in bedroom left of stairs, is difficult to open because of it's location above a wire frame shelf. The panel door is uninsulated. This can cause some heat loss in winter and loss of cool air in summer if not corrected. I recommend adding insulation.

Staining was noted on the underside of the roof sheathing that was noted as being inconsistent with the natural wood grain. Staining appeared to be from previous water intrusion. Direct examination could not be done because of limited access to attic space and lack of supporting floor structure. Recommend further investigation by a qualified roofing contractor or equivalent professional.



1.4 Picture 1

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to

find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The inspector shall inspect: The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar systems, Inspect swimming pools or spas, Inspect septic systems or cesspools, Inspect playground equipment, Inspect sprinkler systems, Inspect drain fields or drywells, Determine the integrity of the thermal window seals or damaged glass.

Styles & Materials

Siding Material:

Vinyl

Exterior Entry Doors:

Wood

Single pane

Appurtenance:

Porch

Sidewalk

Driveway:

Asphalt

Inspection Items

2.0 SIDING, FLASHING AND TRIM

Comments: Inspected, Repair or Replace

- Wood decay on the trim work was noted at numerous locations on the second story windows. Recommend repair and replacement.(Picture 1) (Picture 2)

Excess spacing between the siding and trim work was noted on the second story. Wood sheathing was visible. Recommend repair by a qualified siding contractor.(Picture 3) (Picture 4)



2.0 Picture 1



2.0 Picture 2



2.0 Picture 3



2.0 Picture 4

2.1 EAVES, SOFFITS AND FASCIAS

Comments: Inspected, Repair or Replace

🏠 See above.

2.2 DOORS (Exterior)

Comments: Inspected, Repair or Replace

🏠 Wood decay was noted at the rear door threshold. Wood was extremely wet upon closer examination. Recommend repair and replacement.(Picture 1) The rear exterior door was very hard to close properly. Excessive force was needed to close the door properly so that it would latch and be locked. Recommend repair or replacement by a qualified contractor or locksmith.

Rear exterior door lock was noted as having a screw inserted into the lock cylinder. The lock was also secured by finishing nails instead of screws. Recommend changing all locks as a matter of home security upon purchase.(Picture 2) (Picture 3)



2.2 Picture 1



2.2 Picture 2



2.2 Picture 3

2.3 WINDOWS

Comments: Inspected, Repair or Replace

- 🏠 The wood trim is peeling paint at most windows. Further deterioration may occur if not repaired. I recommend a qualified contractor inspect and repair as needed.(Picture 1)



2.3 Picture 1

2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Comments: Inspected, Repair or Replace

- 🏠 The front preachment step was observed to be a higher rise above elevation that was is typically acceptable. Recommend installing a second approachment step to prevent a safety hazard.(Picture 1)

The posts on the front porch area were inspected and found to be repaired with a wood filler material. Uniform areas of repairs are indicative of a railing system that was removed. Recommend repair or replacement of posts that are no longer structurally sound.(Picture 2)



2.4 Picture 1



2.4 Picture 2

2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Inspected, Repair or Replace

- 🏠 Landscaping and grading were inspected and found to be less than desirable conditions in areas. Landscaping mulch was noted as being in close proximity to the housing structure. Recommend regrading the landscaping to allow a minimum of 6 inches between any landscaping materials and the bottom edge of any siding to help prevent potential wood destroying insect infestation.(Picture 1)

Drainage from run off of the back steps has created a pooling area and subsequent erosion. Recommend increasing grading to drain away from the house foundation.(Picture 2)

The hose facet fixture at the rear of the house was noted as dripping while inspecting the rear of the house. Constant dripping has lead to a pooling area and erosion. Recommend repairing the faucet and increasing the grading to drain away from the house foundation.(Picture 3) (Picture 4)



2.5 Picture 1



2.5 Picture 2



2.5 Picture 3



2.5 Picture 4

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Basement, Foundation, Crawlspace and Structure

The inspector shall inspect: The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

Styles & Materials

Foundation:

Poured concrete

Columns or Piers:

Steel lally columns

Floor Structure:

Slab

Ceiling Structure:

6" or better

Wall Structure:

Masonry

Inspection Items


3.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

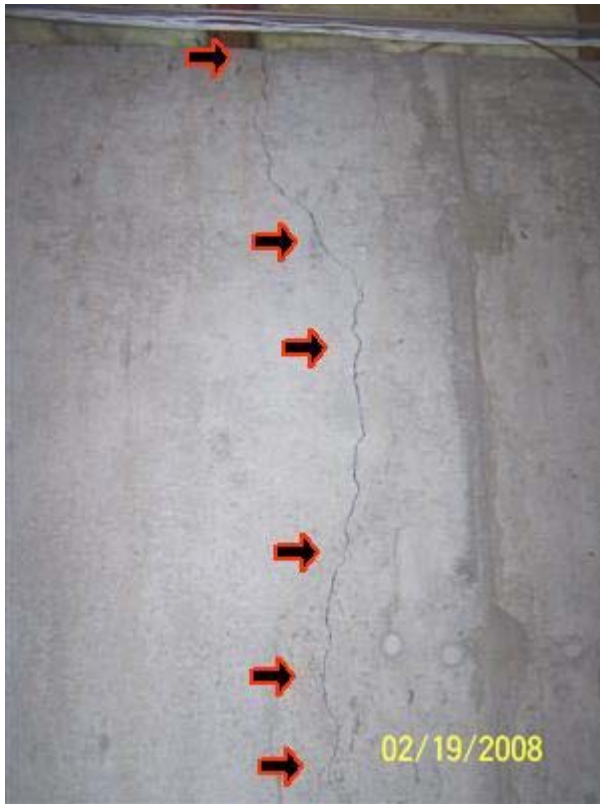
Comments: Inspected

See below.

3.1 WALLS (Structural)

Comments: Inspected, Repair or Replace

-  A large crack in the foundation wall towards the front of the house. Upon closer inspection with an inspection mirror, the top edge of the crack appeared to penetrate several inches deep. The full extent of the depth of the crack could not be fully determined. Recommend further evaluation by a structural engineer or qualified contractor to determine the full extent of the damage and possible repair options.(Picture 1)



3.1 Picture 1

3.2 COLUMNS OR PIERS

Comments: Inspected

3.3 FLOORS (Structural)

Comments: Inspected, Repair or Replace

- 📌 Several large cracks were noted in the basement floor. Recommend further evaluation by a structural engineer or qualified contractor to determine the extent of damage and suggest possible repair options.(Picture 1) (Picture 2)



3.3 Picture 1



3.3 Picture 2

3.4 CEILINGS (structural)

Comments: Inspected, Repair or Replace

- 📌 Several floor joists towards the back side of the house were noted as having a distinctive leopard spot pattern. These patterns extended approximately three to four feet from the wall surface. Upon

close examination with a UV blacklight, these spots appeared to have a higher fluorescent reaction than the surrounding materials. Upon the clients request, a swab sample was obtained and sent to Pro-Lab, a state certified laboratory, to determine if the substance is mold.



3.4 Picture 1

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Heating and Cooling

The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage.

Styles & Materials

Heat Type: Forced Air	Energy Source: Gas	Number of Heat Systems (excluding wood): One
Heat System Brand: CARRIER	Ductwork: Non-insulated	Cooling Equipment Type: Central Air
Cooling Equipment Energy Source: Electricity	Central Air Manufacturer: CARRIER	Number of AC Only Units: One

Inspection Items

4.0 HEATING EQUIPMENT

Comments: Inspected

The heating equipment was inspected and appears to be functioning properly. An extensive inspection was not done to determine the the overall condition of the unit. Recommend having the system serviced by a qualified HVACR technician on a regular basis.



4.0 Picture 1

4.1 NORMAL OPERATING CONTROLS

Comments: Inspected

The heating system able to turn on and off properly with the thermostat located in the dining area.

4.2 AUTOMATIC SAFETY CONTROLS

Comments: Not Inspected

The automatic safety switch located on the side of the air handler and heating unit was not inspected because the unit was being used to heat the house during the course of the inspection. Recommend the unit be thoroughly inspected by a qualified HVACR technician.

I do not evaluate safety systems on heating systems when the unit is being relied upon for heating. In the event of failure to be able to turn back to the on position, various systems of the home would not be protected from freezing during the winter months.

4.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected, Repair or Replace

- 🏠 Upon inspection of the duct work for the heating and cooling system, a drain line was observed to penetrate the ducting system. A failure in the plumbing drain can lead to contaminating the air system. Improperly sealed ducting can draw in air from the basement area and circulate it throughout the house. Please refer to the section about Basement Ceilings regarding the possible mold like substance on the floor joists. Recommend repair and/or replacement by a qualified HVACR technician or sheet metal mechanic.



4.3 Picture 1

4.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

4.5 CHIMNEYS, FLUES AND VENTS (for gas water heaters or heat systems)

Comments: Inspected

(Picture 1)



4.5 Picture 1

4.6 COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected, Repair or Replace

- 🏠 The central air conditioning compressor unit is positioned at ground level. Several areas are below the landscaped grade. Recommend the unit be placed above grade level.(Picture 1)

The emergency shut off switch is located directly being the compressor unit. In the event of

emergency involving the compressor, the system can not be shut down without placing oneself in danger. Recommend relocation of the shut off switch to a different location by a qualified electrical contractor.(Picture 2)

The air conditioning condensate line is positioned so that it drains through a hole drilled in the basement floor that does not appear to provide adequate drainage. Risk of insect or mechanical blockage as well as the possible erosion to the soil under the floor system is possible. This particular defect is suspiciously close to the cracks noted in the middle of the basement floor and the large crack in the foundation wall. Possible erosion may have already occurred. Recommend consulting a structural engineer and also recommend repair and replacement by a qualified HVACR technician. (Picture 3)



4.6 Picture 1



4.6 Picture 2



4.6 Picture 3

4.7 NORMAL OPERATING CONTROLS

Comments: Not Inspected

I do not test air conditioning systems when the outside temperature is below 65 degrees. Severe damage to system components may result.

4.8 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Inspected

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing

The inspector shall: Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

The inspector is not required to: Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

Styles & Materials

Water Source:

Public

Plumbing Water Distribution (inside home):

Copper

Water Heater Capacity:

50 Gallon (2-3 people)

Water Filters:

None

Plumbing Waste:

PVC

Manufacturer:

GE

Plumbing Water Supply (into home):

Copper


Water Heater Power Source:

Gas (quick recovery)

Inspection Items

5.0 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected, Repair or Replace

-  The main water supply shut off valve is located in the basement towards the front of the house. (Picture 1) The fitting immediately after the electronic water meter was noted as leaking. (Picture 2) Recommend repair by a qualified plumber.



5.0 Picture 1



5.0 Picture 2

5.1 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected, Repair or Replace

- 🏠 The plumbing system was previously winterized and the water supply was turned on the morning of the inspection. An empty jug of marine and RV rated antifreeze was found under the kitchen sink during the course of inspection. Recommend that the system be thoroughly flushed out and inspected by a plumbing contractor that specializes in winterization techniques.(Picture 1)

A plastic pain was found under the kitchen sink. No evidence of leaks were found by running the water for an extended period of time. The plastic container left under the sink would be consistent with a previous leak. Recommend monitoring and repair if needed.(Picture 2)

Evidence of a previous leak at the utility sink in the laundry room was discovered. No leaks were observed after running the water for an extended period of time. Recommend monitoring and repair as needed.(Picture 3)

The drain line located in the basement for the kitchen sink was observed to be leaking at a coupling fitting. (Picture 4) This was probably the result of the drain line being unsupported due to a broken support strap. (Picture 7) Recommend repair by a qualified plumber.

A plug was observed in the central waste line servicing the first floor. recommend monitoring and repair as necessary.(Picture 5) (Picture 6)



5.1 Picture 1



5.1 Picture 2



5.1 Picture 3



5.1 Picture 4



5.1 Picture 5




5.1 Picture 6



5.1 Picture 7

5.2 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected, Repair or Replace

-  The upstairs shower valve was noted as leaking. (Picture 1) Recommend repair or replacement as needed.

The supply lines under the sink in the small upstairs bathroom to the left of the stairs were noted as showing signs of corrosion. Previous leaks are typically the cause of this type of corrosion. No active leaks were observed during the course of the inspection. Recommend monitoring and repair

or replacement as needed.(Picture 2)

The fitting immediately after the water meter was noted as leaking during the course of the inspection. Recommend repair or replacement by a qualified plumber.(Picture 3) (Picture 4) (Picture 6)

The elbow fitting past the water meter shows signs of corrosion. No active leaks were seen during the course of inspection. Recommend repair or replacement by a qualified plumber to prevent any further corrosion.(Picture 5)

The water heater hot and cold water fittings were noted as showing signs of corrosion. When there hot water was turned on during the course of the inspection, rusty water was noted as coming out of the fixtures. Recommend evaluation by a qualified plumber or appliance technician. Repair or replace as needed.(Picture 7) (Picture 8)

The hose bib at the back of the house was noted as leaking during the course of the inspection. I tried closing the valve and the faucet continued to drip. Evidence of erosion of landscaping is indicative of an ongoing problem. Recommend repair or replacement as needed.(Picture 9)

The tub and shower caulking was noted as peeling and large gaps in the grout underneath were exposed. The is a potential water intrusion point that can cause water damage to drywall, framing, and cause potential mold issues. Recommend repair or replacement as needed.(Picture 10) (Picture 11)

The toilet in the upstairs bathroom to the left of the stairs was inspected. The front edge of the toilet was able to be shifted very easily. The toilet did not appear to be attached to the flange properly and can cause potential leaks into the living spaces below. Recommend repair or replacement by a qualified plumber.



5.2 Picture 1



5.2 Picture 2



5.2 Picture 3



5.2 Picture 4



5.2 Picture 5



5.2 Picture 6



5.2 Picture 7



5.2 Picture 8



5.2 Picture 9



5.2 Picture 10



5.2 Picture 11

5.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Inspected, Repair or Replace

 The water heater control valves are located at the bottom of the appliance.(Picture 1)

the water heater vent is located at the rear of the house. Caution should be taken to not block the exhaust vent and causing dangerous gases to accumulate in the house. Recommend diverting exhaust vent to ensure it does not become blocked by inadvertent placement of materials or by wildlife crawling inside vent housing.(Picture 2)



5.3 Picture 1




5.3 Picture 2

5.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Not Present

5.5 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected, Repair or Replace


 The main gas supply shut off valve is located at the left front corner of the house. Landscaping was noted as being in very close proximity to the valve. Signs of corrosion were noted. Recommend regrading the landscaping away from the supply lines and repair or replacement of the valve by a qualified plumber or contractor.(Picture 1)



5.5 Picture 1

5.6 SUMP PUMP

Comments: Inspected, Repair or Replace

 The sump pump was inspected and operated. No standing water was observed in the sump pit. The discharge line for the pump penetrates the wall to the outside. The discharge hose on the outside is positioned so that draining water flows back towards the house foundation. Recommend repositioning the discharge hose to divert water away from the house foundation.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical

The inspector shall inspect: The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

The inspector is not required to: Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling.

Styles & Materials

Electrical Service Conductors:

Below ground
Aluminum

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

SIEMENS

Branch wire 15 and 20 AMP:

Copper


Wiring Methods:

Romex

Inspection Items

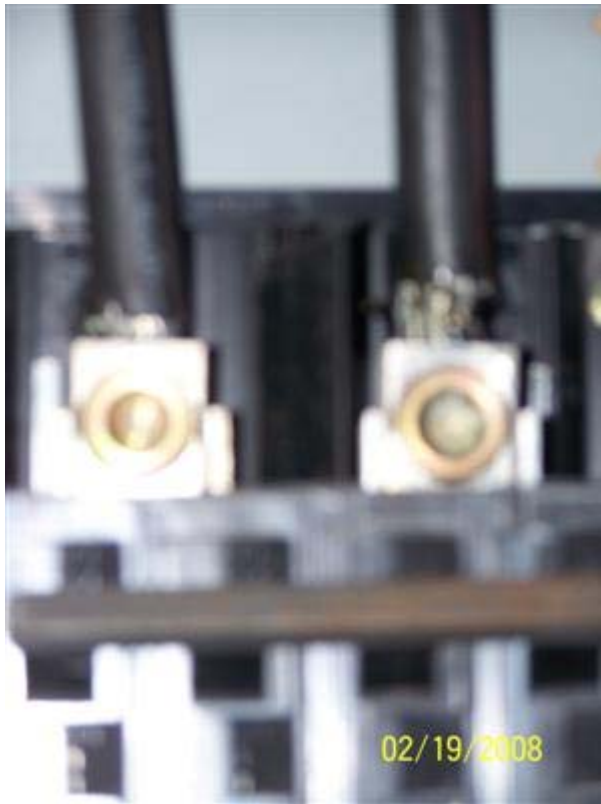
6.0 SERVICE ENTRANCE LINES

Comments: Inspected, Repair or Replace

 The electrical service entrance lines are located on the left side of the house towards the front of the property. The electrical services lines were noted as being 4/0 aluminum wire.(Picture 1) (Picture 2) (Picture 3)

The penetration point where the electrical service lines enter the house were noted as being unsealed and uninsulated. Recommend sealing any gaps and insulating.(Picture 4)

The electrical service lines are in very close proximity to an outside hose bib. Recommend relocation of the hose bib away from any electrical sources.(Picture 5)



6.0 Picture 1



6.0 Picture 2



6.0 Picture 3



6.0 Picture 4



6.0 Picture 5

6.1 METER BOX, MAIN DISCONNECT, SERVICE GROUNDING/BONDING and MAIN and DISTRIBUTION PANELS

Comments: Inspected, Repair or Replace

- 📌 The water heater was noted as not being properly bonded. Recommend repair by a qualified electrical contractor.(Picture 1)



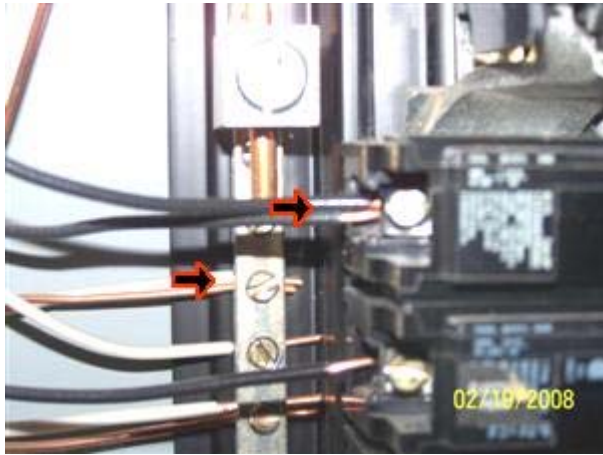
6.1 Picture 1

6.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

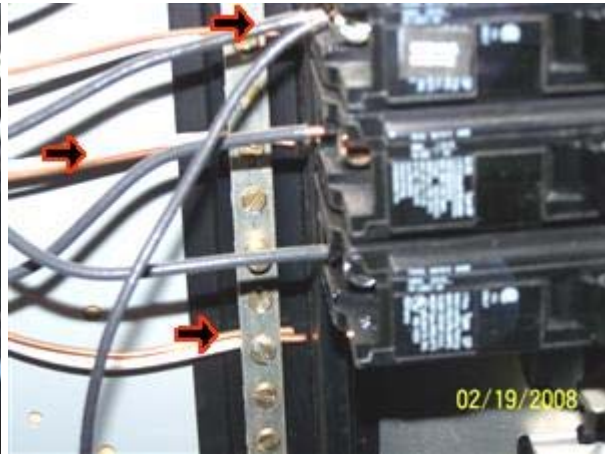
Comments: Inspected, Repair or Replace

- 📌 Numerous double taps were observed when inspecting the branch wiring circuits inside the electrical service panel.(Picture 1) (Picture 2) (Picture 3) (Picture 4) Undergauged wiring was used on a 20 amp circuit breaker. Recommend repair and replacement by a qualified electrical contractor.(Picture 3)

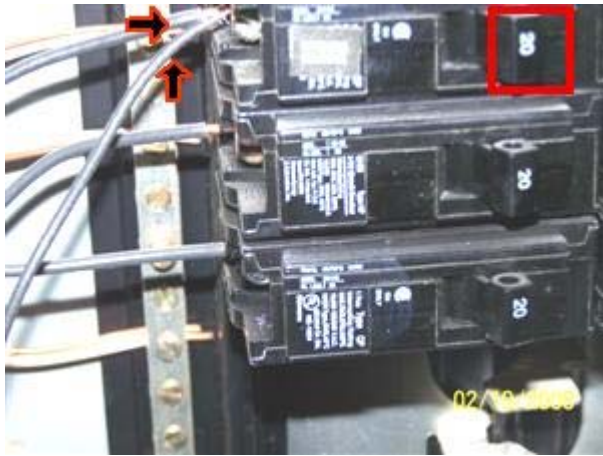
Flexible conduit was used to run Romex wiring throughout various locations throughout the house. Proper fittings were not used and wiring is exposed to the sharp edges of the flexible conduit. Sharp edges are a potential wear point on the insulation covering of the wiring and can cause a fire or electrocution hazard. Highly recommend repair or replacement by a qualified electrical contractor. (Picture 5) (Picture 6) (Picture 7)



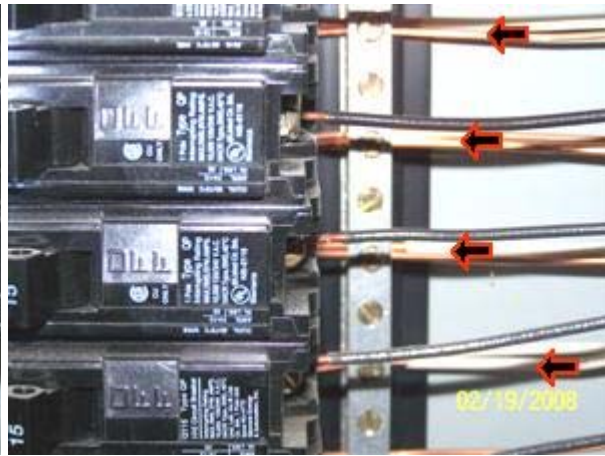
6.2 Picture 1



6.2 Picture 2



6.2 Picture 3



6.2 Picture 4



6.2 Picture 5




6.2 Picture 6



6.2 Picture 7

6.3 SWITCHES, RECEPTACLES, LIGHT FIXTURES and VISIBLE WIRING (observed from a representative number)

Comments: Inspected, Repair or Replace

-  The outlet to service the microwave is located inside the cabinet directly above. Recommend researching the local building code regarding this issue and repair or replace as needed.(Picture 1)

The electrical service lines for the installed garbage disposal are run through a light switch cover under the kitchen sink. Sharp edges are a wear point on the electrical wiring insulation and can cause a fire or electrocution hazard. Recommend repair or replacement by a qualified electrical contractor.(Picture 2)

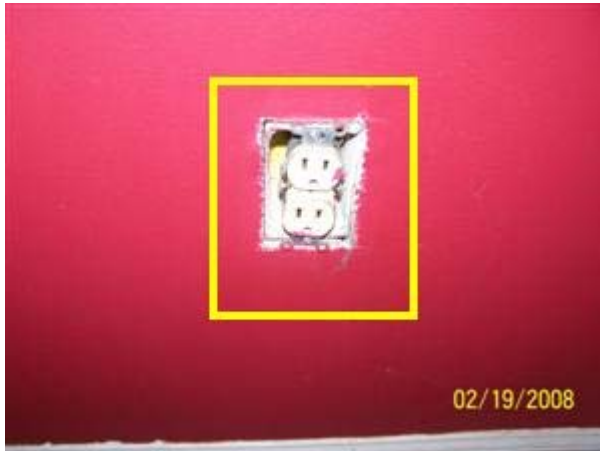
A missing outlet cover was noted in the front office space. Recommend repair and replacement. (Picture 3)



6.3 Picture 1




6.3 Picture 2



6.3 Picture 3

6.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Inspected, Repair or Replace


-  The outlet located inside the shelving unit in the kitchen was noted as not being GFCI protected. This outlet is within 6 feet of a water source. Recommend repair or replacement by a qualified electrical contractor.(Picture 1)



6.4 Picture 1

6.5 OPERATION OF GFCI or AFCI (GROUND/ARC FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected, Repair or Replace

-  There are no AFCI breakers or outlets installed anywhere in the house. Recommend repair and replacement by a qualified electrical contractor.

The bathroom outlets are GFCI protected either locally or by the GFCI outlet in the basement to the right of the electrical service panel. Recommend installing local GFCI outlets for convenience.

6.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

The main distribution panel is located in the basement in the front of the house to the right of the stairs.

6.7 SMOKE DETECTORS

Comments: Not Inspected, Not Present

Unable to reach installed smoke detectors. Unsure if they are connected into the houses alarm system. Recommend having them tested by a qualified alarm technician.

6.8 CARBON MONOXIDE DETECTORS

Comments: Not Present

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Fireplace

The inspector shall inspect: The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

The inspector is not required to: Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection.

Styles & Materials

Operable Fireplaces:

One


Number of Woodstoves:

None

Inspection Items

7.0 CHIMNEYS, FLUES AND VENTS (for fireplaces)

Comments: Inspected, Repair or Replace

-  The chimney was inspected by opening the damper door and visually inspecting. Excessive buildup was noted on the lining of the chimney surface. Recommend cleaning by a qualified chimney sweep.(Picture 1) (Picture 2)

Visible insulation was observed on the side vents of the fireplace. Recommend evaluation by a qualified fireplace mechanic or chimney sweep.(Picture 3) (Picture 4)



7.0 Picture 1



7.0 Picture 2



7.0 Picture 3



7.0 Picture 4

7.1 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Comments: Not Present

7.2 GAS/LP FIRELOGS AND FIREPLACES

Comments: Not Present

The Fireplace system of this home was inspected and reported on with the above information but it is incomplete. The liner or the safety aspect of the liner was not inspected. The inspection is not meant to be technically exhaustive and does not substitute an inspection by a certified chimney sweep. The inspection does not determine the safety of the fireplace in terms of the condition of liner or the absence of a liner. Any comments made by the inspector does not remove the need for an inspection by a certified chimney sweep. Chimneys should be inspected at least annually. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that a certified chimney sweep inspect the liner for safe operation.

8. Doors, Windows and Interior

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

The inspector shall: Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The inspector is not required to: Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Carpet
(Tongue and Groove)
Tile
Vinyl
Wood

Interior Doors:

Raised panel
Wood
Metal

Window Types:

Thermal/Insulated
Double-hung
Casement

Window Manufacturer:

UNKNOWN

Cabinetry:

Wood


Countertop:

Laminate

Inspection Items

8.0 CEILINGS

Comments: Inspected, Repair or Replace

 Numerous cracks were observed in the ceilings throughout the house.(Picture 1) (Picture 2) (Picture 3) (Picture 4) (Picture 5) (Picture 6) (Picture 7) Recommend repairing any leaks that may be contributing to cause some of these cracks.

There was a large grease spot noted on the ceiling above the stove.(Picture 8)



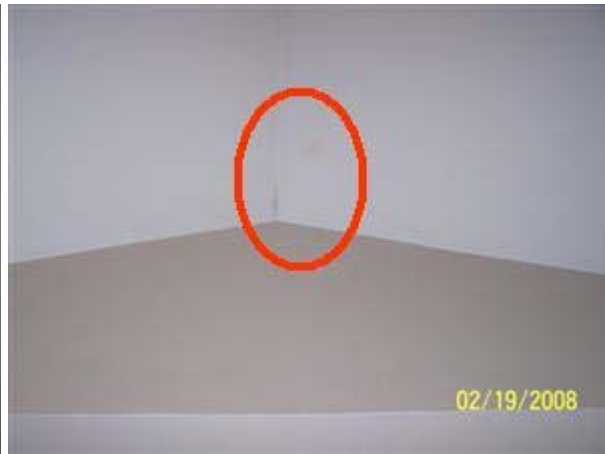
8.0 Picture 1



8.0 Picture 2



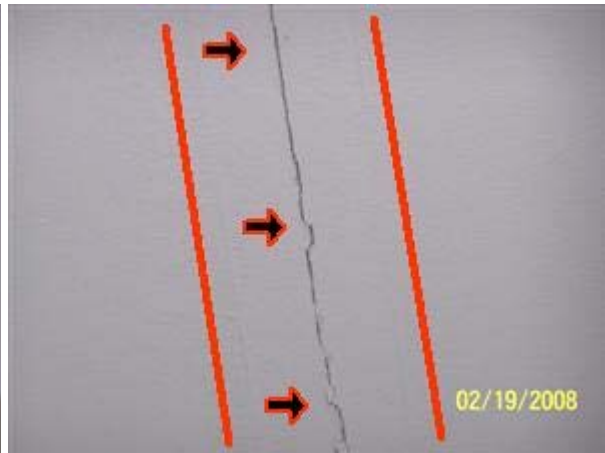
8.0 Picture 3



8.0 Picture 4



8.0 Picture 5



8.0 Picture 6



8.0 Picture 7



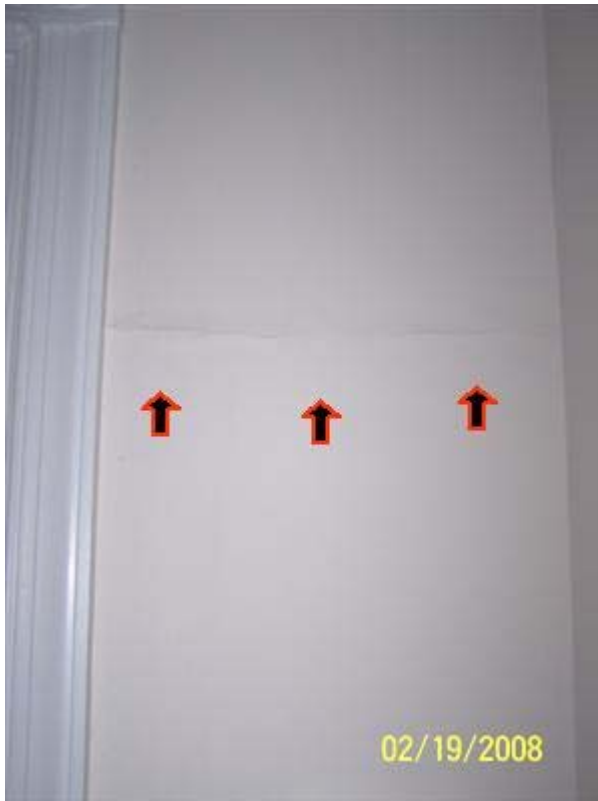
8.0 Picture 8

8.1 WALLS

Comments: Inspected, Repair or Replace

 Several cracks were observed in the wall surfaces throughout the house.(Picture 1) (Picture 5)

Ghosting was observed in numerous locations in the house. Suspect the fireplace was operated improperly or the damper door was not opened. Recommend primer and paint.(Picture 2) (Picture 3) (Picture 4)



8.1 Picture 1



8.1 Picture 2



8.1 Picture 3



8.1 Picture 4



8.1 Picture 5

8.2 FLOORS

Comments: Inspected, Repair or Replace

- 🏠 Staining was observed in the laundry room. Recommend cleaning, repair, or replacement as desired.(Picture 1)

Some bathroom tiles were noted as being unsealed and cracked grout. This is a potential water intrusion point. Recommend repair or replace as necessary.(Picture 2) (Picture 3)

Carpet stained throughout house. Recommend replacement if desired.(Picture 4)



8.2 Picture 1



8.2 Picture 2



8.2 Picture 3



8.2 Picture 4

8.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected, Repair or Replace

- █ The stair banister spindles are unevenly spaced and are have a 4 inch or wider opening. This is a potential safety issue for small children. Recommend repair or replacement.(Picture 1) (Picture 2) (Picture 3)

The basement stairwell does not have a light. Recommend installation of a light source at the top and bottom of the stairwell.(Picture 4)



8.3 Picture 1



8.3 Picture 2




8.3 Picture 3

8.3 Picture 4

8.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected, Repair or Replace

-  Bathroom counter tops were observed to have areas of cracked grout and peeling caulk. This is a potential water intrusion point. Recommend repair.(Picture 1) (Picture 2)



8.4 Picture 1



8.4 Picture 2

8.5 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected, Repair or Replace

-  Several door frames were noted as being repaired by wood patching compound. Recommend repair or replacement as necessary.(Picture 1) (Picture 2) (Picture 3)



8.5 Picture 1



8.5 Picture 2



8.5 Picture 3

8.6 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected, Repair or Replace

- 🏠 Several windows were observed to have broken hardware. Recommend repair as needed.(Picture 1) (Picture 4)

A large quantity of dead insects were observed in the space between the windows in the garage. Recommend cleaning to ensure proper operation of window.(Picture 2)

The skylights in the rear living room are were noted as having some splitting wood trim work and peeling paint. This is typical of water intrusion. Recommend repair or replacement to prevent further water intrusion.(Picture 3)



8.6 Picture 1



8.6 Picture 2



8.6 Picture 3



8.6 Picture 4

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Batt
Unknown

Dryer Power Source:

Gas Connection
110 volt only (Stackable)

Ventilation:

Gable vents
Soffit Vents

Dryer Vent:

Flexible Vinyl

Exhaust Fans:

None


Floor System Insulation:

NONE

Inspection Items

9.0 INSULATION IN ATTIC

Comments: Inspected, Repair or Replace


-  Several voids in the insulation layer were observed from the access panel to the attic. Recommend repair and replacement as necessary.

9.1 INSULATION UNDER FLOOR SYSTEM

Comments: Not Present

9.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments: Not Present, Repair or Replace

-  Missing areas of insulation or improperly installed insulation around the perimeter of the basement were noted. Recommend repair or replacement as needed. (Picture 1) (Picture 2) (Picture 3) (Picture 4)



9.2 Picture 1



9.2 Picture 2



9.2 Picture 3



9.2 Picture 4

9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected

Attic ventilation was observed to be provided by gable vents on both ends of the attic and soffit vents with recommended foam vent channels above the insulation level.

9.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected

Bathroom ventilation was inspected by turning on the fan at the wall switch. Unable to determine the destination of the vent lines because of closed ceiling conditions.

9.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Not Present

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Garage

Styles & Materials

Garage Door Type:

Two automatic

Garage Door Material:

Wood

Auto-opener Manufacturer:

UNKNOWN

Inspection Items

10.0 GARAGE CEILINGS

Comments: Inspected, Repair or Replace

- 🏠 The garage ceilings were visually inspected from ground level. Several nail pops were observed. Recommend repair to ensure proper fastening of the drywall boards.

10.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Comments: Inspected, Repair or Replace

- 🏠 Normal wear and tear was observed for the walls of the garage. Wall material appears to be 5/8" drywall. Recommend repair or replace as needed.

10.2 GARAGE FLOOR

Comments: Inspected, Repair or Replace

- 🏠 Several large cracks were noted in the garage floor. Recommend repair as needed.(Picture 1) (Picture 2) (Picture 3)



10.2 Picture 1



10.2 Picture 2



10.2 Picture 3

10.3 GARAGE DOOR (S)

Comments: Inspected, Repair or Replace

🏠 The garage doors were inoperable upon inspection. Automatic reverse sensors were noted as broken. (Picture 1) (Picture 2)

Door locks were noted as being broken.(Picture 3)

The bottom edge of the doors were noted as showing wood decay and fungal growth.(Picture 4) (Picture 5) (Picture 6) Recommend replacement of doors and hardware by a qualified contractor.



10.3 Picture 1



10.3 Picture 2



10.3 Picture 3



10.3 Picture 4



10.3 Picture 5

10.3 Picture 6


10.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Comments: Inspected

A fire rated metal door was noted as being installed between the garage and the living space.

10.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Comments: Inspected, Repair or Replace

 See section 10.3 Garage Doors

11. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Dishwasher Brand:

NONE

Disposer Brand:

UNKNOWN

Exhaust/Range hood:

NONE

Range/Oven:

HOTPOINT

Built in Microwave:

AGED

Trash Compactors:

NONE

Refrigerator:

NONE

Inspection Items

11.0 DISHWASHER

Comments: Inspected

11.1 RANGES/OVENS/COOKTOPS

Comments: Inspected, Repair or Replace



The oven and range top were inspected. The electronic ignition burners did not ignite. Recommend repair or replace.

11.2 RANGE HOOD

Comments: Not Present

11.3 TRASH COMPACTOR

Comments: Not Present

11.4 FOOD WASTE DISPOSER

Comments: Inspected

11.5 MICROWAVE COOKING EQUIPMENT

Comments: Inspected

11.6 REFRIGERATOR

Comments: Not Present

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12. Wood Destroying Insects

Styles & Materials

Inspection Company:

Accuracy Assured Home Inspections

Company Business Lic. No.:

BU10373

Date of Inspection:

Date of Inspection : 02/20/2008

Inspector's Name:

Scott Gilligan

Certification Number:

705701

Structure(s) Inspected:

Entire Structure

Inspector's Signature:

Inspection Items

12.0 Visible evidence of wood destroying insects**Comments:** Inspected, Not Present**12.1 Live Insects (Description and Location)****Comments:** Inspected, Not Present**12.2 Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (Description & Location)****Comments:** Inspected

Several dead insects were found between the upper and lower windows of the garage. On close examination, they appeared to be a mixture of moths, beetles, and wasps. No obvious signs of termites or other wood destroying insects were noted.



12.2 Picture 1

12.3 Visible damage from wood destroying insects was noted as follows (Description & Location)**Comments:** Inspected, Not Present**12.4 Previous Treatment****Comments:** Not Present**12.5 Obstructions and Inaccessible Areas****Comments:** Not Present

General Summary



Accuracy Assured Home Inspections

Philadelphia, PA
215-888-4943

Customer
Mr. Joe Homeowner

Property Address
123 Any Street
Philadelphia, PA 19147

The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roof

1.0 ROOF COVERINGS

Inspected, Repair or Replace

- The roof covering was inspected from a variety of observation points. Moss was noted as growing on the rear first level roof.

1.1 FLASHINGS

Inspected, Repair or Replace

- The flashing that was visible was inspected from the roof surface on the first level. The transition from the roof surfacing to the vertical structure was observed to be improperly sealed (Picture 1) (Picture 2) allowing a potential moisture access point. Recommend repair by a qualified roofing contractor or equivalent professional.

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Inspected, Repair or Replace

- Up turned edges of flashing were observed from the ridge of the first level roof. Wind driven rain may enter under these points and cause subsequent water damage. Recommend repair by a qualified roofing contractor or equivalent professional.

1.3 ROOF DRAINAGE SYSTEMS

Inspected, Repair or Replace

- The gutter system was inspected from both the ground level and from the first level roof surface. Large amounts of debris were observed in the gutters. Recommend cleaning on a regular basis.


Several downspouts from the second level roof were noted as directly discharging onto the first level roof surface. Downspouts from higher elevated roof levels should be discharged directly into the gutter system directly below so not to prematurely wear roof coverings and cause water damage. Recommend repair by redirection of discharge point off of roof surface.(Picture 1) (Picture 2)

Downspouts from the upper level roof were noted as discharging in close proximity to the foundation walls. Recommend diverting the discharge point away from the house to prevent water damage.(Picture 3) (Picture 4) (Picture 5)

2. Exterior

2.0 SIDING, FLASHING AND TRIM

Inspected, Repair or Replace

 Wood decay on the trim work was noted at numerous locations on the second story windows. Recommend repair and replacement.(Picture 1) (Picture 2)

Excess spacing between the siding and trim work was noted on the second story. Wood sheathing was visible. Recommend repair by a qualified siding contractor.(Picture 3) (Picture 4)


2.1 EAVES, SOFFITS AND FASCIAS

Inspected, Repair or Replace

 See above.

2.2 DOORS (Exterior)


Inspected, Repair or Replace

 Wood decay was noted at the rear door threshold. Wood was extremely wet upon closer examination. Recommend repair and replacement.(Picture 1) The rear exterior door was very hard to close properly. Excessive force was needed to close the door properly so that it would latch and be locked. Recommend repair or replacement by a qualified contractor or locksmith.

Rear exterior door lock was noted as having a screw inserted into the lock cylinder. The lock was also secured by finishing nails instead of screws. Recommend changing all locks as a matter of home security upon purchase.(Picture 2) (Picture 3)


2.3 WINDOWS

Inspected, Repair or Replace

 The wood trim is peeling paint at most windows. Further deterioration may occur if not repaired. I recommend a qualified contractor inspect and repair as needed.(Picture 1)

2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS


Inspected, Repair or Replace

 The front preachment step was observed to be a higher rise above elevation that was is typically acceptable. Recommend installing a second approachment step to prevent a safety hazard. (Picture 1)

The posts on the front porch area were inspected and found to be repaired with a wood filler material. Uniform areas of repairs are indicative of a railing system that was removed. Recommend repair or replacement of posts that are no longer structurally sound.(Picture 2)

2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS

AND RETAINING WALLS (With respect to their effect on the condition of the building) Inspected, Repair or Replace

-  Landscaping and grading were inspected and found to be less than desirable conditions in areas. Landscaping mulch was noted as being in close proximity to the housing structure. Recommend regrading the landscaping to allow a minimum of 6 inches between any landscaping materials and the bottom edge of any siding to help prevent potential wood destroying insect infestation. (Picture 1)


Drainage from run off of the back steps has created a pooling area and subsequent erosion. Recommend increasing grading to drain away from the house foundation.(Picture 2)

The hose facet fixture at the rear of the house was noted as dripping while inspecting the rear of the house. Constant dripping has lead to a pooling area and erosion. Recommend repairing the faucet and increasing the grading to drain away from the house foundation.(Picture 3) (Picture 4)

3. Basement, Foundation, Crawlspace and Structure


3.1 WALLS (Structural)

Inspected, Repair or Replace

-  A large crack in the foundation wall towards the front of the house. Upon closer inspection with an inspection mirror, the top edge of the crack appeared to penetrate several inches deep. The full extent of the depth of the crack could not be fully determined. Recommend further evaluation by a structural engineer or qualified contractor to determine the full extent of the damage and possible repair options.(Picture 1)


3.3 FLOORS (Structural)

Inspected, Repair or Replace

-  Several large cracks were noted in the basement floor. Recommend further evaluation by a structural engineer or qualified contractor to determine the extent of damage and suggest possible repair options.(Picture 1) (Picture 2)

3.4 CEILINGS (structural)


Inspected, Repair or Replace

-  Several floor joists towards the back side of the house were noted as having a distinctive leopard spot pattern. These patterns extended approximately three to four feet from the wall surface. Upon close examination with a UV blacklight, these spots appeared to have a higher fluorescent reaction than the surrounding materials. Upon the clients request, a swab sample was obtained and sent to Pro-Lab, a state certified laboratory, to determine if the substance is mold.

4. Heating and Cooling

4.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)


Inspected, Repair or Replace

-  Upon inspection of the duct work for the heating and cooling system, a drain line was observed to penetrate the ducting system. A failure in the plumbing drain can lead to contaminating the air system. Improperly sealed ducting can draw in air from the basement area and circulate it throughout the house. Please refer to the section about Basement Ceilings regarding the possible mold like substance on the floor joists. Recommend repair and/or replacement by a qualified

HVACR technician or sheet metal mechanic.

4.6 COOLING AND AIR HANDLER EQUIPMENT

Inspected, Repair or Replace

 The central air conditioning compressor unit is positioned at ground level. Several areas are below the landscaped grade. Recommend the unit be placed above grade level.(Picture 1)


The emergency shut off switch is located directly being the compressor unit. In the event of emergency involving the compressor, the system can not be shut down without placing oneself in danger. Recommend relocation of the shut off switch to a different location by a qualified electrical contractor.(Picture 2)

The air conditioning condensate line is positioned so that it drains through a hole drilled in the basement floor that does not appear to provide adequate drainage. Risk of insect or mechanical blockage as well as the possible erosion to the soil under the floor system is possible. This particular defect is suspiciously close to the cracks noted in the middle of the basement floor and the large crack in the foundation wall. Possible erosion may have already occurred. Recommend consulting a structural engineer and also recommend repair and replacement by a qualified HVACR technician. (Picture 3)

5. Plumbing


5.0 MAIN WATER SHUT-OFF DEVICE (Describe location)

Inspected, Repair or Replace

 The main water supply shut off valve is located in the basement towards the front of the house. (Picture 1) The fitting immediately after the electronic water meter was noted as leaking. (Picture 2) Recommend repair by a qualified plumber.

5.1 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected, Repair or Replace

 The plumbing system was previously winterized and the water supply was turned on the morning of the inspection. An empty jug of marine and RV rated antifreeze was found under the kitchen sink during the course of inspection. Recommend that the system be thoroughly flushed out and inspected by a plumbing contractor that specializes in winterization techniques.(Picture 1)

A plastic pain was found under the kitchen sink. No evidence of leaks were found by running the water for an extended period of time. The plastic container left under the sink would be consistent with a previous leak. Recommend monitoring and repair if needed.(Picture 2)

Evidence of a previous leak at the utility sink in the laundry room was discovered. No leaks were observed after running the water for an extended period of time. Recommend monitoring and repair as needed.(Picture 3)

The drain line located in the basement for the kitchen sink was observed to be leaking at a coupling fitting. (Picture 4) This was probably the result of the drain line being unsupported due to a broken support strap. (Picture 7) Recommend repair by a qualified plumber.

A plug was observed in the central waste line servicing the first floor. recommend monitoring and repair as necessary.(Picture 5) (Picture 6)

5.2 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected, Repair or Replace

The upstairs shower valve was noted as leaking. (Picture 1) Recommend repair or replacement as needed.

The supply lines under the sink in the small upstairs bathroom to the left of the stairs were noted as showing signs of corrosion. Previous leaks are typically the cause of this type of corrosion. No active leaks were observed during the course of the inspection. Recommend monitoring and repair or replacement as needed.(Picture 2)

The fitting immediately after the water meter was noted as leaking during the course of the inspection. Recommend repair or replacement by a qualified plumber.(Picture 3) (Picture 4) (Picture 6)

The elbow fitting past the water meter shows signs of corrosion. No active leaks were seen during the course of inspection. Recommend repair or replacement by a qualified plumber to prevent any further corrosion.(Picture 5)

The water heater hot and cold water fittings were noted as showing signs of corrosion. When there hot water was turned on during the course of the inspection, rusty water was noted as coming out of the fixtures. Recommend evaluation by a qualified plumber or appliance technician. Repair or replace as needed.(Picture 7) (Picture 8)

The hose bib at the back of the house was noted as leaking during the course of the inspection. I tried closing the valve and the faucet continued to drip. Evidence of erosion of landscaping is indicative of an ongoing problem. Recommend repair or replacement as needed.(Picture 9)

The tub and shower caulking was noted as peeling and large gaps in the grout underneath were exposed. This is a potential water intrusion point that can cause water damage to drywall, framing, and cause potential mold issues. Recommend repair or replacement as needed.(Picture 10) (Picture 11)

The toilet in the upstairs bathroom to the left of the stairs was inspected. The front edge of the toilet was able to be shifted very easily. The toilet did not appear to be attached to the flange properly and can cause potential leaks into the living spaces below. Recommend repair or replacement by a qualified plumber.

5.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS**Inspected, Repair or Replace**

The water heater control valves are located at the bottom of the appliance.(Picture 1)

the water heater vent is located at the rear of the house. Caution should be taken to not block the exhaust vent and causing dangerous gases to accumulate in the house. Recommend diverting exhaust vent to ensure it does not become blocked by inadvertent placement of materials or by wildlife crawling inside vent housing.(Picture 2)


5.5 MAIN FUEL SHUT OFF (Describe Location)**Inspected, Repair or Replace**

The main gas supply shut off valve is located at the left front corner of the house. Landscaping was noted as being in very close proximity to the valve. Signs of corrosion were noted. Recommend regrading the landscaping away from the supply lines and repair or replacement of

the valve by a qualified plumber or contractor.(Picture 1)

5.6 SUMP PUMP


Inspected, Repair or Replace

-  The sump pump was inspected and operated. No standing water was observed in the sump pit. The discharge line for the pump penetrates the wall to the outside. The discharge hose on the outside is positioned so that draining water flows back towards the house foundation. Recommend repositioning the discharge hose to divert water away from the house foundation.

6. Electrical

6.0 SERVICE ENTRANCE LINES

Inspected, Repair or Replace


-  The electrical service entrance lines are located on the left side of the house towards the front of the property. The electrical services lines were noted as being 4/0 aluminum wire. (Picture 1) (Picture 2) (Picture 3)

The penetration point where the electrical service lines enter the house were noted as being unsealed and uninsulated. Recommend sealing any gaps and insulating.(Picture 4)

The electrical service lines are in very close proximity to an outside hose bib. Recommend relocation of the hose bib away from any electrical sources.(Picture 5)


6.1 METER BOX, MAIN DISCONNECT, SERVICE GROUNDING/BONDING and MAIN and DISTRIBUTION PANELS

Inspected, Repair or Replace

-  The water heater was noted as not being properly bonded. Recommend repair by a qualified electrical contractor.(Picture 1)

6.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE


Inspected, Repair or Replace

-  Numerous double taps were observed when inspecting the branch wiring circuits inside the electrical service panel.(Picture 1) (Picture 2) (Picture 3) (Picture 4) Undergauged wiring was used on a 20 amp circuit breaker. Recommend repair and replacement by a qualified electrical contractor.(Picture 3)

Flexible conduit was used to run Romex wiring throughout various locations throughout the house. Proper fittings were not used and wiring is exposed to the sharp edges of the flexible conduit. Sharp edges are a potential wear point on the insulation covering of the wiring and can cause a fire or electrocution hazard. Highly recommend repair or replacement by a qualified electrical contractor.(Picture 5) (Picture 6) (Picture 7)

6.3 SWITCHES, RECEPTACLES, LIGHT FIXTURES and VISIBLE WIRING (observed from a representative number)

Inspected, Repair or Replace

-  The outlet to service the microwave is located inside the cabinet directly above. Recommend researching the local building code regarding this issue and repair or replace as needed.(Picture 1)


The electrical service lines for the installed garbage disposal are run through a light switch cover

under the kitchen sink. Sharp edges are a wear point on the electrical wiring insulation and can cause a fire or electrocution hazard. Recommend repair or replacement by a qualified electrical contractor.(Picture 2)

A missing outlet cover was noted in the front office space. Recommend repair and replacement. (Picture 3)


6.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Inspected, Repair or Replace

-  The outlet located inside the shelving unit in the kitchen was noted as not being GFCI protected. This outlet is within 6 feet of a water source. Recommend repair or replacement by a qualified electrical contractor.(Picture 1)

6.5 OPERATION OF GFCI or AFCI (GROUND/ARC FAULT CIRCUIT INTERRUPTERS)

Inspected, Repair or Replace


-  There are no AFCI breakers or outlets installed anywhere in the house. Recommend repair and replacement by a qualified electrical contractor.

The bathroom outlets are GFCI protected either locally or by the GFCI outlet in the basement to the right of the electrical service panel. Recommend installing local GFCI outlets for convenience.

7. Fireplace

7.0 CHIMNEYS, FLUES AND VENTS (for fireplaces)

Inspected, Repair or Replace


-  The chimney was inspected by opening the damper door and visually inspecting. Excessive buildup was noted on the lining of the chimney surface. Recommend cleaning by a qualified chimney sweep.(Picture 1) (Picture 2)

Visible insulation was observed on the side vents of the fireplace. Recommend evaluation by a qualified fireplace mechanic or chimney sweep.(Picture 3) (Picture 4)

8. Doors, Windows and Interior

8.0 CEILINGS

Inspected, Repair or Replace

-  Numerous cracks were observed in the ceilings throughout the house.(Picture 1) (Picture 2) (Picture 3) (Picture 4) (Picture 5) (Picture 6) (Picture 7) Recommend repairing any leaks that may be contributing to cause some of these cracks.

There was a large grease spot noted on the ceiling above the stove.(Picture 8)

8.1 WALLS

Inspected, Repair or Replace

-  Several cracks were observed in the wall surfaces throughout the house.(Picture 1) (Picture 5)

Ghosting was observed in numerous locations in the house. Suspect the fireplace was operated improperly or the damper door was not opened. Recommend primer and paint.(Picture 2) (Picture 3) (Picture 4)

8.2 FLOORS

Inspected, Repair or Replace


-  Staining was observed in the laundry room. Recommend cleaning, repair, or replacement as desired.(Picture 1)

Some bathroom tiles were noted as being unsealed and cracked grout. This is a potential water intrusion point. Recommend repair or replace as necessary.(Picture 2) (Picture 3)

Carpet stained throughout house. Recommend replacement if desired.(Picture 4)

8.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS


Inspected, Repair or Replace

-  The stair banister spindles are unevenly spaced and are have a 4 inch or wider opening. This is a potential safety issue for small children. Recommend repair or replacement.(Picture 1) (Picture 2) (Picture 3)

The basement stairwell does not have a light. Recommend installation of a light source at the top and bottom of the stairwell.(Picture 4)


8.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Inspected, Repair or Replace

-  Bathroom counter tops were observed to have areas of cracked grout and peeling caulk. This is a potential water intrusion point. Recommend repair.(Picture 1) (Picture 2)


8.5 DOORS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

-  Several door frames were noted as being repaired by wood patching compound. Recommend repair or replacement as necessary.(Picture 1) (Picture 2) (Picture 3)

8.6 WINDOWS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

-  Several windows were observed to have broken hardware. Recommend repair as needed.(Picture 1) (Picture 4)


A large quantity of dead insects were observed in the space between the windows in the garage. Recommend cleaning to ensure proper operation of window.(Picture 2)

The skylights in the rear living room are were noted as having some splitting wood trim work and peeling paint. This is typical of water intrusion. Recommend repair or replacement to prevent further water intrusion.(Picture 3)

9. Insulation and Ventilation


9.0 INSULATION IN ATTIC

Inspected, Repair or Replace

-  Several voids in the insulation layer were observed from the access panel to the attic. Recommend repair and replacement as necessary.

9.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Not Present, Repair or Replace


-  Missing areas of insulation or improperly installed insulation around the perimeter of the

basement were noted. Recommend repair or replacement as needed.(Picture 1) (Picture 2)
(Picture 3) (Picture 4)

10. Garage


10.0 GARAGE CEILINGS

Inspected, Repair or Replace

-  The garage ceilings were visually inspected from ground level. Several nail pops were observed. Recommend repair to ensure proper fastening of the drywall boards.


10.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Inspected, Repair or Replace

-  Normal wear and tear was observed for the walls of the garage. Wall material appears to be 5/8" drywall. Recommend repair or replace as needed.


10.2 GARAGE FLOOR

Inspected, Repair or Replace

-  Several large cracks were noted in the garage floor. Recommend repair as needed.(Picture 1)
(Picture 2) (Picture 3)

10.3 GARAGE DOOR (S)

Inspected, Repair or Replace


-  The garage doors were inoperable upon inspection. Automatic reverse sensors were noted as broken. (Picture 1) (Picture 2)

Door locks were noted as being broken.(Picture 3)

The bottom edge of the doors were noted as showing wood decay and fungal growth.(Picture 4) (Picture 5) (Picture 6) Recommend replacement of doors and hardware by a qualified contractor.

10.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)


Inspected, Repair or Replace

-  See section 10.3 Garage Doors

11. Built-In Kitchen Appliances

11.1 RANGES/OVENS/COOKTOPS

Inspected, Repair or Replace

-  The oven and range top were inspected. The electronic ignition burners did not ignite. Recommend repair or replace.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or

efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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