



**Home Inspection Report
Provided for:**

Joe Homebuyer

Property Address:

123 Main Street
Anytown, PA

TABLE OF CONTENTS

INSPECTION CONDITIONS	3
ROOF SYSTEM	6
EXTERIOR - FOUNDATION - BASEMENT	8
GROUNDS	10
INTERIOR	13
BATHROOMS	15
KITCHEN - APPLIANCES - LAUNDRY	17
ELECTRICAL SYSTEM	18
PLUMBING	20
HEATING - AIR CONDITIONING	21
GARAGE - CARPORT	22

Central PA's Home Inspection Leader

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

DATE OF INSPECTION: June 13, 2013.
TIME OF INSPECTION: 09:00 AM.
CLIENT NAME: Joe Homebuyer.
CLIENT PHONE #: 934-9660.

CLIMATIC CONDITIONS:

WEATHER: Overcast.
SOIL CONDITIONS: Wet.
APPROXIMATE OUTSIDE TEMPERATURE in F: 70-80.

BUILDING CHARACTERISTICS:

ESTIMATED AGE OF HOUSE: 30 Years.
BUILDING TYPE: 1 family.
STORIES: 2
SPACE BELOW GRADE: Finished Basement.

UTILITY SERVICES:

WATER SOURCE: Public.
SEWAGE DISPOSAL: Public.
UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

AREA: Suburb.
HOUSE OCCUPIED? Yes.
CLIENT PRESENT: Yes.
PEOPLE PRESENT: Tenants.

PAYMENT INFORMATION:

TOTAL FEE: 329.00.

Central PA's Home Inspection Leader

PAID BY:

Check, thank you.

REPORT LIMITATIONS

The following numbered and attached pages are your home inspection report. The report includes pictures, information, and recommendations. This inspection was performed in accordance with the current Standards of Practice and Code of Ethics of the National Association of Certified Home Inspectors. The Standards contain certain and very important limitations, exceptions, and exclusions to the inspection. A copy is available prior to, during, and after the inspection, and can be viewed at <http://www.nachi.org/sop.htm>.

Scope

This inspection complies and reflects with the provision of Act 114, Section 75, known as the PA Home Inspection Law. A home inspection is intended to assist in evaluating the overall condition of the dwelling. The inspection is based on observation of the visible, readily accessible and apparent condition of the structure and its components on this day. The results of this inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable or readily accessible in a competently performed inspection.

No warranty, guarantee, or insurance by Pro-Spect Professional Home Inspections, Inc. is expressed or implied. This report does not include inspection for wood destroying insects, mold, lead or asbestos. A representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs should be anticipated.

The person conducting your inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts.

You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections, and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including HVAC professionals, electricians, engineers, or roofers.

PENNSYLVANIA HOME INSPECTOR COMPLIANCE STATEMENT: I represent that I am a full member in good standing of the National Association of Certified Home Inspectors (NACHI), www.nachi.org. Member #02062801.

I will conduct a home inspection of the previously mentioned property in accordance with the NACHI Code of Ethics and Standards of Practice and the Home Inspection Agreement.

I am in compliance with the Pennsylvania Home Inspection Law.

I carry all the state-required insurance.

Ronald Kuntz, President of Pro-Spect Professional Home Inspections, Inc.

A WORD ABOUT CONTRACTORS AND 20-20 HINDSIGHT

A common source of dissatisfaction with home inspectors sometimes comes as a result of off-the cuff comments made by contractors (made after-the-fact), which often differ from ours. Don't be surprised when someone says that something needed to be replaced when we said it needed to be repaired, replaced, upgraded, or monitored. Having something replaced may make more money for the contractor than just doing a repair. Contractors sometimes say, "I can't believe you had this house inspected and they didn't find this problem." There may be several reasons for these apparent oversights:

Conditions during inspection-*It is difficult for homeowners to remember the circumstances in the house at the time of the*

Central PA's Home Inspection Leader

inspection. Homeowners seldom remember that there was storage everywhere (especially in garages), making things inaccessible, or that the air conditioning could not be turned on because it was 60° outside. Contractors do not know what the circumstances were when the inspection was performed.

The wisdom of hindsight-*When a problem occurs, it is very easy to have 20/20 hindsight. Anybody can say that the roof is leaking when it is raining outside and the roof is leaking.* In the midst of a hot, dry, or windy condition, it is virtually impossible to determine if the roof will leak the next time it rains. Predicting problems is not an exact science and is not part of the home inspection process. We are only documenting the condition of the home at the time of the inspection.

A destructive or invasive examination-*The home inspection process is non-destructive, and is generally non-invasive. It is performed in this manner because, at the time we inspected the dwelling, you did not own the property.* You cannot authorize the disassembly or destruction of what does not belong to you. Now, if we spent half an hour under the kitchen sink, twisting valves and pulling on piping, or an hour disassembling the furnace, we'd may indeed find additional problems. Of course, we could possibly CAUSE some problems in the process. And, therein lies the quandary. We want to set your expectations as to what an inspection is, and what it not.

We are generalists-We are not acting as specialists in any specific trade. The heating and cooling contractor may indeed have more heating expertise than we do. This is because heating and cooling is all he's expected to know. Home inspectors are expected to know heating and cooling, plumbing, electricity, foundations, carpentry, roofing, appliances, etc. That's why we're generalists. We're looking at the forest, not the individual trees.

ROOF SYSTEM

ROOF:

STYLE:	Gable.
TYPE:	Composition shingles.
ROOF ACCESS:	Unable to fully access due to steep pitch/unsafe access, wet/slipper roof surface. Roof was viewed from roof edge on ladder.
ROOF COVERING STATUS:	Condition of roofing material appears functional.

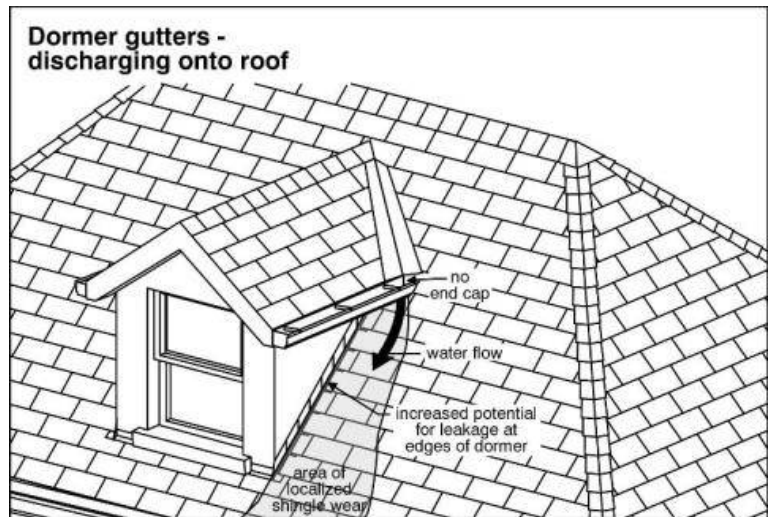
Inspector's Tip Asphalt shingles are the most common roofing material used in Central Pennsylvania at present. The shingles consist of asphalt impregnated felt paper, coated with an additional layer of asphalt and covered with granular material. Asphalt shingles typically have a life of 15 - 25 years. Check your roof regularly for bald spots, cracked or curled shingles, or an absence of mineral granules, usually exhibited by an accumulation in your gutters. Bend any questionable shingles back to see if they have some give. If they crumble easily or appear gray and bloated, they may need replacing.

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:	Full, Debris was observed in gutters. Recommend having gutters cleaned to ensure proper operation, Add downspout extensions to prevent water from downspouts from draining onto roof surface. This can cause premature wearing of the roof at this location. Downspouts enter into an underground drainage line. Inspection of underground drainage systems is not part of the scope of a home inspection.
-------------------	--



Central PA's Home Inspection Leader



The foregoing is an opinion of the general quality and condition of the observed roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. If you would like the roof of this property certified against leakage, you should contact a qualified roofing contractor who provides this service. Roofs that are unsafe or the inspector is not able to access are viewed from the best alternate vantage point, usually from the ground, a window or from the edge of the roof. In situations where the inspector does not walk on the roof, it is recommended that you have the roof evaluated by a qualified roofing contractor.

ATTIC AND INSULATION:

ACCESSIBILITY AND CONDITION:

Attic is partial.

INSULATION TYPE AND CONDITION:

Insulation is provided by fiberglass batts.

DEPTH AND R-FACTOR:

The current recommended standard for insulation levels in attics is R-49 or roughly 11 inches of fiberglass batt or blown in type insulation. It appears that roughly 8-9 inches are present. While this is below the current recommended standard, adding additional insulation will have a marginal effect on the energy efficiency of the house.

VENTILATION TYPE AND CONDITION

Ventilation is provided by, a soffit and ridge vent system. Power vent was not operation. Repair recommended.



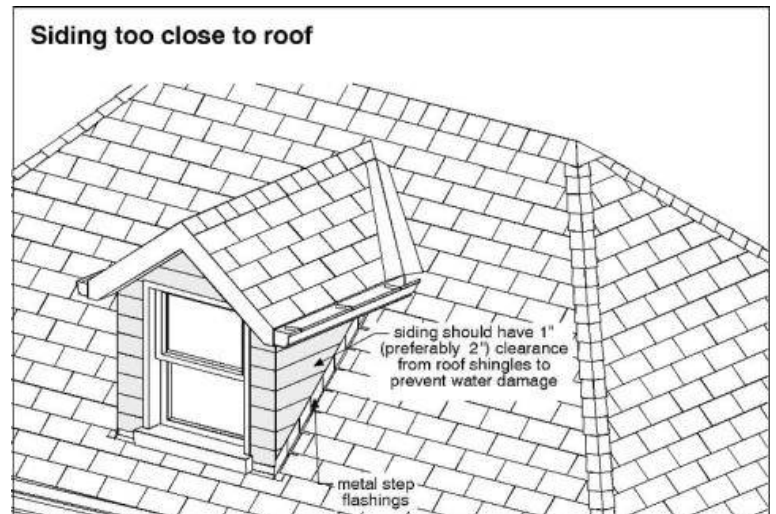
EXTERIOR - FOUNDATION - BASEMENT

WALLS:

MATERIAL:

Wood siding, Brick.

CONDITION:



Peeling of paint observed at various locations.



TRIM:

MATERIAL:

Wood.

Central PA's Home Inspection Leader

CONDITION:



EAVES (OVERHANGS)

MATERIAL:

Wood.

CONDITION:

Exit holes/damage observed from carpenter bees at addition gables.

CHIMNEY:

MATERIAL:

Brick.

CONDITION:

Appears functional, Inspection of flues is not part of the scope of this inspection as cleaning and specialized tools may be required. We routinely recommend inspection by a Certified Chimney Inspector prior to use.

BASEMENT:

ACCESSIBILITY:

Basement is only partially accessible- basement is partially finished to living space. Finished walls and ceilings limit inspector's ability to observe structural components.

BASEMENT WALLS - TYPE:

Concrete block.

CONDITION:

Appears functional where viewed.

BEAMS:

Appear functional where viewed.

FLOOR JOISTS:

Appear functional where viewed.

COLUMNS/SUPPORTS:

Appear functional where viewed.

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

Central PA's Home Inspection Leader

GROUNDS

DRIVEWAY:

TYPE

The driveway was paved with asphalt.

CONDITION:

Common cracks (¼-inch or less) were visible in the driveway at the time of the inspection. Cracks exceeding ¼ inch should be filled with an appropriate sealant to avoid continued damage to the driveway surface from freezing moisture.

SIDEWALKS:

TYPE:

The sidewalk was constructed with concrete.

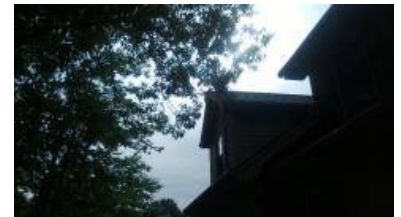
CONDITION:

Appears serviceable.

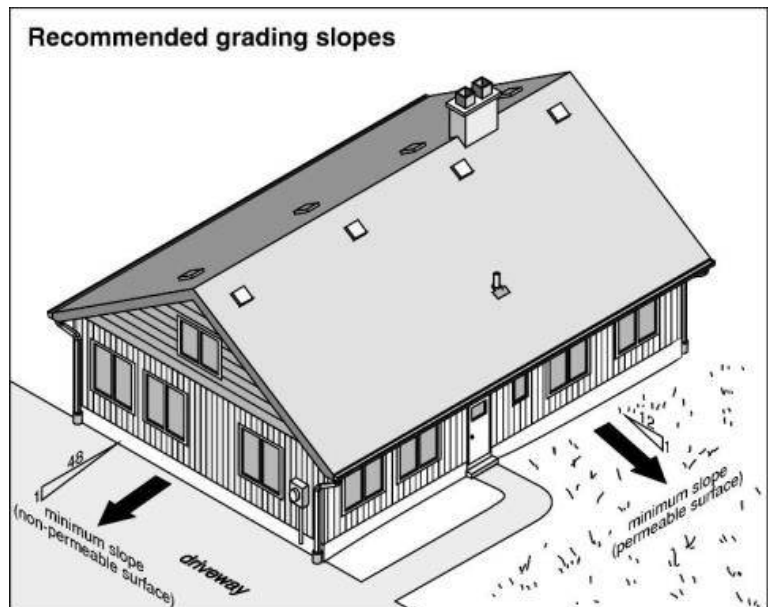
LANDSCAPING:

CONDITION:

Plants are touching house.
Trim plants away from structure, Trees are touching or overhanging the roof.
Damage is possible.
Recommend trimming plants away from structure.



GRADING:

SITE:

The home had areas of neutral or negative drainage at grade which will route runoff from precipitation to the foundation. This could allow moisture to accumulate at the foundation and risk entry to the basement. The ground should slope away from the home 1-inch per foot for a distance of at least six feet from the

Central PA's Home Inspection Leader

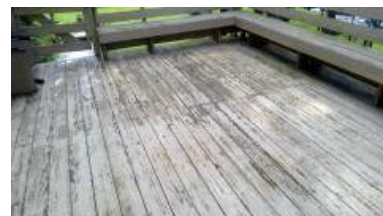
foundation.

FRONT PORCH

TYPE:	Porch was constructed with a roof covering.
CONDITION:	The porch appeared to be in serviceable condition at the time of the inspection.

DECKS:

TYPE:	Wood.
CONDITION:	Structure, Wood posts rested directly upon (or into) soil . Decay was observed. The Inspector recommends correction by a qualified contractor. Some areas of deck were not properly constructed and in need of repair. Deck is in need of sealing/staining.



Water is destructive, and moisture can foster conditions that are deleterious to health. For this reason the ideal property will have soils that slope away from the residence, and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. If the property does not meet this ideal, or if any portion of the interior floor is below the exterior grade we do not endorse it, and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. We have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of toxic molds that can contribute to health problems. This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade

Central PA's Home Inspection Leader

is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Central PA's Home Inspection Leader

INTERIOR

DOORS:

MAIN ENTRY DOOR:	Appears serviceable.
OTHER EXTERIOR DOORS:	Sliding glass, Appears serviceable.
INTERIOR DOORS:	Appears serviceable.

WINDOWS:

TYPE & CONDITION:	Wood, One or more cracked window pane(s) observed.
------------------------------	--



INTERIOR WALLS:

MATERIAL & CONDITION:	Drywall, General condition appears serviceable.
----------------------------------	---

CEILINGS:

TYPE & CONDITION:	Drywall, Tile, Stains noted at basement closet. Recommend further evaluation and repair by a Qualified Plumbing Contractor.
------------------------------	--



FLOORS:

TYPE & CONDITION:	Carpet, Tile, General condition appears serviceable.
------------------------------	--

STAIRS & HANDRAILS:

CONDITION:	Interior stairs serviceable, Stair handrail serviceable.
-------------------	--

FIREPLACE/WOOD BURNING DEVICES:

LOCATION - TYPE - CONDITION:	Masonry, with a heat form, Mortar joints are intact, Damper is operational, Recommend cleaning and inspection before use.
-------------------------------------	---

SMOKE / FIRE DETECTOR:

COMMENTS:	Noted, but not tested. We recommend replacing batteries in all smoke detectors. We suggest additional smoke detectors be installed in appropriate locations, No carbon monoxide detectors were observed. Recommend adding detectors at appropriate locations.
------------------	---

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible

Central PA's Home Inspection Leader

portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

BATHROOMS

BATHROOM AREA:

BATH LOCATION:	Bedroom.
CONDITION OF SINK:	Appears serviceable, Drain appear serviceable, Counters/cabinets appear serviceable.
CONDITION OF TOILET:	Water was turned off at toilet. Toilet was not tested. Recommend further evaluation by a Qualified Plumber.
FLOOR	No defects observed at floor.
TUB/SHOWER PLUMBING FIXTURES:	Appears serviceable, Drain appears serviceable, Shower head appears serviceable.
TUB/SHOWER AND WALLS:	Tub and shower areas appear serviceable, Shower walls appear serviceable, Enclosure appears serviceable.
BATH VENTILATION:	Appears serviceable.
OUTLETS	Outlets within 6 feet of the sink are GFCI protected.

BATHROOM AREA:

BATH LOCATION:	Hall.
CONDITION OF SINK:	Appears serviceable, Drain appear serviceable, Counters/cabinets appear serviceable.
CONDITION OF TOILET:	Appears serviceable.
FLOOR	No defects observed at floor.
TUB/SHOWER PLUMBING FIXTURES:	Faucet does not operate property. Repair needed.
TUB/SHOWER AND WALLS:	Tub and shower areas appear serviceable, Shower walls appear serviceable, Enclosure appears serviceable.
BATH VENTILATION:	Appears serviceable.
OUTLETS	Outlets within 6 feet of the sink are GFCI protected.



BATHROOM AREA:

BATH LOCATION:	Master bedroom, Second Floor.
-----------------------	-------------------------------

Central PA's Home Inspection Leader

CONDITION OF SINK: Appears serviceable, Drain appear serviceable, Counters/cabinets appear serviceable.

CONDITION OF TOILET: Appears serviceable.

FLOOR No defects observed at floor.

TUB/SHOWER PLUMBING FIXTURES: Handle is broken. Drain stopper handle was damage and in need of repair.



TUB/SHOWER AND WALLS: Tub and shower areas appear serviceable, Shower walls appear serviceable, Enclosure appears serviceable.

BATH VENTILATION: Appears serviceable.

OUTLETS Outlets within 6 feet of the sink are GFCI protected.

BATHROOM AREA:

BATH LOCATION: First Floor.

CONDITION OF SINK: Appears serviceable, Drain appear serviceable, Counters/cabinets appear serviceable.

CONDITION OF TOILET: Appears serviceable.

FLOOR No defects observed at floor.

BATHROOM AREA:

BATH LOCATION: Basement.

CONDITION OF SINK: Appears serviceable, Drain appear serviceable, Counters/cabinets appear serviceable.

CONDITION OF TOILET: Appears serviceable.

FLOOR No defects observed at floor.

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

KITCHEN - APPLIANCES - LAUNDRY

KITCHEN SINK:

TYPE AND CONDITION: Porcelain, Sink appears serviceable, Faucet appears serviceable, Hand sprayer appears serviceable.

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION: Electric, Stove burners operated. No defects were observed.

VENTILATION:

TYPE AND CONDITION: External, Fan/Hood operational.

DISHWASHER:

CONDITION: Appears serviceable.

GARBAGE DISPOSAL:

CONDITION: Unit was operated. No defects were observed.

INTERIOR COMPONENTS:

COUNTERS AND CABINETS: Counters are Solid Surface.

WALLS/CEILINGS/FLOORS: Walls and ceilings appear serviceable, Floor covering is laminate, Appears serviceable.

WINDOWS/DOORS: Appear serviceable.

SWITCHES/FIXTURES/OUTLETS: Appear serviceable.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

Inspector's Tip Clean vent system of any lint routinely as a precaution. Vinyl flexible vent hose is no longer acceptable by the dryer manufactures.

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

ELECTRICAL SYSTEM

ELECTRICAL SERVICE:

SERVICE DROP - TYPE AND CONDITION:

The electrical service was underground.

SERVICE ENTRANCE:

The electric meter appeared to be in serviceable condition at the time of the inspection. Electric meters are installed by utility companies to measure home electrical consumption.



ELECTRICAL PANELS:

MAIN PANEL LOCATION AND NOTES:

The main electrical service panel was located in the basement. The main electrical service panel label listed the panel rating at 200 amps.



CONDUCTORS:

ENTRANCE CABLES:

Aluminum- OK.

BRANCH WIRING:

Home branch circuit wiring consists of devices such as switches, outlets, connections for permanently-wired appliances and the electrical conductors which supply them with electricity. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and electrical outlets. Appears serviceable.

Central PA's Home Inspection Leader

SWITCHES & OUTLETS:

CONDITION:

One or more electrical outlet(s) in the home were improperly secured and moved when plugs were inserted. Outlets should be securely installed to prevent fire, shock and/or electrocution hazard. Loose outlets should be corrected by a qualified electrical contractor. At the time of the inspection, one or more electrical outlet cover plate(s) were missing in the home. This condition left energized electrical components exposed to touch, a shock/electrocution hazard. The Inspector recommends cover plates be installed by a qualified electrical contractor. Wire for 50 amp breaker should be removed or breaker secured in the off position to avoid accidental energizing of wire. This wire terminates at the exterior at deck.



Inspector's Tip Test all GFI outlets upon taking possession of the house and routinely thereafter to ensure proper operation.
--

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.
--

Central PA's Home Inspection Leader

PLUMBING

MAIN LINE:

MATERIAL: Copper.
CONDITION: Appears serviceable.



SUPPLY LINES:

CONDITION: Appears serviceable.

WASTE LINES:

CONDITION: Appears serviceable, NOTE - Inspection of waste line can only be accomplished by video inspection of the line. This is not part of the scope of this inspection.

WATER HEATER:

TYPE: Gas.
LOCATION: Basement.
CONDITION: Appears serviceable.

WATER HEATER #2:

TYPE: Gas.
LOCATION: Basement.
CONDITION: Pressure relief valve drain line is missing or ends prematurely. Extend this drain line to a safe location.

Inspector's Tip Draining the water heater of the sediment that forms in the bottom of the tank yearly could extend the life of the unit by as much as seven years.

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

HEATING - AIR CONDITIONING

HEATING SYSTEM DESCRIPTION:

LOCATION OF PRIMARY UNIT: Basement.
SYSTEM TYPE: Forced Air.
FUEL TYPE AND NOTES: Natural Gas.

HEATING SYSTEM CONDITION:

PRIMARY UNIT: Rust/Corrosion is noted. Unit was not tested due to warm temperatures.



BURNERS/HEAT EXCHANGERS: The heat exchanger portion of a gas or oil fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. We recommend a service contract be placed on the unit and a heating contractor called to verify the condition of the heat exchanger prior to settlement date.

GENERAL SUGGESTIONS: System is older, budget for replacement in near future.

AIR CONDITIONING:

TYPE: Central, Appears operational.

Inspector's Tip (A) Replace/clean filter monthly or more often if it becomes dirty. (B) Recommend furnace and vent system be cleaned and serviced routinely by a licensed heating contractor. (C) Consider placing heating system under a maintenance contract.

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.
NOTE: Asbestos materials have been commonly used in heating systems.
Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

Central PA's Home Inspection Leader

GARAGE - CARPORT

TYPE:

LOCATION:

Attached.

FLOOR:

CONDITION:

Appears serviceable.

GARAGE DOOR(S):

CONDITION:

Appears serviceable.

MISCELLANEOUS:

Radon remediation system was not functioning. Recommend repair by a Certified Radon Remediation Contractor.

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.
--

Central PA's Home Inspection Leader

REPORT SUMMARY

As with any home, normal wear presents the homeowner with the need for periodic maintenance and repair of the major systems of the house. Also, occasionally components breakdown and require more immediate repair. As a result of this inspection a summary of noteworthy defeats and maintenance items have been included below in the follow categories:

1. Major defects. An example of this would be a structural failure.
2. Things that lead to major defects. A small roof-flashing leak, for example.
3. Safety hazards, such as an exposed, live buss bar at the electric panel.
4. Maintenance items, things that are normal maintenance items or that may need further evaluation

MAJOR DEFECTS

GROUND

DECKS:

CONDITION:

Structure, Wood posts rested directly upon (or into) soil . Decay was observed. The Inspector recommends correction by a qualified contractor. Some areas of deck were not properly constructed and in need of repair. Deck is in need of sealing/staining.

THINGS THAT MAY LEAD TO MAJOR DEFECTS

GROUND

GRADING:

SITE:

The home had areas of neutral or negative drainage at grade which will route runoff from precipitation to the foundation. This could allow moisture to accumulate at the foundation and risk entry to the basement. The ground should slope away from the home 1-inch per foot for a distance of at least six feet from the foundation.

SAFETY ISSUES

ELECTRICAL SYSTEM

SWITCHES & OUTLETS:

CONDITION:

One or more electrical outlet(s) in the home were improperly secured and moved when plugs were inserted.

PRO-SPECT

PROFESSIONAL HOME INSPECTIONS

Central PA's Home Inspection Leader

Outlets should be securely installed to prevent fire, shock and/or electrocution hazard. Loose outlets should be corrected by a qualified electrical contractor. At the time of the inspection, one or more electrical outlet cover plate(s) were missing in the home. This condition left energized electrical components exposed to touch, a shock/electrocution hazard. The Inspector recommends cover plates be installed by a qualified electrical contractor. Wire for 50 amp breaker should be removed or breaker secured in the off position to avoid accidental energizing of wire. This wire terminates at the exterior at deck.

PLUMBING

WATER HEATER #2:

CONDITION:

Pressure relief valve drain line is missing or ends prematurely. Extend this drain line to a safe location.

GARAGE - CARPORT

MISCELLANEOUS:

Radon remediation system was not functioning. Recommend repair by a Certified Radon Remediation Contractor.

MAINTENANCE ITEMS/FURTHER EVALUATION NEEDED

ROOF SYSTEM

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:

Full, Debris was observed in gutters. Recommend having gutters cleaned to ensure proper operation, Add downspout extensions to prevent water from downspouts from draining onto roof surface. This can cause premature wearing of the roof at this location. Downspouts enter into an underground drainage line. Inspection of underground drainage systems is not part of the scope of a home inspection.

EXTERIOR - FOUNDATION - BASEMENT

WALLS:

CONDITION:

Peeling of paint observed at various locations.

EAVES (OVERHANGS)

CONDITION:

Exit holes/damage observed from carpenter bees at addition gables.

CHIMNEY:

CONDITION:

Appears functional, Inspection of flues is not part of the scope of this inspection as cleaning and specialized tools may be required. We routinely recommend inspection by a Certified Chimney Inspector prior to use.

GROUNDS

LANDSCAPING:

CONDITION:

Plants are touching house. Trim plants away from structure, Trees are touching or overhanging the roof. Damage is possible. Recommend trimming plants away from structure.

INTERIOR

Central PA's Home Inspection Leader

WINDOWS:

TYPE & CONDITION:

Wood, One or more cracked window pane(s) observed.

CEILINGS:

TYPE & CONDITION:

Drywall, Tile, Stains noted at basement closet. Recommend further evaluation and repair by a Qualified Plumbing Contractor.

SMOKE / FIRE DETECTOR:

COMMENTS:

Noted, but not tested. We recommend replacing batteries in all smoke detectors. We suggest additional smoke detectors be installed in appropriate locations, No carbon monoxide detectors were observed. Recommend adding detectors at appropriate locations.

BATHROOMS

BATHROOM AREA:

CONDITION OF TOILET:

Water was turned off at toilet. Toilet was not tested. Recommend further evaluation by a Qualified Plumber.

BATHROOM AREA:

TUB/SHOWER PLUMBING FIXTURES:

Faucet does not operate properly. Repair needed.

BATHROOM AREA:

TUB/SHOWER PLUMBING FIXTURES:

Handle is broken. Drain stopper handle was damaged and in need of repair.

HEATING - AIR CONDITIONING

HEATING SYSTEM CONDITION:

GENERAL SUGGESTIONS:

System is older, budget for replacement in near future.

Each of these items may require further evaluation and repair by licensed tradespeople. Obtain competitive estimates for these items. Minor items are also noted in the report and should receive eventual attention, but none of them affect the habitability of the house and their correction is typically considered the responsibility of the purchaser. The majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

Ron Kuntz
Pro-Spect Professional Home Inspections, Inc
PO Box 174
Alexandria, PA 16611