

[REDACTED]
[REDACTED]
610-833-8220

RossDKennedy@gmail.com

Report: 3443

Confidential Inspection Report

[REDACTED]
[REDACTED]
August 4, 2023



Prepared for: [REDACTED]

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.



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August 5, 2023

[REDACTED]
RE: [REDACTED]

Dear [REDACTED]

At your request, a visual inspection of the above referenced property was conducted on August 4, 2023. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice (<https://www.homeinspector.org/Resources/Standard-of-Practice>), limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

MAJOR DEFECTS REQUIRING ATTENTION

Items on this present a risk to the property and/or occupants, can be costly to repair, and should be fixed at the earliest possible time by professional contractors

GROUND

Decks / Balcony:

Deck:

Wood, Missing flashing noted at deck ledger board. Proper flashing prevent water entry between the ledger and the house which can cause wood rot and fastener corrosion. Two deck brackets to the left of the rear door are rusted and required replacement. Recommend evaluation by qualified contractor for repair as needed.

BASEMENT - CRAWLSPACE

Basement:

Windows:

The windows as installed appear to be satisfactory. Difficult operation is typical of basement windows. The windows as installed are not egress accessible. As a result of the lack of egress, the areas should not be considered as living space nor used as a sleeping area for safety reasons. In Pennsylvania, finished basements have required egress for many years. Consult the local authority having jurisdiction for more info as needed.

ELECTRICAL SYSTEM

Main Service Panel:Main Panel Observations:

Multiple double taps noted. Panel is full. Multiple circuit wires noted at breaker(s) rated for a single circuit wire. This can cause an overload or burned wire. Recommend evaluation by qualified electrician to separate double taps for safety. This may require replacement to a larger panel or the addition of a sub-panel.

Electrical Outlets:Laundry:

Ground Fault Circuit Interrupter (GFCI) protection is required at left of tub sink. Recommend evaluation for installation or repair as needed by qualified electrician for safety.

Type & Condition:Service:

Overhead, Aluminum, 110/220 Volt, Circuit breakers, Overhead wires are too close to ground (should be 10' off ground at walking areas and 14' above driven areas) Recommend evaluation to raise wires by qualified electrician or local power company.

HEATING - AIR CONDITIONINGHeating Equipment:General Operation & Cabinet:

Heating system did not respond to controls. The induction fan is cycling on and off and the flames are not lighting. See video clip here for review of the induction fan. [www.https://youtu.be/0GEenKT2vn0](https://youtu.be/0GEenKT2vn0)

Recommend evaluation for service or repair as needed by qualified technician.

Flue, Vent, Connector Pipe:

There is a raised efficiency furnace installed connected to an older terra cotta clay lined chimney without the appropriate stainless steel liner installed to accommodate the cooler exhaust gas temperature. Recommend evaluation by qualified chimney professional for stainless steel liner installation to protect structure and for health safety.

Electric Baseboard Heat:

Outlets noted above base board electric heat. This is a fire risk as a wire could enter the unit and burn and is not allowed. Recommend evaluation by qualified electrician for outlet or heater relocation for safety.

INTERIORInterior:Stairs/Railings:

Openings noted at guardrail large enough for a child to pass through. Modern standard is vertical spindles, 4 to 6 inch spacing. Recommend repairs as needed for safety.

ITEMS NEEDING ATTENTION SOON 

Items on this list are problematic but do not present an immediate danger to the property and/or the occupants.

GROUNDSPaving Conditions:Handrails:

Metal. Handrails missing at right side of front steps. Recommend installation as needed for safety.

BASEMENT - CRAWLSPACEBasement:Basement Stairs:

Wood. Damaged/cracked steps towards the bottom. Recommend repair prior to worsening conditions.

Missing handrail noted at base of basement stairs. Install for safety.100.

BATHROOMSSink:*Bathroom*

Sink stopper inoperative at 2nd floor bathroom sink. Repair as needed for proper operation. Slow drain noted at same sink. Repair as needed with a drano type product or seek assistance of a qualified plumber for proper water drainage.

Tub/Shower Fixtures:*Bathroom*

Diverter does not fully engage at tub . Recommend adjustment or replacement as needed by qualified plumber for proper operation.

Tub/Shower And Walls:*Bathroom*

Ceramic Tile. Missing grout noted. Recommend grout repair as needed by qualified contractor. Caulk and seal all tub and shower areas as a precaution.

GENERAL RECOMMENDATIONS **ROOF**Roof:*Roof Covering:*

Modified bituminous membrane, often referred to as rubber roofing noted. Recommend recoat with silver aluminized coating every 2 to 4 years to prolong life.

HEATING - AIR CONDITIONINGDuctwork / Pipes / Distribution:*Ducts / Pipes:*

Open return duct noted in the basement utility room ceiling. This is drawing in return air from the basement and lessening the return air being drawn from the living areas of the home. Recommend sealing.

PLUMBING SYSTEMMain Water Supply:*Water Source:*

Public water, Meter located in basement, Main shutoff is located at meter. Maintain clear access. Shut off valve handle after the meter is missing. Replace as needed.

Waste Pipes:*Material:*

Cast Iron, Plastic, PVC, Sewer pipes located under concrete slab. Home Owners insurance usually offers an available additional rider that can cover buried pipes against possible issues. Suggest inquiring with your home owners insurance company for this coverage. Suggest inquiring with your home owners insurance company or the local sewer authority for protection coverage of piping from house to public utility connection in the street.

LAUNDRYLaundry:*Dryer Vent:*

The clothes dryer is disconnected from the exterior vent duct. Repair as needed. Clean dryer vent of lint annually.

KITCHENKitchen Sink:*Sink Fixture:*

Sprayer is not functional. Replace as needed. Typically the entire faucet assembly would be replaced.

Dishwasher:Condition:

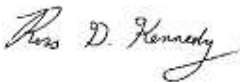
Dishwasher was tested through one cycle. Unit appears to be functional. Dishwasher hoses should have a high loop at least 20 inches above the finished floor to prevent wastewater from entering the appliance if the drain clogs.

INTERIOR ROOMSWindows:Interior:

Type: Vinyl frame / vinyl clad, Double glazed insulated, Most windows were tested where accessible and found operable with only minor sticking noted. Windows require seasonal attention to remain operable. Fogged window, blown thermal seal noted at kitchen and two bedroom windows. Seal at double pane insulated window has failed, allowing moisture between the panes. Not all blown seals are visible in all seasons and visibility can vary with other factors such as temperature. This inspection can only mention those that are clearly visible at time of inspection. Repair typically is the replacement of the glass unit. Recommend evaluation for repair as needed by qualified window contractor.

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,



Ross Kennedy
Kennedy Inspections

GENERAL INFORMATION

Client & Site Information:

Inspection Date:
August 4, 2023.

Inspection Time:
11:45 AM.

Client:
[REDACTED]

Inspection Site:
[REDACTED]

People Present:

Buyer(s), Buyer's agent.

Building Characteristics:

Estimated Age:
1955.

Building Style & Type:
1 family, Townhouse.

Stories:
2

Occupancy:
Vacant.

Water Source:

Public.

Sewage Disposal:

Public.

Utilities Status:

All utilities on.

Fire Hydrant Distance:

Further than 100 yards from property.

General Property Condition:

Property was recently remodeled and/or is currently vacant. As a result, the water systems in the home (sinks, toilets, showers etc) were each run constantly for approximately 15-20 minutes to test for loose connections or leakage. No plumbing leakage was detected at the time of inspection.

Climatic Conditions:

Weather:
Raining.

Soil Conditions:
Wet.

Outside Temperature (f):
70-80.

GROUNDS

We do not focus on cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. Any reference to grading and drainage is limited to only areas around the exterior of the foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Paving Conditions:

- Driveway:* Concrete.
- Walks:* Concrete, Public sidewalk.
- Exterior Steps:* Concrete.
- Handrails:* ⚠ Metal. Handrails missing at right side of front steps. Recommend installation as needed for safety.



Porch:

- Masonry:* Concrete.

Decks / Balcony:

- Deck:* ⚠ Wood, Missing flashing noted at deck ledger board. Proper flashing prevent water entry between the ledger and the house which can cause wood rot and fastener corrosion. Two deck brackets to the left of the rear door are rusted and required replacement. Recommend evaluation by qualified contractor for repair as needed.



Railings:

Type:

Wood.

Grading:

Site:

Sloping gently.

Utility Connections:

Natural Gas:

Meter Location is outside front exterior.

EXTERIOR

All exterior landscaping should allow for ground surface and roof water to flow away from the foundation. All exterior surfaces should shed weather away from the dwelling. All concrete slabs experience some degree of cracking due to shrinkage in the curing process. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Monitor and maintain all exterior systems to protect the dwelling.

Foundation:

Type:

Poured concrete, Shrinkage cracks are hairline cracks that are caused by the evaporation of water in the concrete mix. This is a normal condition. Seventy-five percent of all shrinkage cracks appear in the first year.



Exterior Walls:

Siding/Walls:

Brick. Settling cracks noted at middle side first floor exterior wall. Cracks extend through bricks indicating stress on the structure, however it appears to older. Monitor for widening or new cracks over time. If further review is desired, contact a foundation expert or structural engineer as desired.



Flashing & Trim:

Wood trim noted with metal cladding. Cladding is designed to shed rainwater and protect trim. Re-caulk as needed in course of maintenance. Monitor for areas of water entry.

Exterior Doors:*Type:*

Wood, Metal, Hinged.

Exterior Windows:*Type:*

Vinyl frame / vinyl clad, Double pane thermal insulated.

Exterior Sills:

Metal Cladding- metal cladding is a good way to prevent wood and structure damage from the elements. Maintain caulking at seams to prevent cladding from trapping moisture against wood surfaces. Masonry Sills.

ROOF

Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general condition of the 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. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. It is recommended that you ask the sellers about any warranties related to the roofing, and that you include comprehensive roof coverage in your home insurance policy.

Roof:

Style: Flat.



Roof Access: Viewed from roof edge at top of ladder.

Approximate Roofing Age: Roof age is not known. Consult seller for more information as needed. years old. Inquire with seller to confirm age and about any applicable warranty documentation.

Roof Covering: ! Modified bituminous membrane, often referred to as rubber roofing noted. Recommend recoat with silver aluminized coating every 2 to 4 years to prolong life.

Roof Covering Condition: Roofing material appears to be in good condition for its age and nature. Monitor for future wear and leakage.

Roof #2:

Style: Mansard.



Roof Access: Viewed from roof edge at top of ladder.

Approximate Roofing Age: Roofing material appears to be approximately 1-3 years old. Inquire with seller to confirm age and about any applicable warranty documentation.

Roof Covering: Asphalt composition shingles, Architectural shingles, upgraded lifespan design. Roof shingles are rated for 20 to 30 years useful life.

Roof Covering Condition: Roofing material appears to be in good condition for its age and nature. Monitor for future wear and leakage.

Flashings:

Rubber.

Eaves - Soffits - Fascias:

Type & Condition: Soffits and overhang materials are aluminum. Satisfactory - The soffits appear to be in satisfactory condition.

Gutters & Downspouts:

Type & Condition: Aluminum, Subsurface downspout drains noted. Verify proper flow and maintain seasonally.

Chimney:

Chimney Exterior: Brick.



Flue: Heating appliance flue, Heater or boiler, Terra Cotta clay, A rain cap was noted at the top of the flue. This is essential to keep the rain and animals from entering the chimney.

Chimney Cap/Crown:

Cement.

ATTIC

The attic space by definition is the space between the top of insulation and the roof sheathing. This can be large and used for storage or as small as inches of ventilation space. Attics are entered when possible for inspection. Insulation coverage limits inspection of wiring and can hide evidence of leakage stains. Storage, if applicable, should be limited to light objects such as empty computer boxes, empty luggage and holiday decorations. Use caution when navigating the attic area being careful of footing and support.

Attic & Insulation:

Access:

Attic inspected from hatch due to limited access/clearance.



Structure:

Roof joists.

Sheathing:

Boards sheathing.

Insulation:

Loose fiberglass.

Depth & R-factor:

5-6 inches. Suggest adding insulation for increased efficiency. Modern R-30 insulation value = approximately 8 to 12 inches, depending on the material.

Ventilation Provisions:

Attic Ventilation:

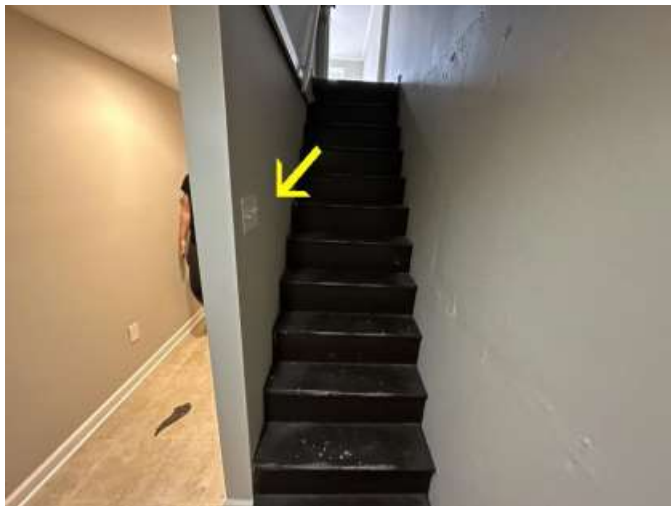
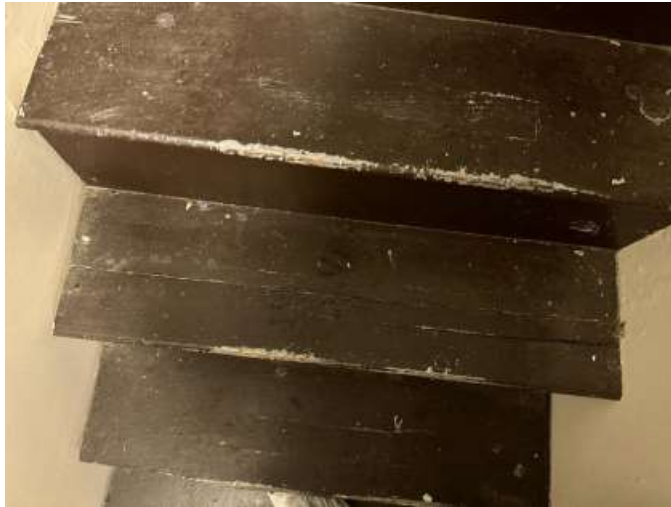
Gable vents installed, Hooded roof vents installed.

BASEMENT - CRAWLSPACE

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

Basement:

- Access: Partially finished; Limited access to structure.
- Basement Stairs: ⚠ Wood. Damaged/cracked steps towards the bottom. Recommend repair prior to worsening conditions.
- ⚠ Missing handrail noted at base of basement stairs. Install for safety.100.



- Foundation Walls: Poured concrete. Minor shrinkage cracks noted where visible. Foundation walls were not visible for inspection due to the installation of drywall. Drywall and base trim were inspected for evidence of moisture staining, bubbling, or mold. No moisture was detected on the finished walls with a visual non-destructive inspection. Consult with seller for history of possible past water concerns.
- Interior Finished Walls: Drywall.
- Interior Finished Ceilings: Drywall.
- Joists: Dimensional wood joists.
- Subfloor: Boards.
- Floor: Concrete floor. Vinyl flooring at finished areas.

Windows:



The windows as installed appear to be satisfactory. Difficult operation is typical of basement windows. The windows as installed are not egress accessible. As a result of the lack of egress, the areas should not be considered as living space nor used as a sleeping area for safety reasons. In Pennsylvania, finished basements have required egress for many years. Consult the local authority having jurisdiction for more info as needed.



ELECTRICAL SYSTEM

Inspectors are not electricians and do not perform load-calculations. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, **because an electrician could reveal additional deficiencies or recommend additional upgrades that are hidden during our inspection.** Any electrical repairs or upgrades should be made by a licensed electrician. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels.

Service:

Grounding Equipment: Grounding provided by connection to water supply pipe. and ground rod(s). Ground rods are typically not visible above ground but can be.

Main Service Panel:

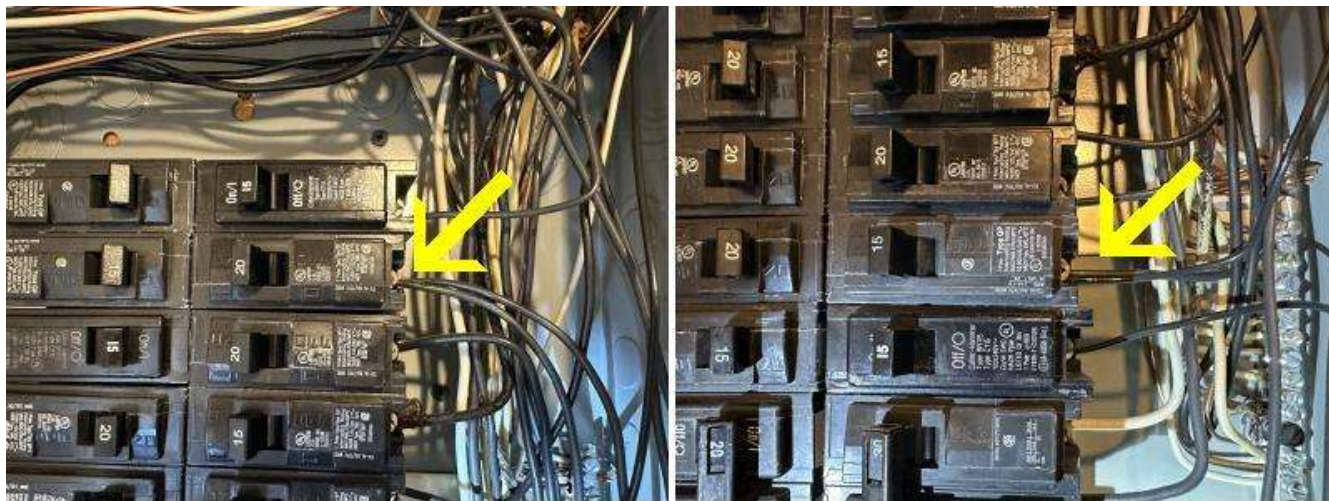
Main Panel Location: Basement.

Main Circuit Breaker Rating: 100 amps.

Entrance Cable Size: #2 Aluminum: 100 amps.

Main Panel Rating: 100 amps.

Main Panel Observations: ⚠ Multiple double taps noted. Panel is full. Multiple circuit wires noted at breaker(s) rated for a single circuit wire. This can cause an overload or burned wire. Recommend evaluation by qualified electrician to separate double taps for safety. This may require replacement to a larger panel or the addition of a sub-panel.



Visible Branch Wiring:

Branch Wiring: Copper.

Electrical Outlets:

Exterior Walls: Proper GFCI (ground fault circuit interrupter) shock protection noted at required outlets; tested functional. Test and reset GFCI outlets monthly to prolong life.

Laundry: ⚠ Ground Fault Circuit Interrupter (GFCI) protection is required at left of tub sink. Recommend evaluation for installation or repair as needed by qualified electrician for safety.



Kitchen Outlets:

Proper GFCI (ground fault circuit interrupter) shock protection noted at required outlets; tested functional. Test and reset GFCI outlets monthly to prolong life.

Bathroom

Proper GFCI (ground fault circuit interrupter) shock protection noted at required outlets; tested functional. Test and reset GFCI outlets monthly to prolong life.

Interior:

A representative number of accessible outlets were tested. As a whole, outlets throughout the house functioned properly.

Wiring And Fixtures

Exterior Walls:

All exterior lighting appears functional.

Attic Wiring:

Attic & Insulation:

Visible wiring appears intact and proper.

Wiring:

Basement:

Visible wiring appears intact and proper.

Type & Condition:

Service:




Overhead, Aluminum, 110/220 Volt, Circuit breakers, Overhead wires are too close to ground (should be 10' off ground at walking areas and 14' above driven areas) Recommend evaluation to raise wires by qualified electrician or local power company.




HEATING - AIR CONDITIONING

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This 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. Have these systems evaluated by a qualified individual if there is a concern. Normal service and maintenance is recommended on a yearly basis.

Heating Equipment:

<i>Fuel Source:</i>		Natural Gas.
<i>Heat Type:</i>		Forced Air. Location- Basement.
<i>Brand:</i>		Goodman Manufacturing brand.
<i>Age / Date Manufactured:</i>		Manufactured/installed in 2017.
<i>Furnace Efficiency:</i>		High efficiency system. Typically run 92%+ efficiency. The expected life of a high efficiency system in this area is 15 to 25 years. Yearly routine maintenance and cleaning by a qualified technician is required for proper operation and life.
<i>General Operation & Cabinet:</i>		Heating system did not respond to controls. The induction fan is cycling on and off and the flames are not lighting. See video clip here for review of the induction fan. www.https://youtu.be/0GEenKT2vn0
		Recommend evaluation for service or repair as needed by qualified technician.



<i>Burners / Heat Exchangers:</i>		Could not be tested. System non functional.
<i>Combustion Air:</i>		Interior combustion air supply.
<i>Flue, Vent, Connector Pipe:</i>		There is a raised efficiency furnace installed connected to an older terra cotta clay lined chimney without the appropriate stainless steel liner installed to accommodate the cooler exhaust gas temperature. Recommend evaluation by qualified chimney professional for stainless steel liner installation to protect structure and for health safety.



Normal Thermostatic Controls:

Single zone heating/cooling.

Electric Baseboard Heat:



Outlets noted above base board electric heat. This is a fire risk as a wire could enter the unit and burn and is not allowed. Recommend evaluation by qualified electrician for outlet or heater relocation for safety.



Air Conditioning:

Primary Type:

Central.

Brand:

Evcon.

Fuel Source:

220 Volt, Electrical disconnect present.

Approx. Age:

Manufacture Date-2017.

Delta Temp:

Air temperature difference (delta) between the supply and return was noted at 14 degrees. The A/C appears to be functioning properly as designed. Approximately 90% of units testing functional run at 14 degrees difference.

System Condition:

General condition appears serviceable. The expected life of an A/C system in this area is 15 to 25 years. Budget for eventual repairs and replacement.

Air Filters:

Disposable filter noted. Check and change filters every 1 to 3 months as needed. Recommend using moderate quality filters as high dust and pollen catching filters can restrict air flow and reduce HVAC efficiency. Low end filters, even if changed often, can allow too much dust into the blower motor.

Condensate Line/Pan:

Proper overflow pan noted.

Normal Thermostatic Controls:

Single zone cooling.

Ductwork / Pipes / Distribution:

Ducts / Pipes:



Open return duct noted in the basement utility room ceiling. This is drawing in return air from the basement and lessening the return air being drawn from the living areas of the home. Recommend sealing.



PLUMBING SYSTEM

All underground, under slab, and hidden piping related to water supply, waste, or sprinkler use are excluded from this visual inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not tested if not in daily use. The inspector cannot state the effectiveness or operation of any water conditioning equipment, fire and lawn sprinkler systems, on-site well water quality and quantity, on-site waste disposal systems, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

Main Water Supply:

Water Source:



Public water, Meter located in basement, Main shutoff is located at meter. Maintain clear access. Shut off valve handle after the meter is missing. Replace as needed.



Main Supply Pipe Material:

Copper.

Secondary Supply Pipes:

Material:

Copper.

Waste Pipes:

Material:



Cast Iron, Plastic, PVC, Sewer pipes located under concrete slab. Home Owners insurance usually offers an available additional rider that can cover buried pipes against possible issues. Suggest inquiring with your home owners insurance company for this coverage. Suggest inquiring with your home owners insurance company or the local sewer authority for protection coverage of piping from house to public utility connection in the street.

Hose Bibs:

General:

Where accessible, hose bibs were tested. Prior to winter, recommend closing interior valves and draining water from spigot to reduce risk of freezing and leaks.



Water Heater:

<i>Type:</i>	Tank type water heater. Tank water heaters in this area typically last 10 to 14 years. Suggest replacement prior to failure to prevent leakage.
<i>Fuel Source:</i>	Natural Gas. Shut off noted at unit.
<i>Make:</i>	Kenmore.
<i>Age:</i>	Manufactured/Installed in 2017.
<i>Capacity:</i>	40 Gallons.
<i>Temperature/Pressure Relief Valve (tpr):</i>	Proper TPR down pipe noted.

LAUNDRY

Laundry appliances are tested when requested, or disclosed as inclusions. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

Laundry:

Washer Hookups:

Hot and cold supplies noted for washing machine. Using high pressure braided steel supply hoses is recommended. Washer drainage is provided by a laundry tub. Ensure drain remains clear.

Dryer Hookup:

Natural gas service pipe is provided for dryer.

Dryer Vent:



The clothes dryer is disconnected from the exterior vent duct. Repair as needed. Clean dryer vent of lint annually.



Wash Tub/Sink:

Plastic washtub noted.

Clothes Washer:

No unit present at time of inspection.

Clothes Dryer:

No unit present at time of inspection.

KITCHEN

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor test all of their settings or cycles. Appliances are not moved during the inspection.

Kitchen Floor:

Type:

Wood flooring, General condition of flooring appears good with only minor wear noted.

Kitchen Sink:

Sink:

Stainless Steel.

Sink Fixture:



Sprayer is not functional. Replace as needed. Typically the entire faucet assembly would be replaced.



Sink Drain:

Monitor kitchen sink trap and drain lines for future drips or leak.

Kitchen Counters:

Counters Material:

Formica laminate.

Kitchen Cabinets:

Cabinets Material:

Wood.

Cooktop / Oven/Stove:

Type & Condition:

Burners and oven were tested and found functional, Gas.

Ventilation:

Type & Condition:

Exterior venting. Clean vent filters regularly. Cooktop hood.

Refrigerator:

Type & Condition:

Over and under unit, Frig was tested for operation temperature. Below freezing in the freezer and below 40 in the frig. Unit tested functional.

Dishwasher:

Condition:



Dishwasher was tested through one cycle. Unit appears to be functional. Dishwasher hoses should have a high loop at least 20 inches above the finished floor to prevent wastewater from entering the appliance if the drain clogs.



BATHROOMS

We inspect bathrooms for function and not necessarily form. We do not leak test shower pans and do not test tub vents as overflow drains. We recommend regular inspection of caulk and grouted surfaces for resealing as needed.

Floors:*Bathroom*

The floor covering material is ceramic tile.

Sink:*Bathroom*

Sink stopper inoperative at 2nd floor bathroom sink. Repair as needed for proper operation. Slow drain noted at same sink. Repair as needed with a drano type product or seek assistance of a qualified plumber for proper water drainage.

**Toilet:***Bathroom*

Toilets were inspected and tested and found functional and tight to the floor.

Tub/Shower Fixtures:*Bathroom*

Diverter does not fully engage at tub. Recommend adjustment or replacement as needed by qualified plumber for proper operation.



Tub/Shower And Walls:

Bathroom



Ceramic Tile. Missing grout noted. Recommend grout repair as needed by qualified contractor. Caulk and seal all tub and shower areas as a precaution.



Bath Ventilation:

Bathroom

Openable window for ventilation noted.

Switches & Light Fixtures:

Bathroom

Tested operable.

INTERIOR

Our inspection of living spaces includes the visually accessible areas of walls, floors, cabinets and closets, and the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furnishings or possessions, lift carpets or rugs, empty closets or cabinets, nor comment on cosmetic deficiencies. These are typically caused by minor movement, such as wood shrinkage, and common settling, and will often reappear if they are not correctly repaired. Floor covering damage or stains may be hidden by furniture, and 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.

Interior:

Stairs/Railings:



Openings noted at guardrail large enough for a child to pass through. Modern standard is vertical spindles, 4 to 6 inch spacing. Recommend repairs as needed for safety.



Wiring:

Interior:

Visible wiring appears intact and proper.

INTERIOR ROOMS

Windows:

Bathroom

Type: Vinyl frame / vinyl clad, Double glazed insulated, All bathroom windows were tested where accessible and found operable with only minor sticking noted. Window require seasonal attention to remain operable.

Interior:



Type: Vinyl frame / vinyl clad, Double glazed insulated, Most windows were tested where accessible and found operable with only minor sticking noted. Windows require seasonal attention to remain operable. Fogged window, blown thermal seal noted at kitchen and two bedroom windows. Seal at double pane insulated window has failed, allowing moisture between the panes. Not all blown seals are visible in all seasons and visibility can vary with other factors such as temperature. This inspection can only mention those that are clearly visible at time of inspection. Repair typically is the replacement of the glass unit. Recommend evaluation for repair as needed by qualified window contractor.



Floors:

Interior:

Wood flooring, Carpet, General condition of flooring appears good with only minor wear noted.

Walls:

Interior: Drywall.

Ceilings:

Interior: Drywall.

Doors:

Interior: Hollow core wood, Doors are in generally good condition and found functional.

Switches & Fixtures:

Interior: A representative number of switches and lights were tested. 3 way switches are not verified and mystery switches may exist.

Ceiling Fans:

Interior: Ceiling fan(s) tested and found functional.

Heat Sources:

Interior: Forced air.

Smoke / Fire Detector:

Interior: Smoke detectors noted and tested functional. Batteries should be changed twice a year. Quantity and location requirements for smoke detectors is determined by the local fire marshal.
Carbon monoxide detectors were noted in the home. The International Association of Fire Chiefs recommends a carbon monoxide detector on every floor of your home, including the basement. A detector should be located within 10 feet of each bedroom door and there should be one near or over any attached garage.