

# CONFIDENTIAL INSPECTION REPORT

## Sample 2

### Property Address

21 Creekside Drive  
Yourtown, PA 17000

### Prepared For

Mr. and Mrs. Home Buyer



### PREPARED BY

**South Central Pa. Home Inspection Co. Inc**

**452 Allen Drive**

**Chambersburg, Pa. 17202**

800-791-7920

[www.realinspection.com](http://www.realinspection.com)

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.

## Report Table of Contents

GENERAL INFORMATION	4
EXTERIOR - FOUNDATION - BASEMENT	7
ROOF SYSTEM	9
PLUMBING	12
HEATING - AIR CONDITIONING	16
ELECTRICAL SYSTEM	21
INTERIOR	23
KITCHEN - APPLIANCES	25
LAUNDRY	27
GARAGE - CARPORT	28
BATHROOMS	30
GROUNDS	32

## South Central Pa. Home Inspection Company Inc.



452 Allen Drive Chambersburg, Pa. 17202

Phone. **800-791-7920** Fax. **717-267-6482**

Web Site: [www.realinspection.com](http://www.realinspection.com) E-mail: [travis@realinspection.com](mailto:travis@realinspection.com)

### Report Delivered by E-Mail Mr. and Mrs. Home Buyer

Inspection Address:

**21 Creekside Drive  
Yourtown, PA 17000**

“ASHI” Home Inspection	Fee: \$
Radon screening	Fee: \$
Termite Inspection	Fee: \$
Structural Inspection	Fee: \$
Water quality analysis:	
Full FHA Analysis group	Fee: \$
Full VA Analysis group	Fee: \$
Total coliform (Bacteria only)	Fee: \$
Bacteria, Nitrate, & Nitrite	Fee: \$
<b>Total Fee:</b>	

### Payment Due Upon Receipt:

*Thank You very much for your patronage*

### *Services Offered*

Whole House “ASHI” Home Inspection  
Wood Destroying Insect Infestation Inspection  
Radon Screening  
Water Analysis

# GENERAL INFORMATION

## Payment Information:

### Services:

"ASHI" Home Inspection *"The ASHI Experience"*  
Wood Destroying Insect Infestation Inspection.  
Radon Testing.

## Client & Site Information:

### Report #

Sample.

### Inspection Location:

21 Creekside Drive  
Yourtown, PA 17000.

### Inspected For:

Mr. and Mrs. Home Buyer.

### Client Present

Yes.

### Inspectors Name:

Travis J Hoverter  
"ASHI" Certified Inspector ID. # 248871  
DEP/Pa. Licensed Radon Testing Individual # 2706  
Office: 1-800-791-7920  
E-Mail [Travis@realinspection.com](mailto:Travis@realinspection.com).

### Inspection Date and Report Delivery Date:

Report Delivered by E-Mail.

### Time of Inspection:

9:00 AM.

### House Occupied?

Yes.

## Building Characteristics:

### Main Entry Faces:

North  
*All references to right or left will assume that you are facing the front of the home.*

### Estimated Age:

5 to 10 years + -

### Building Type:

1 family, 2 Story.

**Space Below Grade:**

Basement.

**Climatic Conditions:**

**Weather:**

Clear.

**Soil Conditions:**

Dry.

**Outside Temperature**

**(F):**

70-80.

**Utility Services:**

**Water Source:**

Public.

**Sewage Disposal:**

Public.

**Utilities Status:**

All utilities on.

REPORT LIMITATIONS

**.Pa. Home Inspection Law**

Home Inspection as defined by Pa. State bill # 1032 (Pa. Home Inspection Law): "A non invasive, visual examination of some combination of the mechanical, electrical plumbing systems or the structural and essential components of a residential dwelling designed to identify **material defects** in those systems and components and perform for a fee in connection with or preparation for a proposed or possible residential real estate transfer. The term also includes any consultation regarding the property that is represented to be a home inspection or that is described by any confusingly similar term. The term does not include an examination of a single system or component of a residential dwelling such as, for example, its electrical or plumbing system or its roof. The term also does not include an examination that is limited to inspection for , or of one or more of the following; wood destroying insects, underground tanks and wells, septic systems, swimming pools and spas, alarm systems, air and water quality, tennis courts and playground equipment, pollutants, toxic chemicals and environmental hazards."

A home inspection is intended to assist in evaluation 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 the 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 expresses or implied.

If the person conducting your home inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of any opinion as to the structural integrity of a building or its component parts, you may be advised to seek a professional opinion as to any defects or concerns mentioned in the report.

This home inspection report is not to be construed as an appraisal and may not be used as such for any purpose.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the

## Sample 2

home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, mold or mildew, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

# EXTERIOR - FOUNDATION - BASEMENT

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.

## WALLS:

### MATERIAL:

Wood frame with 2x6 exterior walls.  
Brick.

### CONDITION:

Minor damage noted. Typical wear noted for the age of the home.  
Appears serviceable.

## TRIM:

### MATERIAL:

Wood, Metal, Vinyl.

### CONDITION:

Minor damage noted. Typical wear noted for the age of the home.  
Appears serviceable.

## CHIMNEY:

### MATERIAL:

No chimney noted.

**CHIMNEYS AND APPLIANCE VENTS: Complete chimney inspection is NOT part of this inspection. We Strongly recommend cleaning and a complete chimney certification of all chimneys before taking possession of the property. All chimneys should be lined.** Suggest installing a liner into any and all unlined chimneys. All chimneys should be fitted with a spark arrester, and appliance vents should be capped. Birds like to set on flues and build nests in them. Sometimes they are overcome by fumes and fall down the flu causing a serious backup of carbon monoxide.

**The Symptoms of carbon monoxide poisoning** can be similar to common seasonal ailments. For instance, a migraine from the poisoning can be mistaken for the headache that often accompanies hay fever. Other symptoms are nausea and vomiting.

## BASEMENT/CRAWL SPACE:

### ACCESSIBILITY:

Basement is partially finished  
Stairs and handrail serviceable

### BASEMENT WALLS - TYPE:

Poured concrete.

**CONDITION:**

Full viewing of walls is restricted by wall coverings.  
Areas that were visible appears serviceable.

**BEAMS:**

Steel, Appears serviceable.

**FLOOR JOISTS:**

Prefabricated floor trusses are in use, Appears serviceable.

**COLUMNS/SUPPORTS**

:

Metal post, Appear serviceable.

**BASEMENT FLOOR**

**AND DRAINAGE:**

Floor coverings prevent full viewing of primary floor materials.  
Typical Cracking noted in the concrete floor.  
Areas that are visible appear serviceable.

**OTHER**

**OBSERVATIONS:**

Insulation noted.



# ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material at the time of inspection. The inspector can not 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.*

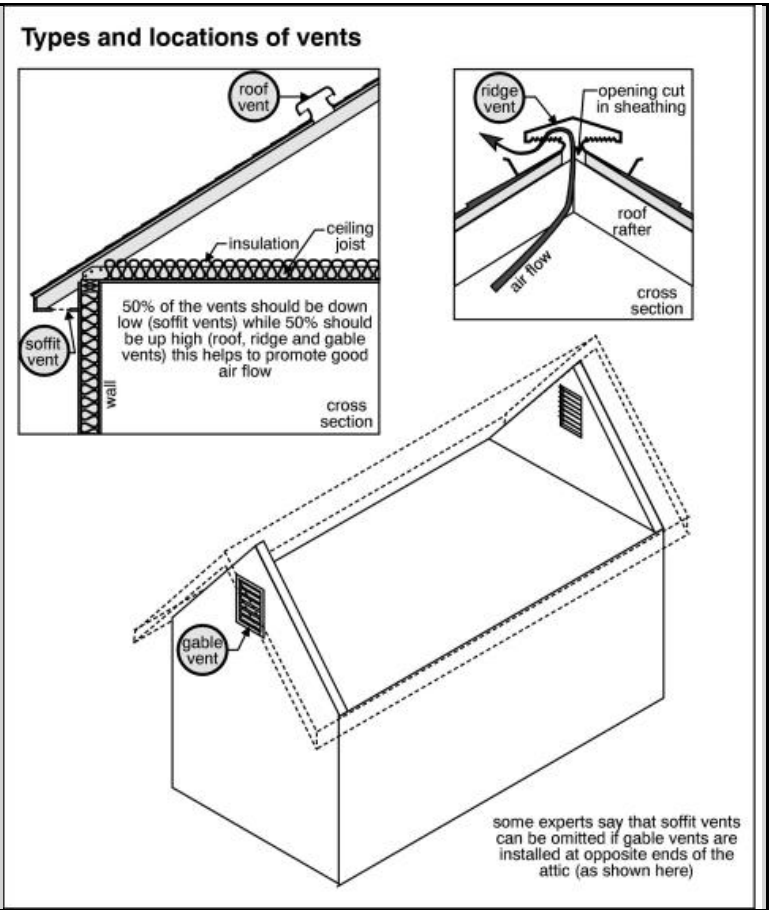
## ATTIC AND INSULATION:

### ACCESSIBILITY AND CONDITION:

Truss framing.

### ATTIC VENTILATION

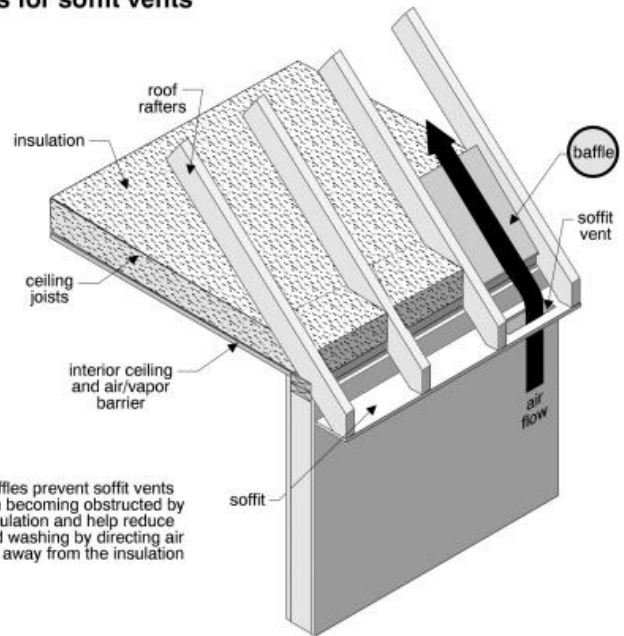
Ridge and soffit vents noted.



### INSULATION TYPE AND CONDITION:

Fiberglass- Blown. Appears serviceable.

**Baffles for soffit vents**



baffles prevent soffit vents from becoming obstructed by insulation and help reduce wind washing by directing air flow away from the insulation

**DEPTH AND R-FACTOR:**

15-18 inches.



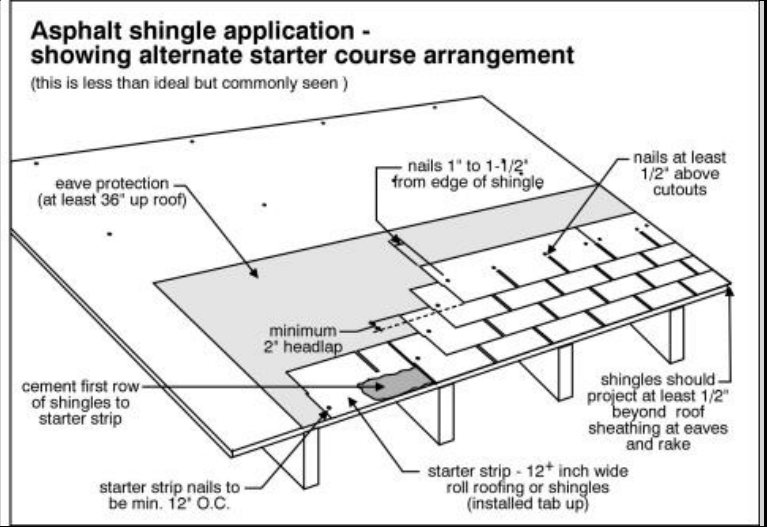
**ROOF:**

**STYLE:**

Gable.

**TYPE:**

Composition shingles: Asphalt or fiberglass roofing shingles generally have service lives of 15-20 years and 20-25 years respectively in this area of the country. Heavy duty shingles will often last 25 to 30 years before replacement is needed. Early signs of aging include brittleness, minor curling, and loss of mineral granules, while signs of advanced aging are severe curling, broken or split shingles, and exposed felts. The useful life of a roof can be extended by patching and coating eroded or worn areas as they become evident. As a roof approaches the end of its economic life expectancy, patching becomes increasingly necessary, due to an increased likelihood of leakage in the last few years of roof life.



**ROOF COVERING STATUS:**

Roof covering Appears serviceable/within useful life. TYPICAL MAINTENANCE RECOMMENDED. This usually consists of repair/replacement of damaged/missing roofing material. This maintenance should help insure the weather tightness of the building and should be performed on a regular basis.

Flashing is a means of preventing water from making its way into areas of a building that could result in a leak. In fact many roof leaks haven't anything to do with roofing material. More often than not, they are the result of faulty, nonexistent or poorly installed flashing. Flashing and/or flashing systems can, will, and do fail. Consequently the flashing materials from time to time need to be replaced. Suggest replacing any and all flashing when the roof material (shingles) are replaced. The best time to check for leaks is in the fall before the rainy season. Consult with a roofing contractor for advise.

**GUTTERS & DOWNSPOUTS:**

**TYPE & CONDITION:**

Recommend monitoring the performance of the gutters and downspouts during a period of rain to ensure proper site drainage.  
 Full gutters and downspouts noted.  
 Appears serviceable.

*"Inspector tips"* The best defense against water seepage into the basement or crawl space is good drainage of soils near the foundation wall. Always insure that downspouts are routed away from the building  
Routinely inspect downspouts and clean gutters. This will keep them from overflowing and causing water damage to the exterior cladding and flooding your basement or crawl space.

# PLUMBING

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. "[Inspectors tip](#)": The temperature pressure relief valve (TPR), 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. The steam caused by a blow-off can cause scalding. ***Improper installations should be corrected.***

## MAIN LINE:

**MATERIAL:**

Copper.

**CONDITION:**

Main water shut off valve located in the basement ([Valve NOT tested](#))



## SUPPLY LINES:

**MATERIAL:**

Plastic, [Maniblock system noted](#). Each water line is equipped with an independent shut off valve.



**CONDITION:**

Unable to fully view pipes, no leaks visible: Appears serviceable.

**WASTE LINES:**

**MATERIAL:**

Plastic.

**CONDITION:**

Unable to fully view pipes, no leaks visible: Appears serviceable.

**HOSE FAUCETS:**

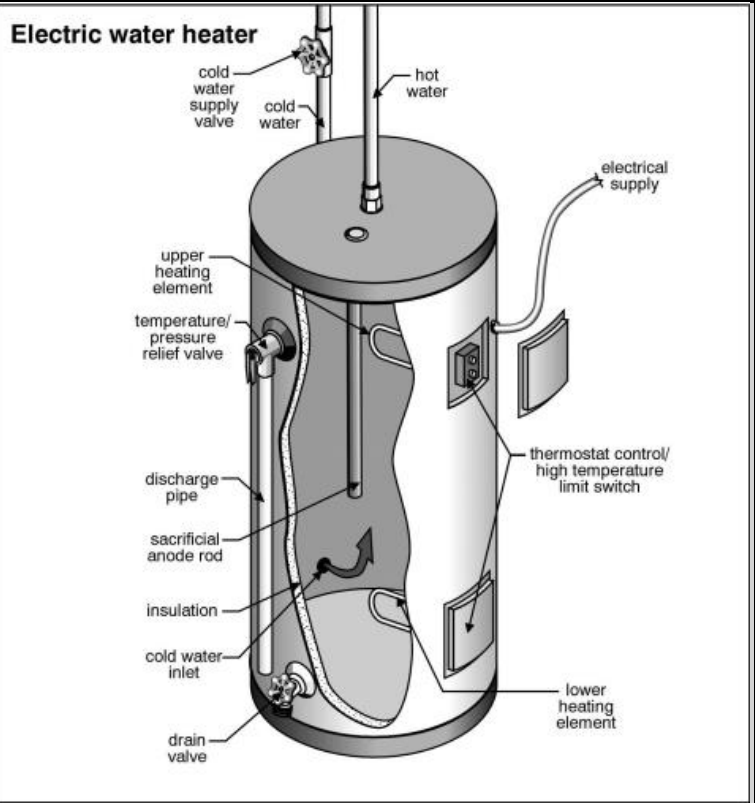
**OPERATION:**

Frost proof type, **DO NOT LEAVE HOSE CONNECTED TO FAUCET DURING COLD WEATHER THIS MAY CAUSE THEM TO FREEZE AND CAUSE DAMAGE.**  
Sample operated, appeared serviceable.

**WATER HEATER #1:**

**TYPE:**

Electric.



**SIZE:**

50 Gallons.

**LOCATION:**

Basement.

**ESTIMATE OF AGE**

Appears to be original when home was constructed.

**CONDITION:**

A water shutoff valve is installed, not tested.  
Pressure relief valve noted, not tested.



## Sample 2

**WATER HEATERS:** The generally accepted industry standard that is in effect today "*not necessarily when the home was built*" requires all hot water heaters be installed with a **Thermal Expansion Tank** on the supply side of the system. This tank allows thermal expansion to occur, but without causing a dangerous increase in pressure. A properly sized thermal expansion tank can and will increase the life of the hot water heater.

*"Inspectors tip".* Draining the hot water heater yearly of the sediment that forms in the bottom of the tank could extend the life of the unit as much as (7) or more years.



# HEATING - AIR CONDITIONING

## **"Inspectors Note"**

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 performed 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.

## **PRIMARY HEATING SYSTEM DESCRIPTION:**

### **LOCATION OF PRIMARY UNIT:**

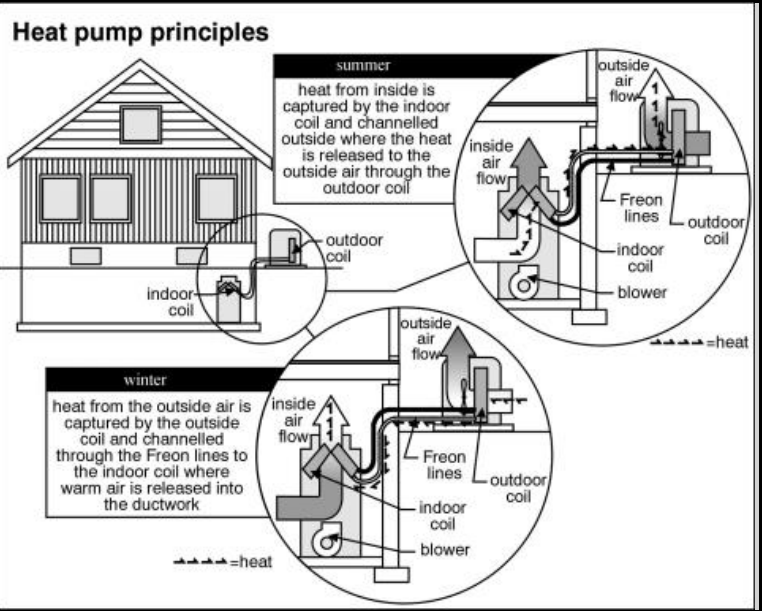
Basement.



### **SYSTEM TYPE:**



Forced Air: Maintenance or lack of maintenance will effect the service life of mechanical components. [Estimate Life expectancy of BURNERS: Gas fired 30 to 40 years. Oil fired 15 to 30 years.](#)



**FUEL TYPE AND NOTES:**

Propane. [Gas shutoff noted. "Not Tested"](#)

**APPROXIMATE AGE IN YEARS:**

Appears to be the original system that was installed when the home was built.

**PRIMARY HEATING SYSTEM CONDITION:**

**PRIMARY UNIT:**

Appears operational.

**BURNERS/HEAT EXCHANGERS:**

Burner Flame(s) appear typical.

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.

**PUMP/BLOWER FAN:**

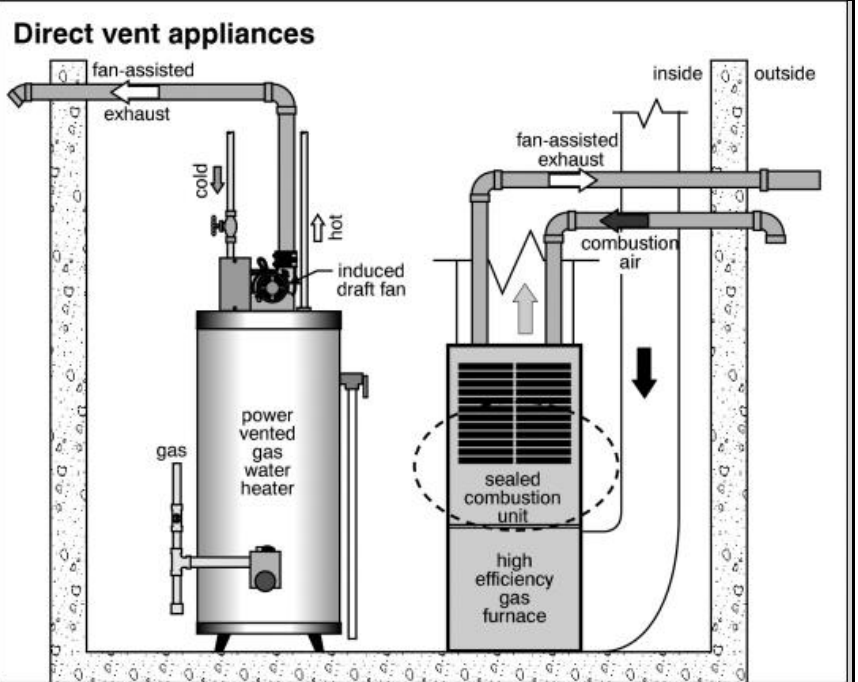
Appears Serviceable.

**COMBUSTION AIR:**

Appears serviceable.

**VENTING:**

Appears serviceable, Heating plant is a direct vent system equipped with fan-assisted exhaust. No chimney required. exhausted is vented to the exterior via plastic or a metal pipe.



**AIR FILTERS:**

Appear serviceable.

**NORMAL CONTROLS:**

Appear serviceable.

**GENERAL SUGGESTIONS:**

- Heating recommendations.
- A. Replace/clean filter monthly or more often if it becomes dirty
  - B. Recommend the system be serviced routinely by a licensed Heat Pump Contractor.
  - C. Heating system should be placed under a maintenance contract.
  - D. Consult with a licensed heating contractor for proper summer and winter settings. Proper seasonal settings will conserve energy.

**AIR CONDITIONING:**

**TYPE:**

Central Air Conditioning.



**AIR TEMPERATURE  
DROP:**

Unit is not producing an adequate air temperature drop. AIR CONDITIONING SYSTEM NOT COOLING HOUSE: Air conditioning system was operational but did not cool the house sufficiently during the inspection. System did not produce the optimum air temperature drop of 15 to 23 degrees. Older units may not perform to this optimum, but should give at least 15 degrees of cooling. Suggest having a qualified air conditioning firm make further evaluation and repairs as needed prior to settlement.

**AIR FILTERS:**

Appear serviceable.

**SYSTEM CONDITION:**

Appears Serviceable.

Central Air: *"Inspectors Air Conditioner Tips"*

1. *Start with a check up.* Each spring ask a qualified A. C. service contractor to check out the home system, perform routine maintenance and make sure it is operating at top efficiency. Spending a little in the spring will save on your electric bill all summer long and add years to an air conditioners life.
2. *Keep the cool air inside the home.* A leaky home wastes energy. Caulk and seal air leaks where plumbing, ducting or electrical wiring penetrates the exterior walls, floors, ceilings and soffits over cabinets. If the home is not equipped with insulated windows and doors caulk and weather strip all doors and windows.
3. *Look at landscaping.* Plant trees and shrubs so that they shade the air conditioner unit but **do not block its airflow**. According to the U. S. Department of Energy, and air conditioner uses about 10% less electricity when working in the shade.
4. *Change the air filters.* Disposable filters should be changed once a month. For electrostatic filters, or an electronic air cleaner, follow the manufacture's cleaning instructions.
5. *Clean everything else.* Clear dust and dirt away from the registers and vacuum return air grills. A clean system works better, lasts longer and uses less electricity.
6. *Bigger is not always better.* If you are planning to buy a new central air conditioner, have a heating and cooling contractor survey the home to determine the right system. If the system is too big, it will waste energy and may NOT control humidity inside the home. Poor humidity control will make the home feel less comfortable and **may** promote mold or mildew.

**CONDENSATE LINE:**

Condensate line noted. Lines not fully visible.

**NORMAL CONTROLS:**

Appear serviceable.

## DUCTWORK:

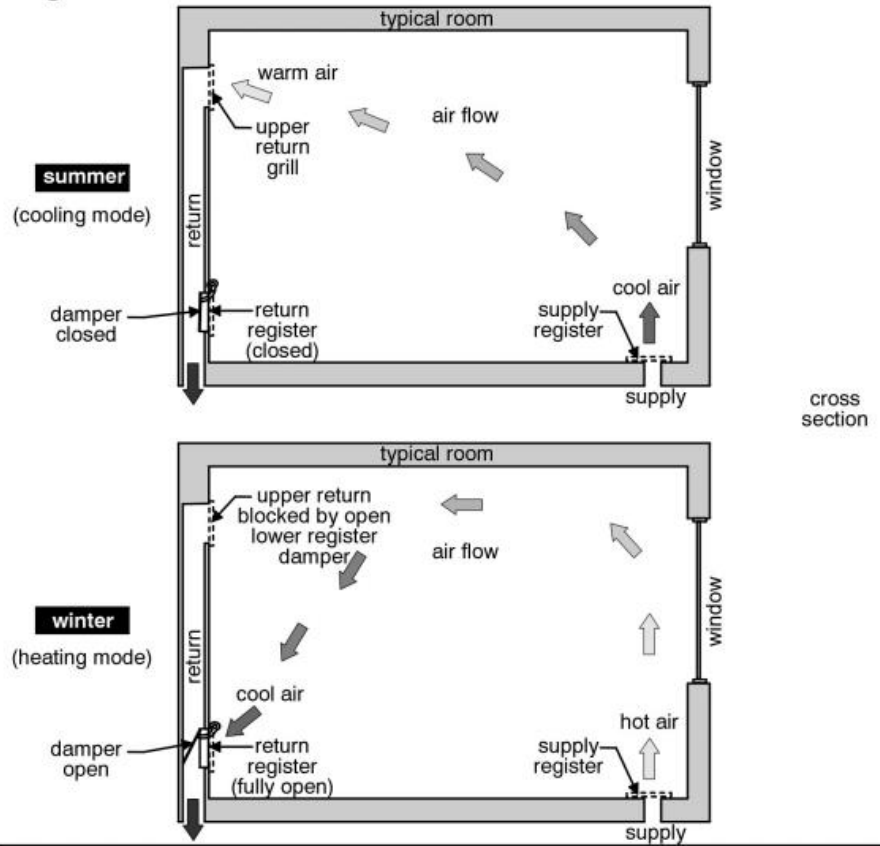
**TYPE:**

Fiberglass Ductboard, Flexible Round.

**DUCTS/AIR SUPPLY:**

Appears serviceable, **Both upper and lower return vent system noted.** Upper vents should be open in the summer and lower vents should be open in the winter. "SEE ILLUSTRATION"

### High and low returns



# ELECTRICAL SYSTEM

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.

## SERVICE:

### TYPE AND CONDITIONS:

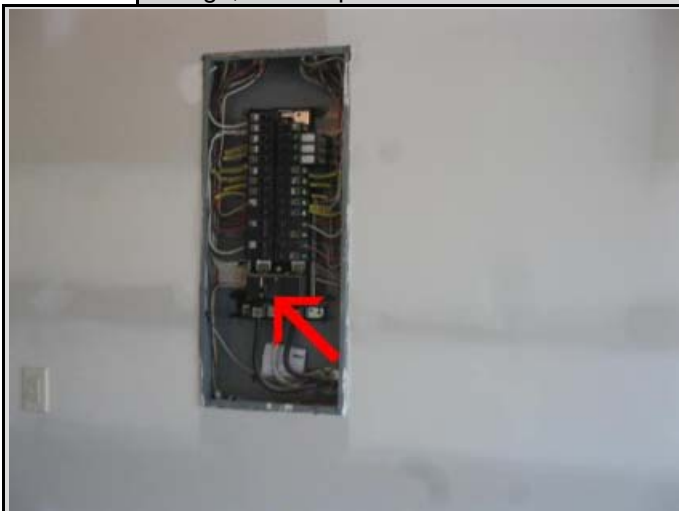
Underground. 120/240 Volt. Circuit breakers. Appears serviceable.

## ELECTRICAL PANELS:

### MAIN PANEL

#### LOCATION:

Garage, 200 Amp. Main breaker noted NOT tested. Appears serviceable.



### Main Panel Inspector

#### Notes:

Circuit and wire sizing correct so far as visible.  
Grounding system is present.

## CONDUCTORS:

### ENTRANCE CABLES:

Aluminum entrance cable. Appears serviceable.

### BRANCH WIRING:

Copper (Primarily Non-Metallic Sheathed Cable) Romex.  
Appears Serviceable.

## SWITCHES, OUTLETS, & LIGHTING:

### CONDITION:

Stored items prevent access and testing to some outlets and switches.

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition.

# INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Homes built prior to 1978 **could** have lead based paint. More Info. is available through the National Lead Information Center at [800-424-5323](tel:800-424-5323). Or visit the EPA Web site at [www.epa.gov](http://www.epa.gov). 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.

## DOORS:

### MAIN ENTRY DOOR:

Front entrance door appears serviceable,

### OTHER EXTERIOR DOORS:

Appears serviceable.

### INTERIOR DOORS:

Appears serviceable.

## WINDOWS:

### TYPE & CONDITION:

Vinyl, Double Hung, Insulated Glass. A representative sample was taken. Windows as a grouping are generally operational.

## INTERIOR WALLS:

### MATERIAL & CONDITION:

Stored items or furnishings prevent full inspection.  
Drywall, Typical marks/dings and blemishes noted.  
Typical cracks noted. General condition appears serviceable.

## CEILINGS

### TYPE & CONDITION

Drywall, Typical cracks noted. General condition appears serviceable.

## FLOORS:

### TYPE & CONDITION:

Carpet, Wood, Tile  
General condition appears serviceable.

## **STAIRS & HANDRAILS:**

### **CONDITION:**

Stair handrail serviceable.  
Interior stairs serviceable.

## **FIREPLACE/WOOD BURNING DEVICES:**

### **LOCATION - TYPE -**

### **CONDITION:**

Gas log noted: They look just like wood logs and create a blaze that resembles a real fire. The gas burner should be routinely visually inspected and cleaned in accordance with the manufacture's instructions. Some gas log units can be operated with the vent or flue closed, **and many require the vent of flue to be in the full open position.** Have the sellers demonstrate the proper operation of this component prior to taking possession of the property.

## **SMOKE / FIRE DETECTOR:**

### **COMMENTS:**

Hard wired (with electric) smoke detectors wired in series. This means that if any one unit is activated all will sound throughout the house. Some units also have a battery backup. Follow the same protocalls for battery replacement as recommended in battery models only.



## KITCHEN - APPLIANCES

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. All free standing range/oven units should be equipped with an anti-tip device as a safety precaution. Portable dishwashers are not inspected, as they require connection to facilitate testing.*

### KITCHEN SINK:

**TYPE AND  
CONDITION:**

Stainless Steel sink basin.  
Faucet and drain appears serviceable.  
Hand sprayer is serviceable.

### RANGE/COOK TOP AND OVEN:

**TYPE/CONDITION:**

Electric, Free-standing, The oven/range is equipped with an anti-tip device.  
Appears serviceable.

### VENTILATION:

**TYPE AND  
CONDITION:**

Internal ventilation noted. Part of Space Saver Microwave Oven. Fan operational.

### REFRIGERATOR:

**TYPE AND  
CONDITION:**

Electric, Appears Serviceable.

### DISHWASHER:

**CONDITION:**

Appears serviceable.

### GARBAGE DISPOSAL:

**CONDITION:**

Appears serviceable.

### OTHER BUILT-INS:

**MICROWAVE:**

Microwave unit viewed, but operation not determined.

## INTERIOR COMPONENTS:

### COUNTERS AND CABINETS:

Granite Counter tops. Appear serviceable  
Cabinets appear serviceable.

### WALLS/CEILINGS/FLOORS:

Walls and ceilings appear serviceable  
Floor covering tile, Typical wear noted for age of home. Appears serviceable.

### WINDOWS/DOORS:

Appear serviceable.

### SWITCHES/FIXTURES/OUTLETS:

Outlets within 6 feet of the sink are GFCI protected.

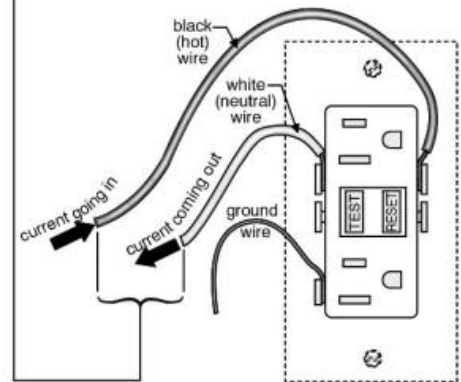
#### Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

if there is a difference (even as little as 5 millamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

**note:**

if the GFI is in the panel, the entire circuit will be shut down



# LAUNDRY

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 operated.

## LAUNDRY:

### LOCATION:

Service area main floor.

### CONDITION:

**NO OVERFLOW PAN & DRAIN LINE PRESENT: "Inspectors tip"** Washer is located at an interior area and is **not** provided with an emergency overflow drain line. These pans with their drain lines act to prevent damage to carpeting and furnishings, should the unit begin leaking. Oftentimes installations more than a few years of age are not equipped with such pans with drain lines. They are a good idea however, and should be installed , provided an exterior wall through which the drain line can flow by gravity is located conveniently nearby.

Plumbing appears serviceable. 240 Service-operational, Dryer venting is provided: **"Inspectors tip"** Suggest *cleaning vent system of any lint routinely as a precaution.*

## WASHER AND DRYER:

### CLOTHES WASHER:

Washer was not operated at the time of inspection.

### CLOTHES DRYER:

Electric dryer Noted: **Dryer was not operated at time of inspection.**

# GARAGE - CARPORT

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.

## TYPE:

### LOCATION:

Attached, Two car.

## ROOF:

### CONDITION:

Same as house. See house roof report.

## FLOOR:

### CONDITION:

Typical cracks noted, Appears serviceable.

## FIRE WALL:

### CONDITION:

Appears serviceable.

## GARAGE DOOR(S):

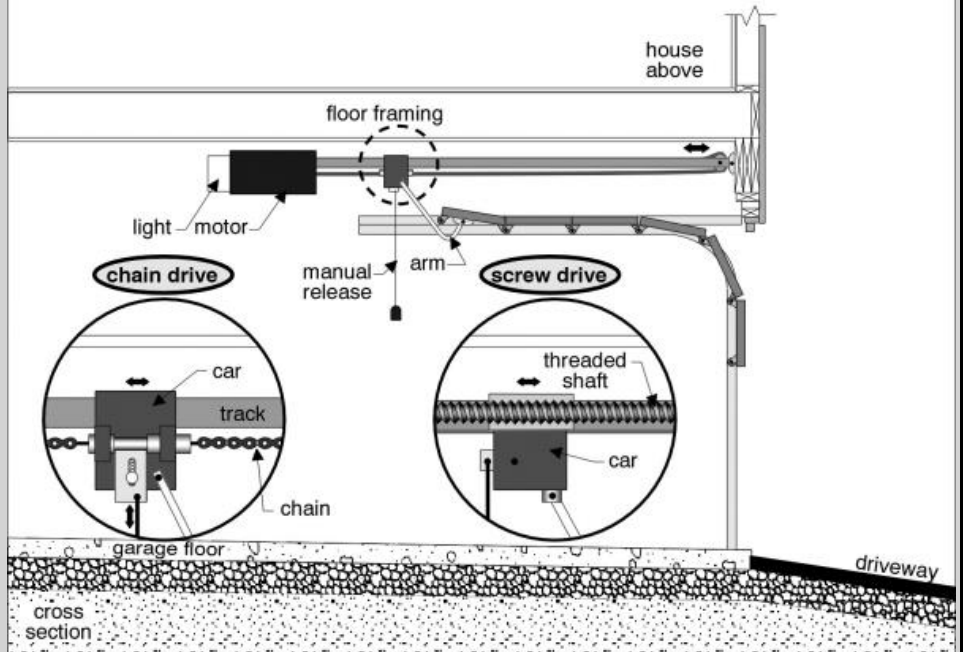
### CONDITION:

Appears serviceable.

ELECTRIC DOOR  
OPENER

Automatic door opener(s)-operational. Safety Sensor eyes operating properly. Automatic reverse feature is, **Not Fully operational.** Adjustment or service needed. **ADJUST AUTO-REVERSE SWITCH ON GARAGE DOOR: "Inspectors safety tip"** All overhead doors should have fully operational auto-reverse function to insure safe conditions. Most electric garage door openers now have an auto-reverse feature which acts to stop and reverse the door should some object (a child) be encountered while the door is closing. It is a safety protection device and its proper adjustment should not be neglected. Adjustment screws are generally labeled and within easy reach with a screwdriver. These mechanisms should be finely adjusted so they will reverse upon contacting something soft, such as a child. Use a basketball, placed in the path of the closing door to test this function and adjust as needed.

### Automatic garage door openers



# BATHROOMS

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.**

## BATHROOM AREA 1

### BATH LOCATION:

Master bedroom.

### GFCI ELECTRICAL OUTLETS

GFCI outlets tripped on test. Appears serviceable.

### CONDITION OF SINK:

Sink/s and Faucet/s appears serviceable.

Counters and Cabinets appear serviceable.

1. Leak noted at the drain. A licensed plumber should be called to make further evaluation and repairs as needed.



### CONDITION OF TOILET:

Appears serviceable.

### TUB/SHOWER PLUMBING FIXTURES

Drain appears serviceable.

Shower head appears serviceable.

### TUB/SHOWER AND WALLS:

Enclosure appears serviceable: Caulk and seal all tub and shower areas routinely as a precaution. Tub and shower areas appear serviceable.

### BATH VENTILATION:

Appears serviceable.

## BATHROOM AREA 2

**BATH LOCATION:**

Upstairs, Hall.

**GFCI ELECTRICAL  
OUTLETS**

GFCI outlets tripped on test. Appears serviceable.

**CONDITION OF SINK:**

Sink/s and Faucet/s appears serviceable.  
Drain appears serviceable.  
Counters and Cabinets appear serviceable.

**CONDITION OF  
TOILET:**

Toilet is loose at floor. A licensed plumber should be called to make further evaluation and repairs as needed.

**TUB/SHOWER  
PLUMBING FIXTURES**

Drain appears serviceable.  
Shower head appears serviceable.

**TUB/SHOWER AND  
WALLS:**

Enclosure appears serviceable: Caulk and seal all tub and shower areas routinely as a precaution. Tub and shower areas appear serviceable.

**BATH VENTILATION:**

Appears serviceable.

## BATHROOM AREA 3

**BATH LOCATION:**

Downstairs, 1/2 bath.

**GFCI ELECTRICAL  
OUTLETS**

GFCI outlets tripped on test. Appears serviceable.

**CONDITION OF SINK:**

Sink/s and Faucet/s appears serviceable.  
Drain appears serviceable.  
Counters and Cabinets appear serviceable.

**CONDITION OF  
TOILET:**

Appears serviceable.

**BATH VENTILATION:**

Appears serviceable.

## GROUNDS

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 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.

**"Use mulch sparingly"** Many people use landscape mulch for its aesthetic and plant health benefits. Excessive or improper usage, however, can contribute to termite problems. Termites are attracted to mulch primarily because of its moisture-retaining properties, and the insulation it affords against temperature extremes. The mulch itself is of poor nutritional quality to termites and a non-preferred source of food. Since the moisture retaining properties of mulch are more of an attractant than the wood itself, it makes little difference what type of mulch is used (cypress, pine bark, eucalyptus, etc.). Contrary to popular belief, crushed stone or pea gravel are comparable to wood mulch in terms of attraction, since they also retain moisture in the underlying soil. *Where mulch is used, it should be applied sparingly (2-3 inches is usually adequate), and should never be allowed to contact wood siding or framing of doors or windows.*

### DRIVEWAY:

**CONDITION:**

Cracks noted are typical. Appears serviceable.

### SIDEWALKS:

**TYPE:**

Concrete.

**CONDITION:**

Cracks noted are typical. Appears serviceable.

### LANDSCAPING:

**CONDITION:**

Mulch noted for landscaping purposes. We suggest that if you continue the use of Mulch that you have an exterminator establish a yearly maintenance schedule to prevent insect manifestation.

### GRADING:

**SITE:**

Grade at foundation appears serviceable:

**Inspectors tip** *The best defense against water seepage into the basement or crawl space is good drainage of soils near the foundation wall.*



**PATIO:**

**TYPE:**

Paver/Tile.

**CONDITION:**

Appears serviceable.

## South Central Pa. Home Inspection Company Inc.



452 Allen Drive Chambersburg, Pa. 17202

Phone. **800-791-7920** Fax. **717-267-6482**

Web Site: [www.realinspection.com](http://www.realinspection.com) E-mail: [travis@realinspection.com](mailto:travis@realinspection.com)

Dear Mr. and Mrs. Home Buyer

At your request, and in your presence, a visual inspection of the above referenced property was conducted. This inspection report reflects the visual conditions of the property at the time of the inspection only. We do not cite code violations, but rather recommend corrections/upgrades for increased safety and/or proper performance. 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.

An earnest effort was made on your behalf to discover all visible defects. Client understands the inspection does NOT include any form of destruction examination or dismantling. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

### REPORT SUMMARY

Overall, the home was constructed in a workmanlike manner, consistent with the local building trades and generally accepted industry standards in effect at the time of construction, and has average maintenance over the years. However in accordance with prevailing local real estate purchase agreements, the following items are noted

**"Material Defect"** As defined by Pa. State Bill #1032 (Pa. Home Inspection Law). *"A problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structure element, system or subsystem is near, at or beyond the end of a normal useful life of such a structural element, system or subsystem is not by itself a material defect".*

## Sample 2

Items in **RED**: deficiency s (May or may not be a "Material Defect")

Items in **BLUE**: "*Inspectors tips*" and information that may or may not be of equal importance, but should be given reasonable consideration.

Items in **Black**: general information.

### HEATING - AIR CONDITIONING

#### AIR CONDITIONING:

##### *AIR TEMPERATURE DROP:*

Unit is not producing an adequate air temperature drop. **AIR CONDITIONING SYSTEM NOT COOLING HOUSE:** Air conditioning system was operational but did not cool the house sufficiently during the inspection. System did not produce the optimum air temperature drop of 15 to 23 degrees. Older units may not perform to this optimum, but should give at least 15 degrees of cooling. Suggest having a qualified air conditioning firm make further evaluation and repairs as needed prior to settlement.

### BATHROOMS

#### BATHROOM AREA 1

##### *CONDITION OF SINK:*

1. Leak noted at the drain. A licensed plumber should be called to make further evaluation and repairs as needed.

#### BATHROOM AREA 2

##### *CONDITION OF TOILET:*

Toilet is loose at floor. A licensed plumber should be called to make further evaluation and repairs as needed.

### GROUNDS

#### LANDSCAPING:

##### *CONDITION:*

Mulch noted for landscaping purposes. We suggest that if you continue the use of Mulch that you have an exterminator establish a yearly maintenance schedule to prevent insect manifestation.

## Sample 2

Each of these items will likely require further evaluation and repair by qualified tradespeople. **Obtain competitive estimates for these items.** Other items are also noted in the inspection report and should receive eventual attention, but none of them affect the habitability of the house. 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,  
South Central Pa. Home Inspection Company Inc

A handwritten signature in blue ink that reads "Travis J. Hovetter". The signature is written in a cursive style and is positioned to the left of a vertical line.

President of South Central Pa. Home Inspection Co. Inc  
ASHI Home Inspector # 248871