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INSPECTION REPORT

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Millersville, PA 17551

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07/17/2024

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TABLE OF CONTENTS

NAVIGATING THE REPORT

Thank you for choosing **Precise Inspecting** to inspect your home! Please carefully read your entire Inspection Report. If you have any questions throughout the closing process please don't hesitate to ask. I am here to help make your home purchase as pleasant as possible. Happy reading!

OVERVIEW - This tab gives a quick summation of the areas inspected, not inspected, not present, or defective.

INFORMATION - This tab is the descriptive section of the report in which you will find all the general information required by the ASHI Standards of Practice. It includes all the general photos of the property, including roofs, attics, crawlspaces and any thermal images.

LIMITATIONS - This tab is an important section that highlights the areas of the home that could not be inspected because they were not visible or accessible at the time of inspection. Please read in full the limitations sections. In most instances, there are important recommendations that should be followed in order to protect you from unseen defects in the home.

STANDARDS - This tab consists of the ASHI Standards of Practice broken down by its general category.

It is important that you act on the defects, safety issues and recommendations of this entire report, including the Summary and the Limitations sections. Furthermore is important that you do this prior to the end of your inspection contingency period so that you can be fully aware of the nature and cause of the issues noted in this report. The evaluation by a professional may discover additional problems that are not visible at the time of the inspection and that require repairs. The opinions of these professionals are an important supplement to this report.

SUMMARY

8 MAINTENANCE

29 RECOMMENDATIONS

22 MATERIAL DEFECTS

SUMMARY

1) Material Defects - This category is composed of "material defects" as defined by the state of Pennsylvania. Specifically it refers to "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." They consist of systems, structures, or components that are broken, not working as intended, not installed properly, of immediate safety concern, or have a significant adverse impact on the property's value. **It is important that these items should be addressed by a qualified contractor prior to the end of your contingency agreement.**

2) Recommendations - Recommendations refer to components that are functional at the time of the inspection but require a qualified contractor to evaluate further, in order to determine life expectancy or if repairs or replacements are necessary. Also included in this category are mechanical and structural systems nearing the end of their useful life but still in working condition. Because these items are of a questionable nature I recommend that they be addressed by a qualified contractor prior to the end of your contingency agreement.

3) Maintenance - These observations are primarily comprised of maintenance items and are provided in order to draw attention to items that need attention or repair by a professional or homeowner before they develop into significant problems.

3.2.1 Exterior - Walkways: Concrete cracking -minor
3.3.1 Exterior - Driveways: Driveway - asphalt cracking - significant
3.4.1 Exterior - Grading and Drainage: Downspout disconnected
3.8.1 Exterior - Porches, Balconies, Steps and Railings: Rusting metal railings
3.10.1 Exterior - Service Entrance Conductors and Grounding: Service entrance - clearance too close
3.11.1 Exterior - Exterior Doors: Door damage
3.12.1 Exterior - Outside A/C unit - System #1: AC compressor - nearing end of useful life
3.14.1 Exterior - Outside A/C unit - System #3: AC compressor units not level
3.16.1 Exterior - Outside A/C unit - 2nd floor: AC compressor - end of useful life
4.2.1 Interiors - Ceilings: Ceiling stain from past leak
4.3.1 Interiors - Walls: Mold-like substance
4.4.1 Interiors - Windows: Sash mechanism worn/broken
4.4.2 Interiors - Windows: Older wood windows
4.4.3 Interiors - Windows: Cracked glass
4.4.4 Interiors - Windows: Sash cords missing, both sides
4.6.1 Interiors - Doors: Door missing
5.3.1 Structural Components - Basement: Mold like substance
5.3.2 Structural Components - Basement: Signs of water damage
5.4.1 Structural Components - Floor Structure: Split-jacks
5.6.1 Structural Components - Foundation Structure: Efflorescence
5.6.2 Structural Components - Foundation Structure: Moisture penetration
6.2.1 Insulation and Ventilation - Attic Ventilation : Attic ridge and soffit vent missing
6.4.1 Insulation and Ventilation - Exhaust Systems: Radon - Test recommended
6.4.2 Insulation and Ventilation - Exhaust Systems: Exhaust fan(s) - w/ vinyl exhausts into attic
6.4.3 Insulation and Ventilation - Exhaust Systems: Fan noise
6.4.4 Insulation and Ventilation - Exhaust Systems: Bath exhaust fan not working
7.1.1 Heating - System #1 - Heat System: Heat pump - nearing end of life
7.3.1 Heating - System #1 - Electric Heat: Electric baseboard covers damaged
8.1.1 Air Conditioning - System #1 - Cooling Equipment: Interior AC unit nearing end of life
14.2.1 Air Conditioning - System #2 - Distribution System: Filter dirty
15.1.1 Heating - 2nd floor - Heat System: Heat pump - end of life
16.1.1 Air Conditioning - 2nd floor - Cooling Equipment: AC Inside Unit not working
17.3.1 Plumbing - Toilets, Fixtures, Faucets: Abandoned plumbing fixtures
17.4.1 Plumbing - Sinks, Tubs, Showers: Hot/Cold reversed
17.4.2 Plumbing - Sinks, Tubs, Showers: Shower diverter not working
17.4.3 Plumbing - Sinks, Tubs, Showers: Sink fixture(s) not working
18.2.1 Electrical - Main Panel - Left: Shared neutral wires
18.3.1 Electrical - Main Panel - Middle: Sylvania Panel Potentially Unsafe
18.4.1 Electrical - Main Panel - Right: Sylvania Panel Potentially Unsafe
18.5.1 Electrical - Sub Panel: Sylvania panel potentially unsafe
18.6.1 Electrical - Branch Wiring: Exposed Ends and Splices

18.8.1 Electrical - Receptacles : GFCI outlet(s) protection missing
18.8.2 Electrical - Receptacles : Receptacle(s) loose
18.8.3 Electrical - Receptacles : 2-slot receptacles
18.8.4 Electrical - Receptacles : Receptacle(s) not working
18.8.5 Electrical - Receptacles : Reverse polarity (hot/neutral)
18.8.6 Electrical - Receptacles : GFCI not tripping
18.10.1 Electrical - Fire/CO Safety: Recommend test or replace all fire/CO safety devices
20.3.1 Built-in Appliances - Range/Oven: Exhaust Fan Not working
20.4.1 Built-in Appliances - Washer/Dryer: 3-prong dryer outlet
20.4.2 Built-in Appliances - Washer/Dryer: Dryer venting sub-standard

1: INSPECTION DETAILS

Information

Right Side Elevation

Rear Elevation

Left Side Elevation

Temperature and Weather

Year built
1900

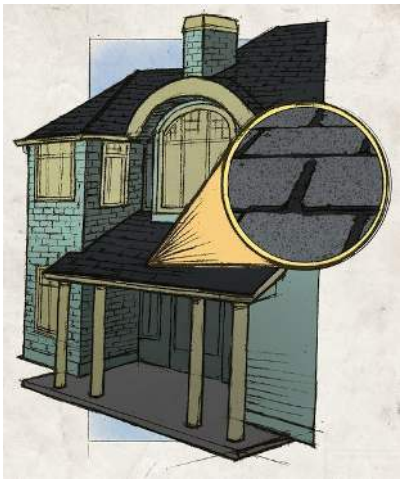
Square Footage
5475

Type
Doctors office, Detached

In Attendance
Photographer

Style
Two-story

Your home's life expectancy



Home Material Life Expectancy

Front Elevation

Occupancy

Unfurnished, Unoccupied

Where the home is furnished there will be certain limitations to the home inspection. These limitations are spelled out in the ASHI Standard of Practice which provides the guide for this home inspection.

2: ROOFING

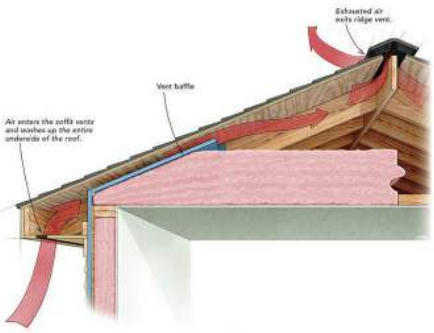
		IN	NI	NP	C
2.1	Coverings	X			X
2.2	Flashings	X			
2.3	Roof Drainage Systems	X			X
2.4	Venting	X			
2.5	Skylights, Chimneys & Roof Penetrations	X			

IN = Inspected NI = Not Inspected NP = Not Present C = Comments

Information

Venting: Type

Ridge vent, Windows



Ventilation Illustration

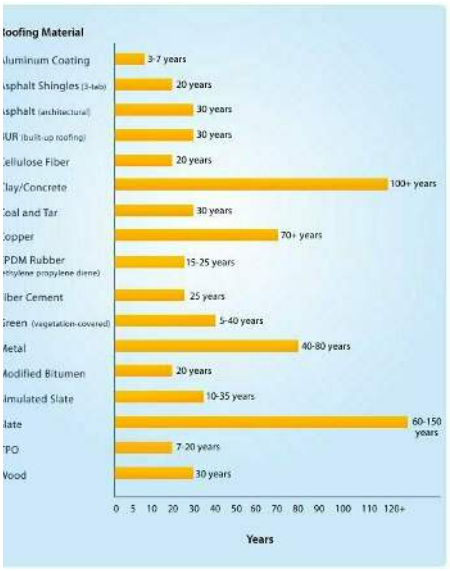
Coverings: Type

Rubber, Tin, Asphalt 3-tab 20 yr, Asphalt architectural 30 yr

At the time of the inspection, it was not possible to determine the life expectancy of the entire roof because I was not able to determine 1) the roof material manufacturer, 2) the exact installation method, or 3) the date of installation. Climate and regular maintenance also affect longevity. In addition, some roofs with multiple coverings have been installed at different times meaning leaks can occur as the coverings age differently over time.

All of these are factors in determining a roof's life expectancy. It is important to have a qualified professional regularly inspect the roof in order to more accurately anticipate a roof replacement. I highly recommend you research the roof material of your roof in order to better determine it condition and serviceable life. This is the only way to obtain an accurate assessment of a roof's life expectancy.

How Long Does a Roof Last?



Clemens Home Solutions

Coverings: Roof inspection method

Walked roof

The inspector will make every effort to inspect all accessible roof surfaces and materials. The inspector is not required to access roofs that, in his judgment, are unsafe to traverse or may result in damage to the roofing materials (i.e. slate, tile, etc.)

In other cases, conditions on the day of inspection may make certain areas of the roof inaccessible, not visible, or obstructed from view. When these conditions are present the roof will not be fully inspected. Hidden damage may exist. In these cases, a qualified roofing contractor should evaluate the roof prior to settlement.

At times a drone can be used to visually inspect the roof. It is not required. The preferred method of inspecting a roof is to physically access the roof but if the roof is too steep or the materials are brittle and susceptible to breaking when walked on a drone may be used. While drones are good at accessing difficult-to-reach portions of the roof (like tops of chimneys) they are not able to feel brittle surfaces or spongy roof conditions. Drone photography falls outside the requirements of a home inspection and its inclusion has limitations as stated above. Where these limitations exist it is recommended that a licensed, professional roofing contractor be contacted to evaluate the overall condition of the roof prior to settlement.

Coverings: Roof Photos






Coverings: Rubber roof photos







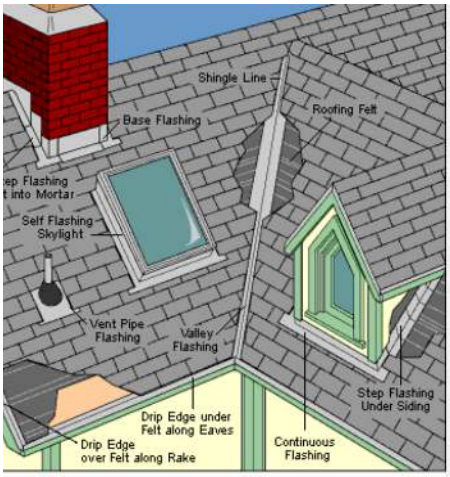





Flashings: Material

Rubber, Tin, Aluminium

At the time of the inspection the roof flashings appeared to be functional. Not all flashing is visible due to the siding and shingles that cover it. Any defects will be listed separately in the report.

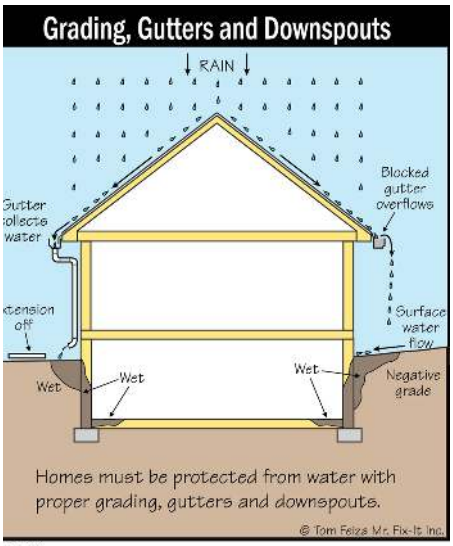


arious Types of Roof Flashing

Roof Drainage Systems: Gutter and Downspout material

K style, Aluminium, w/ gutter guards, Half-round

At the time of the inspection the gutter and downspouts appeared to be functional. I recommend periodic cleaning to maintain open flow of water.



15BC

Skylights, Chimneys & Roof Penetrations: Roof Penetrations

Plumbing vent PVC, Plumbing vent cast iron

Rubber boots systems have a limited life expectancy and can fail without warning. I recommend a qualified professional to evaluate these connections yearly to check for deterioration and to replace before a roof leak develops.

Skylights, Chimneys & Roof Penetrations: Chimney Type

None

Masonry products, including stucco and adhered masonry, tend to absorb and hold moisture. This moisture will then dry inwards and can carry that moisture into the interior structure. I recommend periodic examination of the structure on the inside in order to verify that moisture intrusion is not occurring.

Skylights, Chimneys & Roof Penetrations: Skylights

None

Skylights are popular architectural features in homes, on both flat (low-sloped) and sloped (steep) roofs. They may be single-, double- or triple-glazed, and they may have flat or curved glazing. Skylights may be installed on curbs, or they may be flush mounted. Most templates are manufactured units, but they also may be site-built.*

Older and less expensive skylights were often installed without a curb and step flashing. These skylights are often acrylic and sealed to the roof with a mastic/adhesive. Because this type of skylight cannot accommodate seasonal expansion and contraction, the mastic often fails and leaks result.

*See Skylights

Comments

2.1.1 Coverings

Maintenance

TREE(S) OVERHANGING ROOF

REAR LEFT SIDE

I observed a tree(s) whose branches were overhanging the roof. This condition is not healthy for roof life. Moisture, insects and biological growth are encouraged to remain on and around the roof surface. I recommend this growth be cut back.

2.1.2 Coverings

Material Defects

ROOF NEARING END OF LIFE

RIGHT SIDE 3RD FLOOR ROOF

The roof shingles showed signs of wear consistent with a roof nearing the end of its useful life. Surface wear, damaged shingles, loose granules and other defects were visible. I recommend making plans to budget for a new roof in the near future based on the **recommendation and evaluation of the roof by a qualified professional.**

Shingles wearing out


Missing shingle tabs

2.1.3 Coverings

METAL ROOF RUSTING

Recommendations

LEFT SIDE 2ND FLOOR DORMER

At the time of the inspection the metal roof showed evidence of rusting. If left untreated, damage and leakage will occur. I recommend a qualified professional to evaluate and advise on applying a protective coating.

2.1.4 Coverings

ARCHITECTURAL RIDGE SHINGLES

Recommendations

ROOF RIDGE

I observed the installation of architectural shingles on the roof ridge. This is considered poor practice (and may void the shingle warranty) since only ridge or cut 3-tab shingles should be used at ridges. When architectural shingles are used at the ridge they present many more edges for wind damage to occur which leads to torn and damaged shingles. I recommend a qualified professional to replace the ridge shingles.


Not designed for Ridge application


Architectural shingles used on ridge

2.1.5 Coverings

MULTIPLE ROOF LAYERS

Recommendations

ASPHALT SHINGLE ROOF

The roof appeared to have multiple layers of shingles. This is an unprofessional reapplication that leads to early roof failure. Although some shingle manufactures allow for roofing over top of existing roof materials, it is not ideal and can reduce the life expectancy of the new roof. I recommend a qualified professional to examine and evaluate the condition of this roof.

Multiple roofing layers


Multiple roof layers


New roof installed over top of old roof

2.1.6 Coverings

Material Defects

RUBBER SEAM SEALANT MISSING

FRONT LEFT SIDE RUBBER

At the time of the inspection, the rubber lap sealant was missing. According to manufacture's specifications a proprietary lap sealant is required to be applied along all lap joints. The potential for an early roof failure exists. I recommend a qualified professional to evaluate and recommend repairs.


No adhesive at edge seam


Edge of rubber, not sealed to roof


Visible wrinkles - sign that rubber has pulled back

2.1.7 Coverings

Recommendations

PONDING

FRONT RUBBER ROOF

Observed ponding in one or more areas of the roof. If it is allowed to persist over time, ponding can begin to wear on the roofing membrane. This leads to a decline in the membrane's lifespan and accelerated deterioration of the roofing material. Ponding for 24-48 hours is acceptable, however I recommend a qualified roofing contractor evaluate and repair as necessary.

2.3.1 Roof Drainage Systems

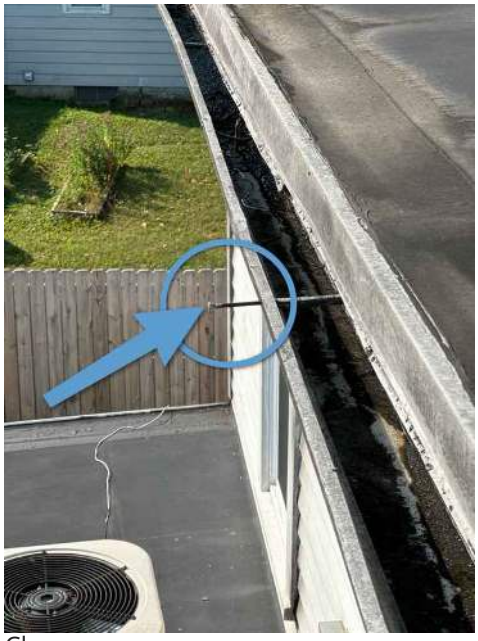
Maintenance

GUTTER FASTENERS MISSING/LOOSE

REAR 3RD FLOOR ROOF

At the time of the inspection there was one or more missing gutter clips/spikes. Without the clips the gutters will rotate when full of water. This could result in moisture entering the foundation, which could lead to moisture entering the basement. I recommend a qualified professional to install new gutter clips at these locations.

Gutter nails backing out



Close up

3: EXTERIOR

		IN	NI	NP	C
3.1	General	X			
3.2	Walkways	X			X
3.3	Driveways	X			X
3.4	Grading and Drainage	X			X
3.5	Siding	X			
3.6	Flashing & Trim	X			
3.7	Eaves, Soffits & Fascia	X			
3.8	Porches, Balconies, Steps and Railings	X			X
3.9	Foundation Wall Exterior	X			
3.10	Service Entrance Conductors and Grounding	X			X
3.11	Exterior Doors	X			X
3.12	Outside A/C unit - System #1	X			X
3.13	Outside A/C unit - System #2	X			
3.14	Outside A/C unit - System #3	X			X
3.15	Outside A/C unit - System #4	X			
3.16	Outside A/C unit - 2nd floor	X			X
3.17	Exterior Venting	X			
3.18	Exterior Hose Bibs	X			
3.19	Exterior Paint	X			
3.20	Vegetation	X			
3.21	Retaining Wall	X			
3.22	Fire Escape/Emergency Egress	X			

IN = Inspected NI = Not Inspected NP = Not Present C = Comments

Information

Walkways: Material
Concrete

Driveways: Material
Asphalt

Siding: Material
Aluminium, Vinyl

Siding: Siding Style
Clapboard

Porches, Balconies, Steps and Railings: Type
Front stoop, Side stoop, Basement entry steps

Porches, Balconies, Steps and Railings: Material
Concrete

Service Entrance Conductors and Grounding: Type and Voltage
Conduit, 400 amp

Exterior Hose Bibs: Type
Freeze protection

Fire Escape/Emergency Egress:

Emergency Exit

Basement

General: Life expectancy of exterior components

Note: Life expectancy of exterior building materials varies with installation, maintenance, and quality of materials. The link below includes a general guideline for life expectancy for common building materials.
Standard Estimated Life Expectancy Chart for Homes

Grading and Drainage: Drainage Type

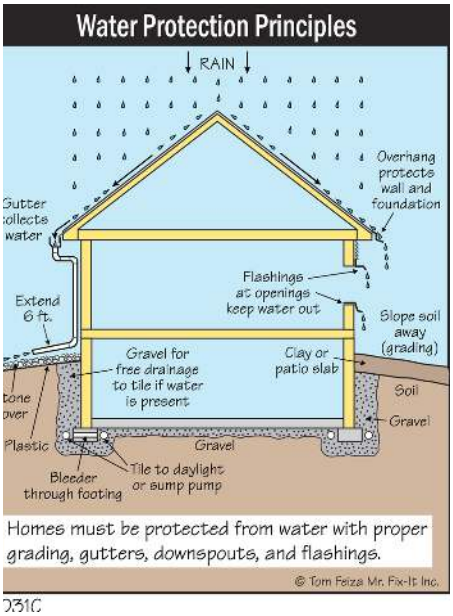
Exterior Foundation

Downspout to grade

The proper diverging of rain water away from the house is a crucial aspect of keeping foundations and basements dry. It is recommended that all surface drains be directed at least 4 feet away from the foundation any underground drainage pipes are not within the scope of this home inspection I recommend their non-visible sections and all outlets be investigated prior to settlement by a qualified professional.

Important note: the interior of downspouts and underground drains cannot be visually inspected and may contain hidden defects such as clogged gutters or holes not visible. I highly recommend a though inspection of the downspouts prior to settlement. Consider a video scope inspection.

Article on Proper Drainage



Grading and Drainage: Direction

Neutral

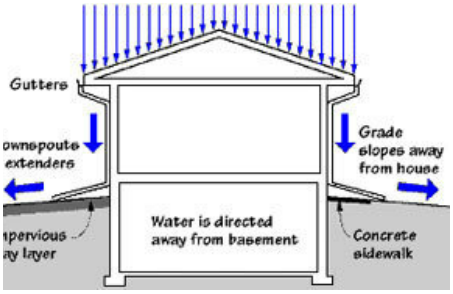
Definitions:

Positive - At the time of the inspection, the grading around the house appeared to be sloped away from the house to allow for proper drainage of rainwater. Any specific recommendations will be mentioned in the report below.

Neutral - At the time of the inspection, I observed grading against the house that could potentially collect water and create an avenue for moisture to enter the home. Neutral grades should be inspected regularly in order to access if they are adequate in directing water away from the house. Any specific recommendation will be mentioned in the report below.

Negative - At the time of the inspection, I observed a negative grading against the house that could potentially collect water and create an avenue for moisture to enter the foundation. Negative grading should be addressed ASAP as damage to the structure can result quickly. Specific conditions and recommendations are mentioned in comments below.

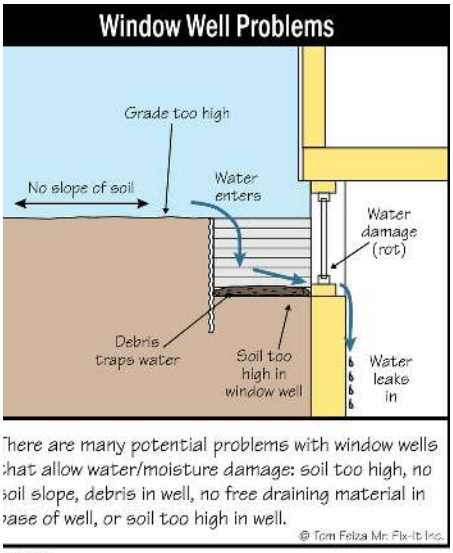
Prevent basement water problems



Grading and Drainage: Window wells

Exterior foundation wall

I observed one or more window wells at the exterior of the home. Basement window wells may become vulnerable to moisture problems. Consider installing window well covers to repel excess water if they do not already have covers.



1330

Flashing & Trim: Material

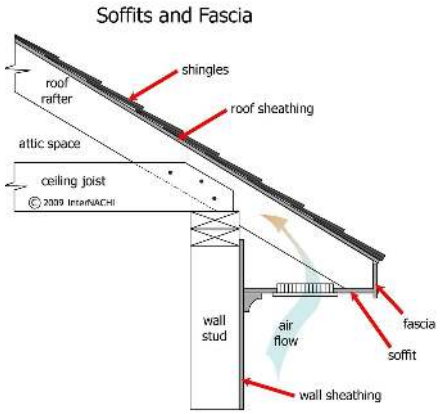
Aluminium

At the time of the inspection, the flashing and trim appeared to be in good condition. Any recommendations will be listed separately in the report.

Eaves, Soffits & Fascia: Material

Wood, Painted, Aluminium

The **eaves** are the edges of the roof which overhang the face of a wall and, normally, project beyond the side of a building. The eaves form an overhang to throw water clear of the walls. The **soffit** is the underside of the eave whereas the fascia is the outward-facing vertical portion. Under ideal circumstances, the air flow depicted in the diagram below should be present. If not you may want to consider upgrading the ventilation system. The **fascia** is the vertical face of the roof edge that covers the roof rafters. It is usually positioned behind the gutter.



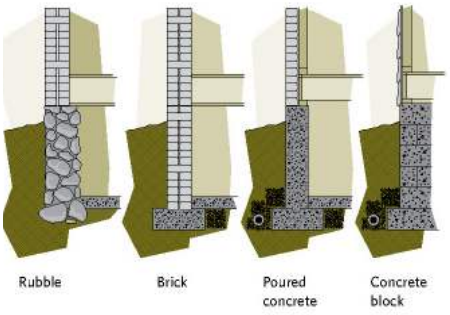
Ideal circumstances

Foundation Wall Exterior: Type

Concrete block

Foundation walls are an important structural component of a home. However they are vulnerable to water penetration at all times. It is important to know that not all walls perform the same with regards to moisture penetration into the basement or crawlspace. Even if a wall is structurally sound it may transfer moisture into the interior. Older hand laid stone walls can be very porous and will allow water to enter the interior space easily. Brick or concrete block wall are less porous but still are vulnerable to moisture penetration, especially during heavy rail. Poured concrete and Superior wall systems provide greater protection against moisture penetration but are still vunerable.

Please note carefully the type of foundation wall system noted here. In all types care must be taken to regularly examine the exterior grading and roof spouting surrounding the foundation to avoid unnecessary water entering the basement or crawlspace.



Most common in Pennsylvania

Service Entrance Conductors and Grounding: Entrance

Below Ground

At the time of the inspection the service conductors appeared to be in good condition. Any defects will be listed separately in the report.

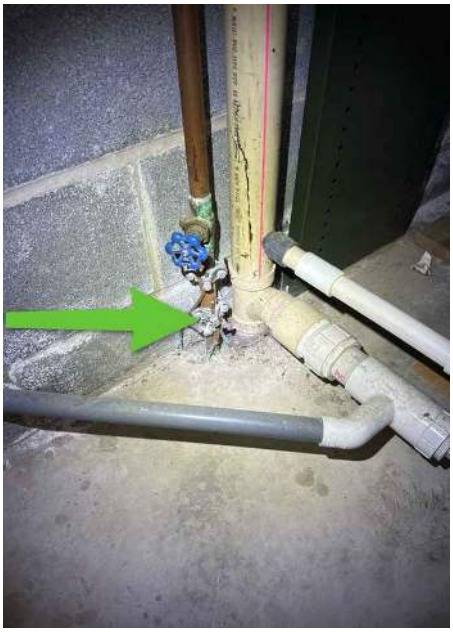
Utility Responsibility

Service Entrance Conductors and Grounding: Grounding method

Basement

Copper water line

Grounding is a method of giving electricity the most effective way to return to the ground through the service panel. When the electricity is on, current flows from the panel to the outlet or device to power it up. The neutral wire is the return path for unused current. The ground wire is an additional path for electrical current to return safely to the ground without danger to anyone in the event of a short circuit.



Exterior Doors: Types

Single Swing, Emergency egress, Automatic sliding door

All exterior doors were inspected for proper functioning, safety, and any materials defects. Electric garage door openers were tested for safety features including either electronic eyes or pressure sensitive closures.

Exterior Doors: Material

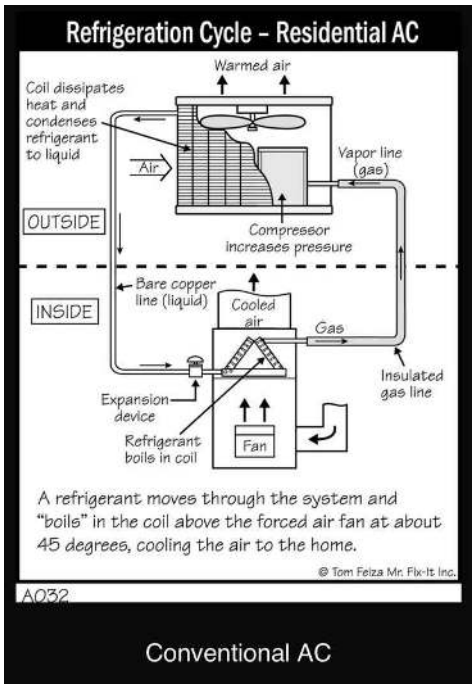
Glass, Steel, Aluminum

At the time of the inspection the exterior entry door appeared to be in good condition. Any recommendations will be listed separately in the report.

Outside A/C unit - System #1: Exterior AC unit and age

2005 Year

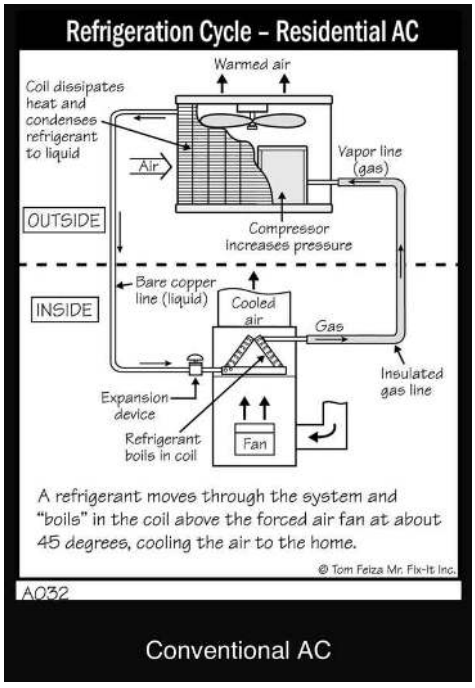
Compressor age



Outside A/C unit - System #2: Exterior AC unit and age

2022

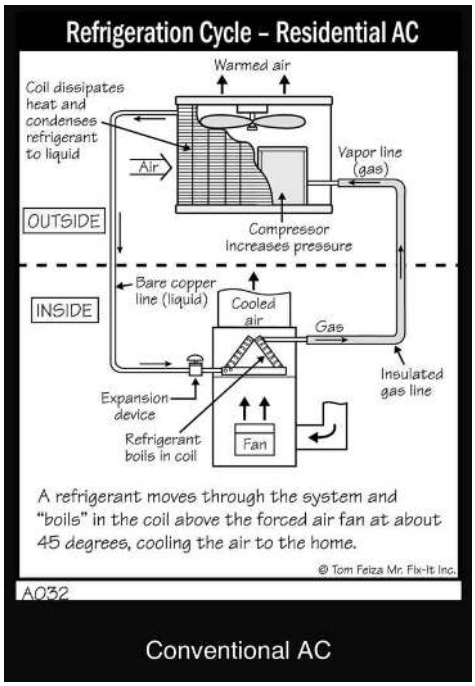
Compressor age



Outside A/C unit - System #3: Exterior AC unit and age

2011

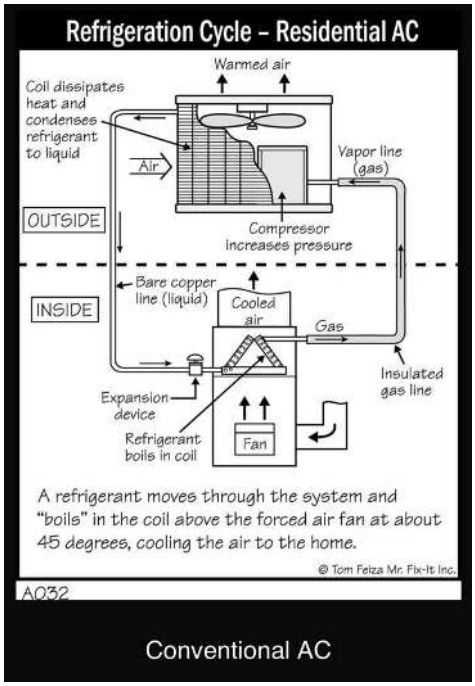
Compressor age



Outside A/C unit - System #4: Exterior AC unit and age

2010

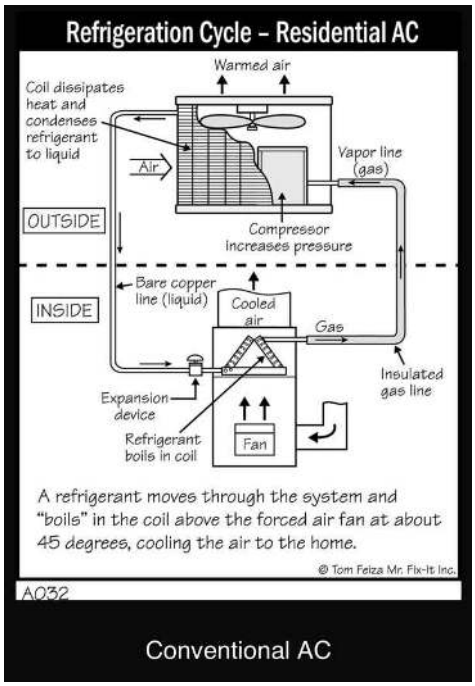
Compressor age



Outside A/C unit - 2nd floor: Exterior AC unit and age

2003

Compressor age



Exterior Venting: Exterior dryer vent

2nd Floor Rear roof

The dryer vent allows for moisture and lint to exit the house. It should be regularly maintained. If not it can become a fire hazard*. In order to prevent a possible fire, I recommend periodic cleaning.

If the dryer vent cap was visible and within reach, I inspected the opening. If it was not visible or within reach (see limitation section), I recommend this be inspected prior to settlement and become part of regular home maintenance afterward.

See limitation comments in this section for further information.

*Dryer vent piping that becomes clogged is a leading cause of house fires.

How to Clean Dryer Vents

Exterior Paint: Lead Paint

Safety Concern - Any home built before 1978 may have lead paint somewhere unless it was completely gutted and rebuilt. This is not an inspection for lead based paint. See note under environmental concerns.

Vegetation: Trees and shrubs

Present and maintained

A home inspection includes making an assessment of vegetation that comes into contact with the home. Plants and branches, even at full growth, should be kept 12-18 inches away from house siding, roof, and windows. Keep the trees and their roots away from the foundation. Plants or trees in contact or in close proximity to the home can provide pathways for wood destroying insects to enter the house and can damage the exterior walls, windows, roofs, and foundations.

Article on landscaping and your house

Retaining Wall: Material

Concrete, Block

At the time of inspection the retaining wall appeared to be in good condition. Any recommendations will be listed separately in the report.

Limitations

Grading and Drainage

UNDERGROUND DRAINAGE

2 LOCATIONS

At the time of inspection I observed downspout drainage that entered underground piping in one or more places. In certain municipalities storm drains are connected to the public sewer system. It is not always possible to determine where these underground pipes deposit their water. I recommend a qualified professional to investigate with a video scope where these underground pipes empty and to confirm that adequate drainage is taking place away from the house.


Rear Right Side


Front Left Side

Foundation Wall Exterior

FOUNDATION WALL NOT COMPLETELY VISIBLE

At the time of inspection the foundation wall was not completely visible from the exterior. Hidden damage may exist. I recommend a qualified professional to evaluate the condition of the exterior foundation wall at this location.

Exterior Hose Bibs

MISSING HANDLE, NOT INSPECTED

2 LOCATIONS

At the time of the inspection, there was no handle on the hose bib therefore I was unable to inspect it. I recommend the hose bib be inspected prior to settlement in order to confirm there are no defects.


Right Side


Left Side

Comments

3.2.1 Walkways

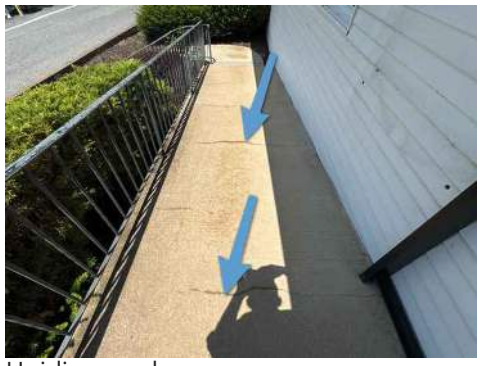
Maintenance

CONCRETE CRACKING -MINOR

FRONT

At the time of the inspection the walkway showed signs of minor cracking. In many cases this kind of cracking is superficial and stress or settlement related. A qualified professional can provide a more accurate evaluation and recommend repair options, if necessary.


Hairline cracks on walk


Hairline cracks on ramp

3.3.1 Driveways

Material Defects

DRIVEWAY - ASPHALT CRACKING - SIGNIFICANT

DRIVEWAY

At the time of the inspection the driveway showed signs of significant cracking. In order to maintain a serviceable surface, the driveway should be free from cracking and maintained with top coating.

Because the photo is representative of more than one crack I recommend a qualified professional to evaluate the entire driveway and repair.


Rear


Front

3.4.1 Grading and Drainage

Material Defects

DOWNSPOUT DISCONNECTED

REAR LEFT SIDE

I observed one or more disconnected downspout(s). This can allow water to enter the foundation causing damage to the foundation wall and foundation. Drainage spouting should be run a minimum of 4 feet away from the foundation. I recommend a qualified professional to properly extend the downspout.

3.8.1 Porches, Balconies, Steps and Railings

Material Defects

RUSTING METAL RAILINGS

LEFT SIDE BASEMENT STEPS

At the time of the inspection, I observed rust on the surface of the metal railing. The railings should be repaired or replaced by a qualified professional.


Base of post rusted


Rusted all the way through

3.10.1 Service Entrance Conductors and Grounding

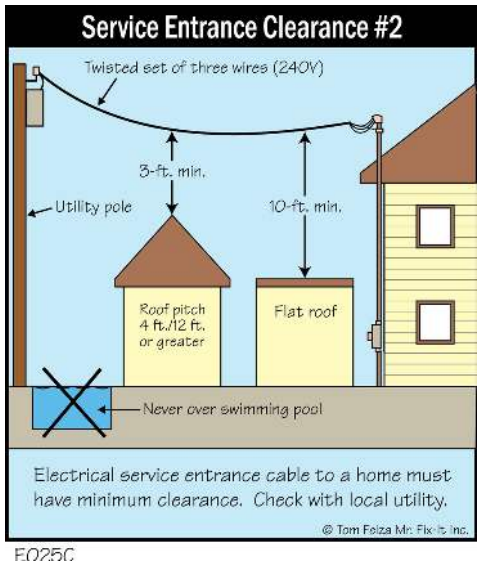
Material Defects

SERVICE ENTRANCE - CLEARANCE TOO CLOSE

FRONT FLAT ROOF

When inspecting the home I observed the electrical supply wire was less than the recommended distance away from human touch. Clearance should be 3' horizontally away from a stair landing, deck or balcony and 10' above a walking service deck or balcony. I recommend a qualified professional to evaluate and safely relocate the service entrance drop.


Power cable too close to roof



E025C

3.11.1 Exterior Doors

Material Defects

DOOR DAMAGE

REAR LEFT SIDE

I observed an exterior door that was damaged and in need of repair or replacement. See photo description. I recommend a qualified professional to evaluate in order to determine how best to repair.


Metal skin detached from door

3.12.1 Outside A/C unit - System #1

Recommendations

AC COMPRESSOR - NEARING END OF USEFUL LIFE

UNIT #1 - 19 YEARS OLD

At the time of the inspection, the outside A/C compressor was at nearing the end of its useful life. The average replacement life of a unit is 15-20 years depending on the manufacturer. Some units may last longer.

Have a licensed HVAC technician fully evaluate this unit prior to settlement. Discuss the pros/cons of replacement at this time vs. waiting. If replacement is not elected at this time, **consider budgeting for replacement in the future.**

3.14.1 Outside A/C unit - System #3

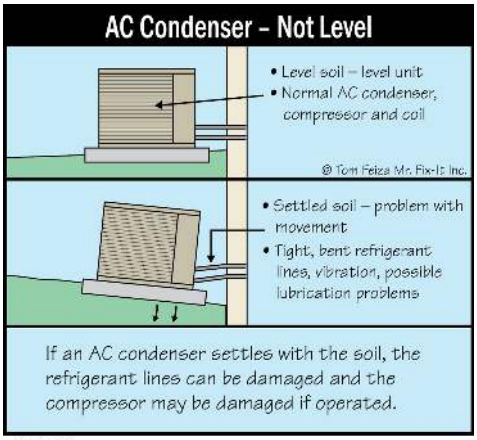
Maintenance

AC COMPRESSOR UNITS NOT LEVEL

REAR - 3 UNITS

At the time of the inspection, I observed the AC outside unit to be out of level. For a condenser unit to function effectively and to avoid damage it is important that the unit is installed and maintained in a level position. I recommend a qualified professional to level the unit.

Why AC condenser unit needs to be level



AC37C


Out of level


All three units tilted backward

3.16.1 Outside A/C unit - 2nd floor

Material Defects

AC COMPRESSOR - END OF USEFUL LIFE

ROOF UNIT - 21 YEARS OLD

At the time of the inspection, the outside A/C compressor was at **the end of its useful life**. The average replacement life of a unit is 15-20 years depending on the manufacturer. Some units may last longer.

Have a licensed HVAC technician fully evaluate this unit prior to settlement. Discuss the pros/cons of replacement at this time vs. waiting. If replacement is not elected at this time, **consider budgeting for replacement in the future.**

4: INTERIORS

		IN	NI	NP	C
4.1	Interior Photos	X			
4.2	Ceilings	X			X
4.3	Walls	X			X
4.4	Windows	X			X
4.5	Floors	X			X
4.6	Doors	X			X
4.7	Countertops & Cabinets	X			
4.8	Paint	X			
4.9	Interior trim	X			
4.10	Steps, Stairways & Railings	X			
4.11	Emergency Egress	X			

IN = Inspected NI = Not Inspected NP = Not Present C = Comments

Information

Floors: Floor Covering
Carpet, Vinyl, Vinyl laminate

Countertops & Cabinets: Cabinetry Material
Wood

Countertops & Cabinets: Countertop Material
Laminate

Emergency Egress: Status
Present and functional

Interior areas not inspected

Important Note At the time of inspection there were areas such as, but not limited to, walls, ceilings, floors, mechanical components, plumbing fixtures, slabs and other parts of the home that **were not inspected because access and visibility was limited.** See ASHI SOP Sec.13. Prior to settlement and after the area is made accessible Precise Inspecting will return to inspect the area for a fee.

Interior components

Throughout

During the home inspection a representative sample of multiple components will be inspected. The inspector will make every effort to observe all visible components and comment on them, however not every window, door, switch, outlet, valve or faucet will be checked. Furthermore, where stored items, furniture and equipment are present visibility is limited to what can be seen without moving items. As a result, certain components cannot be inspected. It may be prudent to return for a re-inspection after these items are removed.

Interior Photos: Lobby Photos

Photos


EXIT

Interior Photos: Front desk Photos

Photos






Interior Photos: Exam room Photos

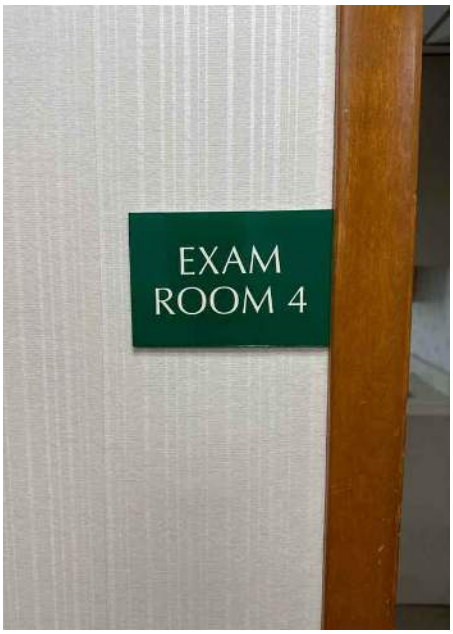
Photos











EXAM
ROOM 4




EXAM
ROOM 5





EXAM
ROOM 6




EXAM
ROOM 7



EXAM
ROOM 8




EXAM
ROOM 9



EXAM
ROOM 10


EXAM
ROOM 11


OFFICE
MGR.





EXAM
ROOM 12




Interior Photos: Hall Photos

Photos









Interior Photos: 1st floor kitchen

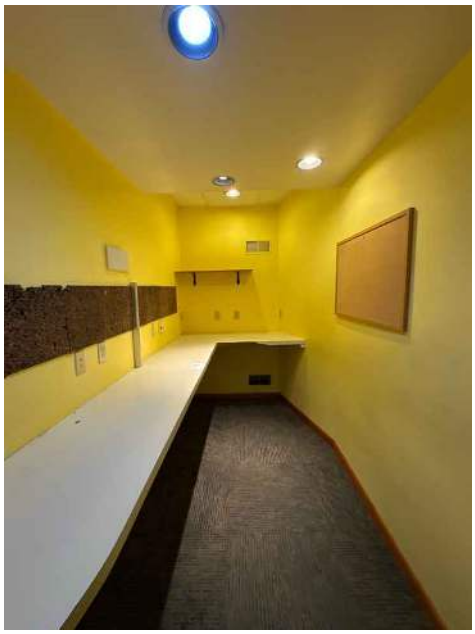
Photos




Interior Photos: **Misc. 1st floor Photos**

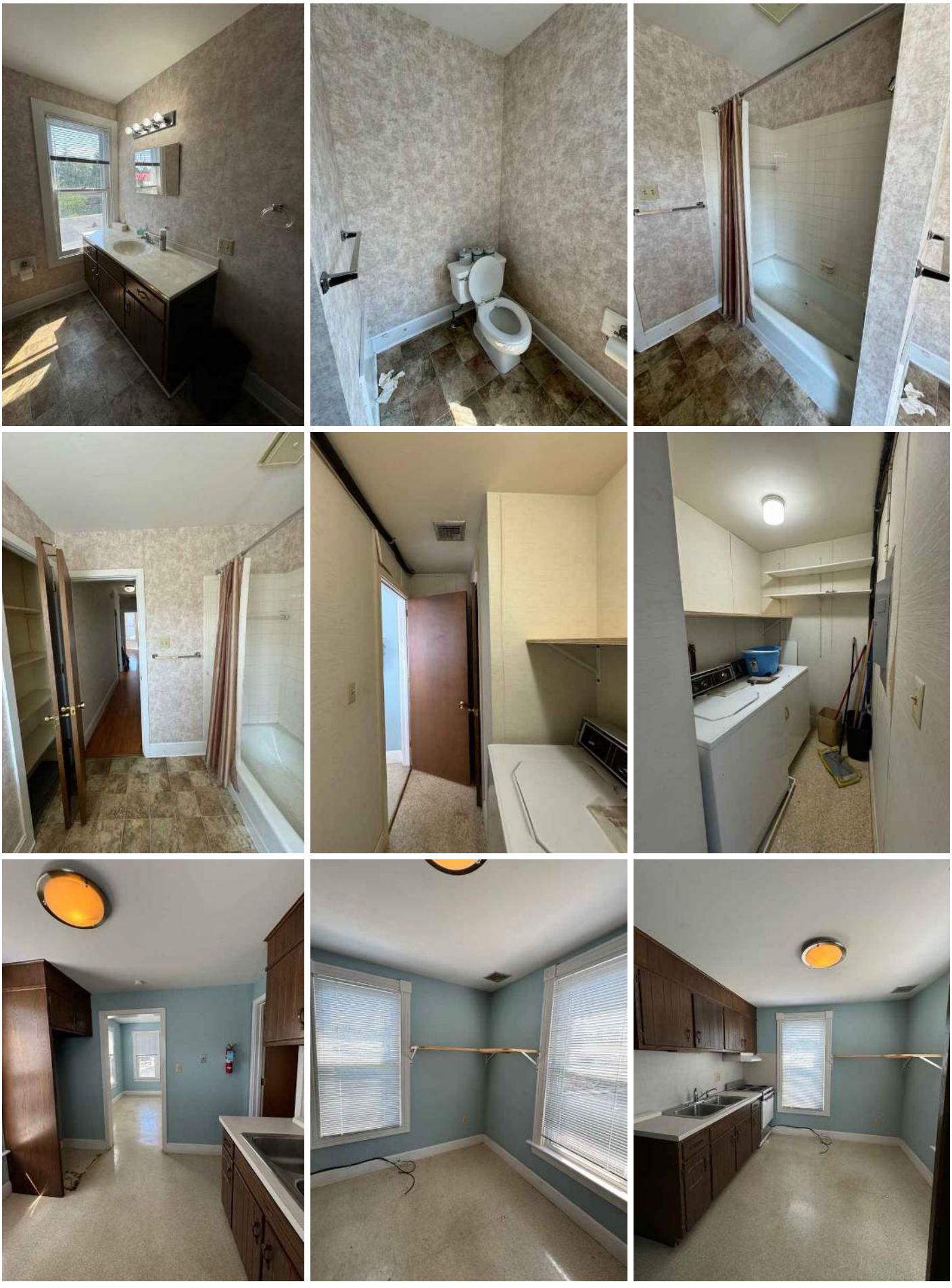
Photos






Interior Photos: 2nd Floor Photos

Photos











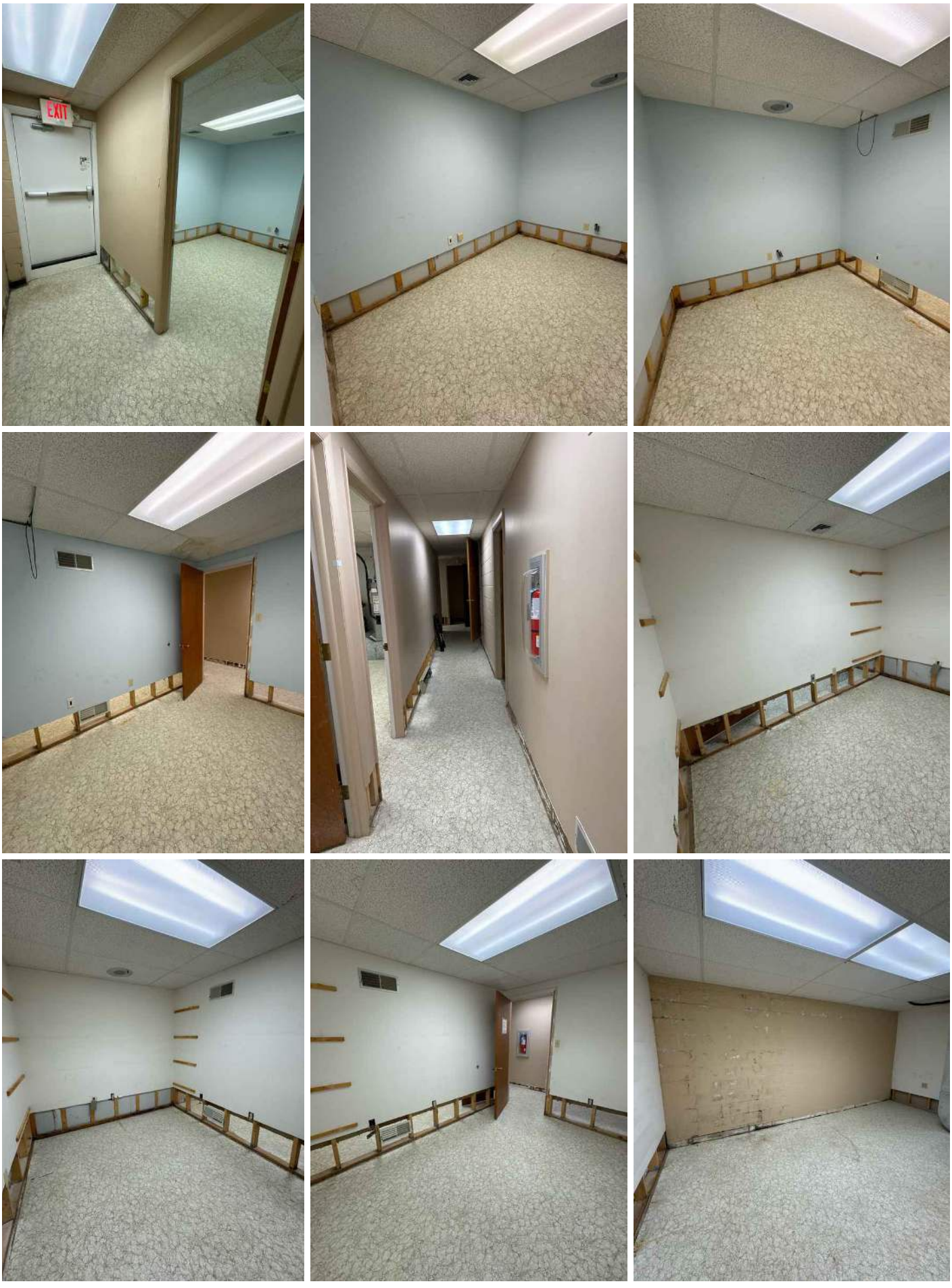







Interior Photos: Finished basement

Photos



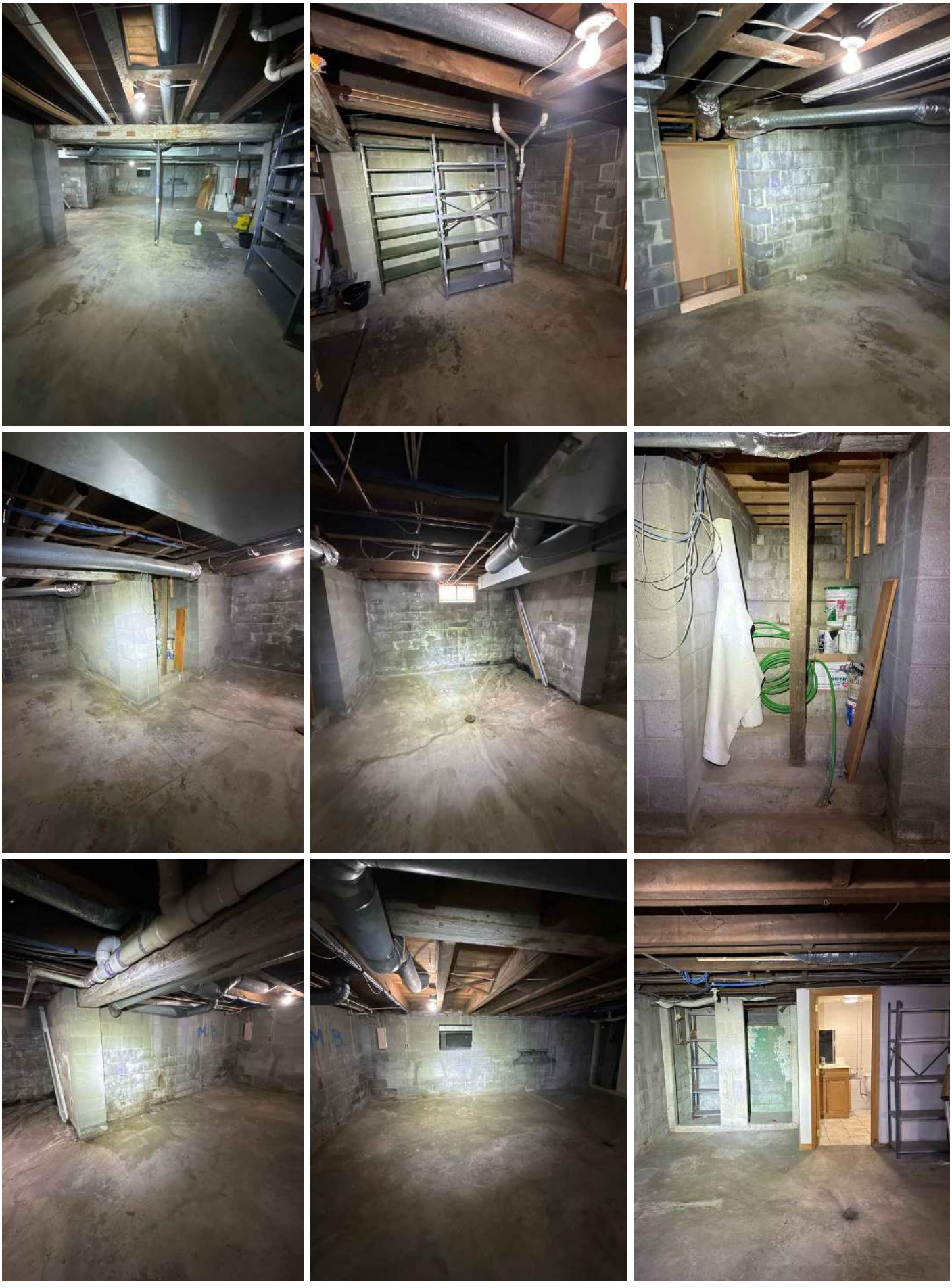


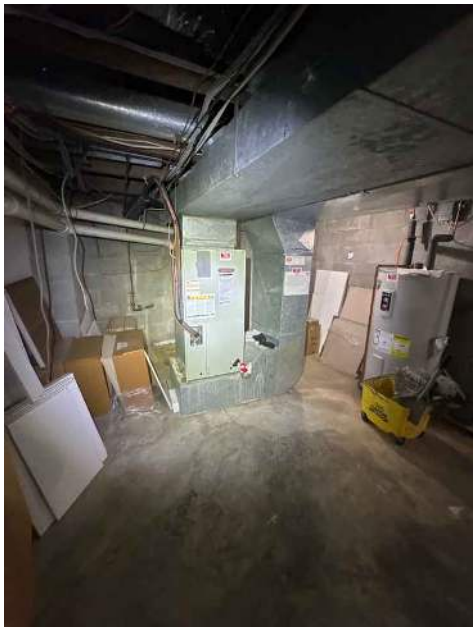





Interior Photos: Right side utility room

Photos




Interior Photos: Left side utility room

Photos

Ceilings: Ceiling Material

Drywall, Plaster, Suspended Ceiling Panels

Ceilings will be inspected for structural defects and significant damage. Most cracks and defects are considered cosmetic when it comes to ceiling surfaces and are not considered a part of a home inspection.

Walls: Wall Material

Drywall, Plaster

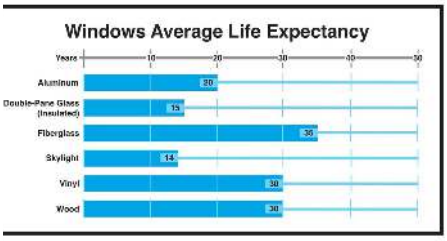
At the time of the inspection the walls appeared to be in serviceable condition. Any defects will be listed separately in the report.

Walls will be inspected for structural defects and significant damage. Most cracks and defects are considered cosmetic when it comes to ceiling surfaces and are not considered a part of a home inspection.

Windows: Window material

Vinyl, Wood

The life expectancy of windows can be 20-40 years depending upon materials, climate conditions and manufacturer. See charts of averages below.



Averages

Windows: Window Type

Single Pane, Thermal, Casement, Hopper

At the time of the inspection the windows appeared to be in good condition. Any defects will be listed separately in the report. Any storm windows present were not inspected as they are not included in an ASHI home inspection.

Doors: Type

Solid core panel, Hollow core panel

At the time of the inspection the interior doors appeared to be in good condition. Any recommendations will be listed separately in the report.

Paint: Lead Paint

Various possible locations

Any home built before 1978 may have lead paint somewhere unless it was completely gutted and rebuilt. This is not an inspection for lead based paint. See note under environmental concerns.

Limitations

Windows

STORM WINDOWS AND SCREENS NOT INSPECTED

The inspection of storm windows and window screens are not included in an ASHI home inspection. See the ASHI Standards of practice in this section marked “Standards”.

Doors

STORM DOORS NOT INSPECTED

The inspection of storm doors are not included in an ASHI home inspection. See the ASHI Standards of practice in this section marked “Standards”.

Comments

4.2.1 Ceilings

Maintenance

CEILING STAIN FROM PAST LEAK

2 LOCATIONS

I observed a ceiling stain that appears to be the result of a past leak above. There was no moisture evident at the time of the inspection and the area appeared to be structurally sound.

Note: A moisture content of between 6%-16% is considered normal for building materials.


Close up stain close up

Dry on Meter


Rear Left Side Closet 1st Floor


Rear Left Side Basement

4.3.1 Walls

MOLD-LIKE SUBSTANCE

1ST FLOOR - REAR LEFT SIDE CLOSET

Recommendations

At the time of the inspection, I observed a mold like substance. Mold has the potential to cause health problems. Molds produce allergens and irritants. Inhaling or touching mold or mold spores may cause allergic reactions in sensitive individuals. I recommend an evaluation by a qualified professional to evaluate and recommend a treatment plan.

This home inspection is not an inspection for mold and the inspector is not required to identify every potential location that mold may exist. Mold can be present in any home and may exist in other areas of the home. While this inspection attempts to detect high moisture conditions that can lead to mold growth, be advised that mold can grow in areas (hidden or in view) which are beyond the scope of this inspection. Unless specifically ordered, signed for and paid for this inspection will not identify the presence of any kind of mold or airborne particulates. **If mold is a concern to you, you should obtain a mold test from Precise Inspecting** and under a separate contract prior to the end of the inspection contingency. Recommended reading - A Brief Guide to Mold Moisture and Your Home

Possible mold spots in closet


Close up

4.4.1 Windows

Material Defects

SASH MECHANISM WORN/BROKEN

3 WINDOWS

Safety Issue - At the time of the inspection the sash mechanism was significantly worn or broken on one or more windows. The window(s) opened, but would not stay open correctly. Operable windows should have smoothly operating hardware. I recommend having the window evaluated and repaired or replaced by a qualified professional.


Front waiting room


Exam room 1

4.4.2 Windows

Maintenance

OLDER WOOD WINDOWS

2ND FLOOR - 12 LOCATIONS

At the time of the inspection, the home had one or more older wooden windows. These windows can last 50 -100 years or more. They may even outlast vinyl windows but they are less efficient and require more maintenance. For example, broken glass, periodic painting, re-glazing and sash chord replacement are necessary. I recommend a qualified professional to evaluate all the wooden windows to assure that they are operational. In addition, ask the professional to offer cost comparisons on replacement vs. repair.

4.4.3 Windows

Recommendations

CRACKED GLASS

2ND FLOOR LEFT SIDE OFFICE

At the time of the inspection I observed a window with cracked glass. I recommend a qualified professional to repair.

4.4.4 Windows

Material Defects

SASH CORDS MISSING, BOTH SIDES

2ND FLOOR - 7 WINDOWS

At the time of the inspection both sash cords were broken on one or more windows. Sash cords are necessary for a window to open and close properly. When both cords are missing the heavy sash can crash down causing bodily injury. I recommend a licensed professional to replace the sash cord or install hardware that will repair the sash. See link below.


Example sash cord broken


2nd Floor Office


2nd Floor Front room

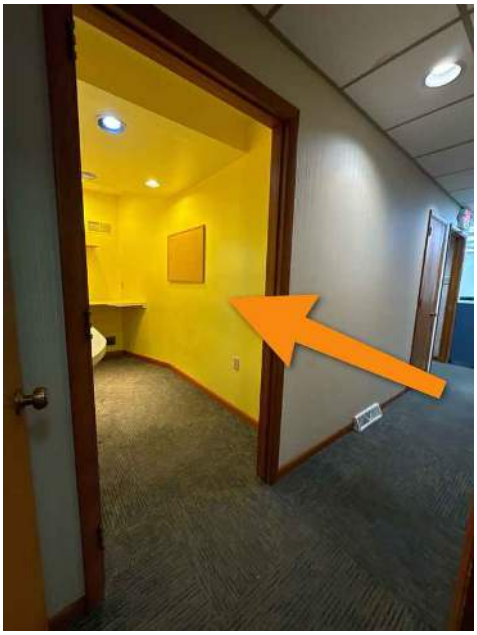
4.6.1 Doors

Recommendations

DOOR MISSING

1ST FLOOR - FRONT RIGHT SIDE HALL

At the time of the inspection there was one (or more) interior door that was missing. I recommend a qualified professional to install a new door in this location.



5: STRUCTURAL COMPONENTS

		IN	NI	NP	C
5.1	Attic, Roof and Ceiling Structure	X			
5.2	Wall and Ceiling Structure	X			
5.3	Basement	X			X
5.4	Floor Structure	X			X
5.5	Crawlspace	X			
5.6	Foundation Structure	X			X

IN = Inspected NI = Not Inspected NP = Not Present C = Comments

Information

Attic, Roof and Ceiling Structure: Attic structure and material

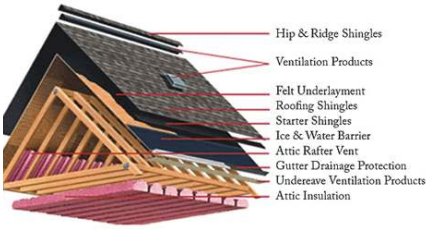
Dimensional wood, Wood plank

Wall and Ceiling Structure: Material

Wood

Floor Structure: Material

Wood dimensional, Plank, Plywood, Steel columns, Block columns, Wood Beam, Steel Beam



Crawlspace: Inspection Method

Crawlspace

Crawlspace entered

Foundation Structure: Type

Full basement, Crawlspace

Old Home

Older homes like this one can be a challenge to inspect and report on. Building techniques and materials are often not uniform and codes have changed. In the era that the house was built there was little consideration for energy conservation and not as many code requirements and architectural disciplines for residential buildings as there are today. Yet these older homes paved the way for some of the conveniences and architectural considerations we take for granted today. I inspect these older homes considering their age and what we know of the building practices at the time. I focus on structural integrity for continued longevity, items that are costly to repair or replace, and factors that affect the occupant's safety. Elements that get less scrutiny than new homes include things like wavy walls, springy floors, squeaky floors, out of plumb or square walls, door and floors, plumbing fittings, installation techniques, venting and insulation, and certain electrical issues etc. Some things that might be considered defects in new homes are listed as maintenance items here. The point is; I inspect these homes not by today's standards but for what they are relative to their period.

Attic, Roof and Ceiling Structure: Inspection Method

Attic

Attic entered

I made a good faith effort to inspect the attic and its structural components (framing, sheathing, and insulation). An inspector is not required to traverse attic load-bearing components that are concealed by insulation or by other materials or to enter areas that are only accessible through an opening less than 16" x 24".

Attic, Roof and Ceiling Structure: Attic Photos

Wall and Ceiling Structure: Wall framing inaccessable.

Overall

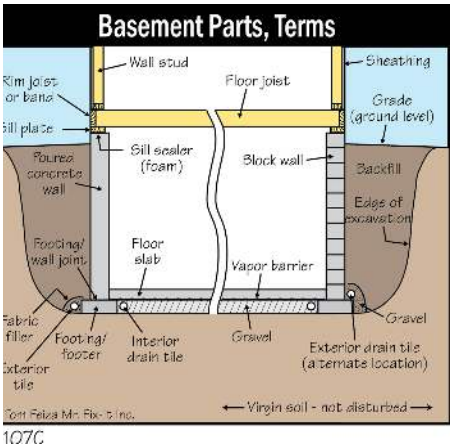
Walls appeared to be constructed properly, however, the materials used could not be inspected because of interior and exterior coverings. Hidden damage may exist.

Basement: Basements

Basement

Maintaining your basement is the single most important homeowner responsibility. You will want to correct and maintain grading, gutters, downspouts, sump pump discharge and all sources of surface water.

For safety reasons, all basement level living spaces should have 2 exits or means of egress. In the event of a fire or other emergency, this allows two escape routes. In some situations, a large window can provide this exit. If you plan on using a basement level as living space you should check with your local fire department for safety precautions.



1070

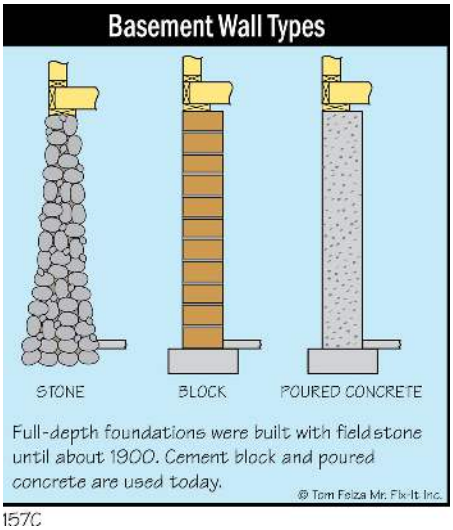
Crawlspace: Crawlspace photos

Crawlspace

Foundation Structure: Material

Masonry block

At the time of the inspection the structure of the home appeared to be in good condition. Any defects will be mentioned specifically in the report. it should be noted that stone, brick and concrete block foundations are considered “pourous” and will easily allow moisture to pass for the outside to the inside. This is an informational comment. If moisture is visible at the time of inspection it will be noted in a separate comment below with photos.



1570

Limitations

Attic, Roof and Ceiling Structure

ATTIC, ACCESS LIMITED

ATTICS AND KNEE WALLS

Access to some parts or all of the attic above the ceiling and knee walls was limited (cathedral ceilings would be one example). As a result, I was not able to fully inspect this area. Hidden material defects may exist including moisture issues. For further information on the limitations of inspecting attics with limited access see ASHI SOP

Basement

BASEMENT, LIMITED OR NO ACCESS

BASEMENT

Basements are one of the most vulnerable areas of a home or property for several reasons.

1. It's proximity to moisture from both the outside and inside.
2. Important mechanical components are located here such as electrical, HVAC, and especially plumbing.
3. The location of critical structural components.

Although every effort is made to thoroughly inspect the basement, when access is limited or none nonexistent a thorough inspection cannot be made. Some examples would be:

1. Areas blocked by stored items.
2. Generally cluttered conditions.
3. Wall and ceiling coverings including suspended ceilings.
4. Insulation
5. Areas out of reach with limited visibility.

Hidden damage may exist. It is recommended that arrangements be made for access prior to settlement so that a qualified professional can inspect these areas.

Floor Structure

VIEW OF FLOOR STRUCTURE LIMITED OR INACCESSIBLE

When, at the time of the inspection, most or all of the floor structure in the home is inaccessible a complete inspection of the floor structure is not possible. Hidden damage may exist. Some examples are:

1. Slab on grade construction.
2. Ceiling and wall coverings.
3. Inaccessible rooms or crawlspaces.
4. Stored items that obstruct views.

It is recommended that arrangements be made for access prior to settlement so that a qualified professional can inspect these areas.

Crawlspace

CRAWLSPACE ACCESS LIMITED OR INACCESSIBLE

CRAWLSPACE

Inspecting crawlspaces presents unique challenges to the home inspector. While every effort is made to access and inspect crawlspaces there are limitations that prevent a comprehensive inspection. The ASHI SOP gives a detailed explanation. Some of these limitations are:

1. The presence of stored items or excess building materials.

2. Insulation, including sill plate insulation.

3. Standing water

4. No access panels, undersized panels, or secured panels.

5. Undersized access panels. (The inspector is not required to enter under-floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches)

6. Areas that may, in the opinion of the inspector, be dangerous to the inspector or may result in damage to the property.

In these and other cases, the inspector was not able to fully inspect the components. Hidden material defects may exist. It is advised that a qualified professional be consulted who can provide access for a more thorough inspection.

Foundation Structure

LIMITED OR NO VISIBILITY

Not all of the main structural components of the property's foundation were visible at the time of inspection. A General Home Inspection does not include an evaluation of structural components that are hidden. This includes areas behind insulation, floor, wall, and ceiling coverings or where access is restricted because of stored items. An inspector is not required to enter areas where opening are small or that he deems to be unsafe. Where these conditions are present hidden damage may exist that requires a separate inspection by a qualified professional.

Comments

5.3.1 Basement

Recommendations

MOLD LIKE SUBSTANCE

BASEMENT 2 LOCATIONS

I observed a mold like substance. See photos. Mold has the potential to cause health problems. Molds produce allergens and irritants. Inhaling or touching mold or mold spores may cause allergic reactions in sensitive individuals. I recommend an evaluation by a qualified professional to evaluate and recommend a treatment plan.

This home inspection is not an inspection for mold and the inspector is not required to identify every potential location that mold may exist. Mold can be present in any home and may exist in other areas of the home. While this inspection attempts to detect high moisture conditions that can lead to mold growth, be advised that mold can grow in areas (hidden or in view) which are beyond the scope of this inspection. Unless specifically ordered, signed for and paid for this inspection will not identify the presence of any kind of mold or airborne particulates. **If mold is a concern to you, you should obtain a mold test from Precise Inspecting** and under a separate contract prior to the end of the inspection contingency. Recommended reading - A Brief Guide to Mold Moisture and Your Home


Rear Basement


Right Side Basement

5.3.2 Basement

Material Defects

SIGNS OF WATER DAMAGE

REAR BASEMENT

I observed signs of water damage in portions of the basement. It is not entirely clear where the water came from or if it will continue to be an issue. Contact the seller for information on the damage and a qualified professional to evaluate and repair these areas.


Base of finished walls removed


Moisture stains on rear basement wall


Close up of moisture stains on block and drywall

5.4.1 Floor Structure

Recommendations

SPLIT-JACKS

BASEMENT 2 LOCATIONS

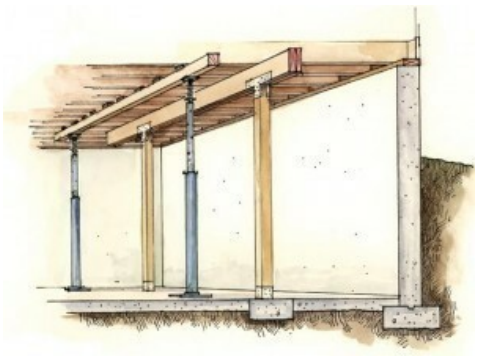
At the time of the inspection, I found one or more split-jack posts that were being used to support the main structural components of the home. These support posts were not approved for permanent use in supporting main beams in structures. When used, they represent a temporary support system. I recommend a qualified professional to evaluate and replace.

Some split jacks comply with FHA/HUD specifications, but not all. There must be a label specifying that it complies.

Problems with Split Jacks


Appear to be load bearing


Split jacks supporting beams


Proper replacement for split jacks

5.6.1 Foundation Structure

Maintenance

EFFLORESCENCE

3 LOCATIONS

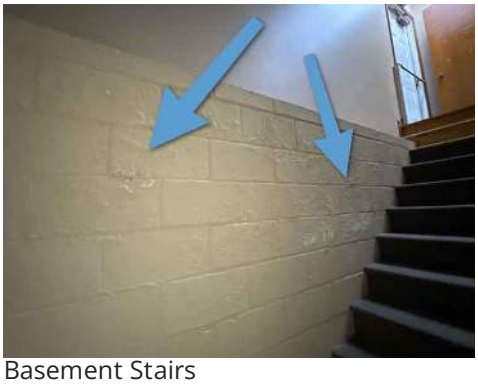
At the time of the inspection, I observed the presence of efflorescence on the foundation walls. Efflorescence is the term most commonly used to describe the deposit of crusty white mineral salts that appear on a masonry surface (concrete, render, brick or mortar) that have leached out from within the substrate when moisture migrates through it.

It is important to distinguish between "moisture" penetration and "water" penetration. Efflorescence result from moisture transfer. This problem should be evaluated by a professional because there are multiple reasons why it occurs.

Efflorescence


Close up


Rear Right Side Basement


Basement Stairs


Left Side Basement

5.6.2 Foundation Structure

Material Defects

MOISTURE PENETRATION

RIGHT SIDE BASEMENT

Moisture appeared to be entering the foundation. See photos. Most moisture problems originate on the exterior. If the source is not identified, this moisture can cause significant damage. I recommend the exterior be evaluated in order to determine where the water is coming from and so repairs can be made to stop future water penetration.

6: INSULATION AND VENTILATION

		IN	NI	NP	C
6.1	Insulation Unfinished Areas	X			
6.2	Attic Ventilation	X			X
6.3	Crawlspace Ventilation	X			
6.4	Exhaust Systems	X			X
6.5	Vapor Barriers	X			

IN = Inspected NI = Not Inspected NP = Not Present C = Comments

Information

Insulation Unfinished Areas: Type

Blown, Cellulose, Fiberglass roll

Attic maintenance

Attic

All attic areas should be reviewed at least twice per year to ensure ventilation openings are clear and to ensure the development of mold is kept in check. Even if there is very little or no evidence of mold build-up in the attic at the time of inspection, it can reproduce and spread rapidly should conditions allow it to. Mold can be potentially hazardous and will spread when moisture enters the attic cavity and is not vented to the exterior. Any area of suspected mold should be reviewed by a qualified contractor for analysis and removal.

Attic Ventilation : Attic Ventilation Types

Windows

Whenever possible, attics should have ventilation openings high (exhaust) on the ridge and low on the eave (intake). Rising warm air moves from the eaves to the ridge.

Crawlspace Ventilation : Crawlspace Ventilation Types

No venting

ideally crawlspaces should have some form of ventilation in order to avoid moisture and mold buildup. Conventional wisdom used to bring in outside air in order to ventilate. This has been refuted because it contributes to the moisture buildup and mold in the crawlspace. A better solution is to ventilate the crawlspace by bringing conditioned air from inside the house through the crawlspace and out.

Illustration

Exhaust Systems: Exhaust systems type

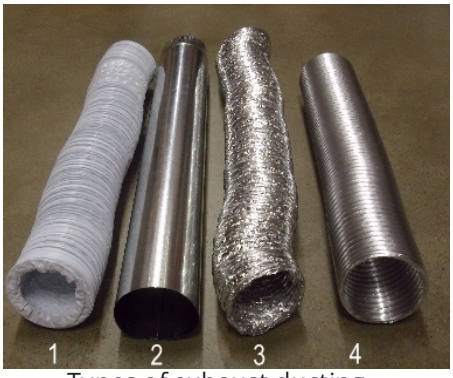
Bath Fan, Kitchen side wall, Dryer vent

An inspection of all visible exhaust fans and ducting was made. In cases where the exhaust system is inside walls, covered with insulation or otherwise not visible these components will not be inspected. Hidden damage may exist and a thorough inspection by a qualified professional is recommended.

Exhaust Systems: Ducting material

Vinyl flex

Ducting material is a key component in moving harmful moisture from the home to the outside. The quality of the material used for this ductwork is important. See more info on Ducting Material as referenced in the picture below.



Types of exhaust ducting

Exhaust Systems: Radon mitigation system

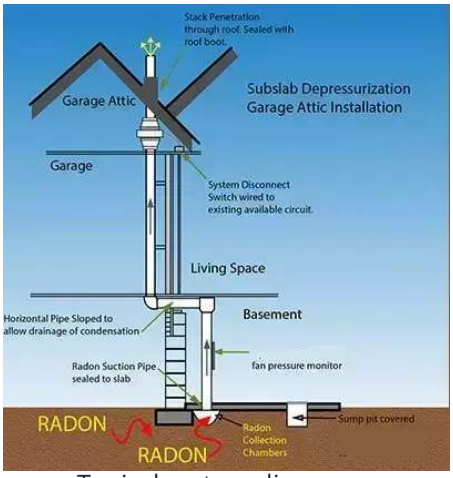
If the home has a radon mitigation system installed this inspection falls outside the ASHI Standards of Practice, however Precise Inspecting can perform a 24 point mitigation system inspection as recommended by the Pennsylvania EPA for an additional fee.

IMPORTANT - The Environmental Protection Agency recommends radon testing every 2 years for homes that have an installed radon mitigation system present and every 5 years in homes that do not have a mitigation system but have levels below 4.0 Pci/l.

I recommend a PA DEP licensed professional perform a radon test in each separate structural zone per PA DEP guidelines. This test can be performed by **Precise Inspecting**. We are licensed radon measurement specialists. If high levels of radon exist, mitigation should be performed by a separate licensed radon mitigation company.

PA DEP requires one radon test per structural zone

Please Read: **EPA's Home Buyers and Sellers Guide to Radon**



Typical system diagram

Exhaust Systems: Radon Mitigation System

Native

The inspector will identify whether an active, passive or native radon system is in place. An inspection of the system itself is not part of the ASHI home inspection SOP.

Passive refers to a pipe installed below the concrete and vented upwards and out of the house. This does not functon as a radon gas removal system. **Active** refers to an active working Radon Mitigation system that is complete with an active fan. **Native** refers to no radon system of any kind present. **It is highly recommended by the EPA to retest radon levels in a home with an existing system every 2 years.**

See Home Buyers and Sellers Guide to Radon

https://www.epa.gov/sites/production/files/2015-05/documents/hmbuygud.pdf

Vapor Barriers: Vapor barrier in attic, paper

Attic

The attic vapor barrier consisted of paper backed insulation. It appeared to be functioning as intended. Any specific defects will be mentioned in the report.

Limitations

General

INSULATION WILL NOT BE DISTURBED

ATTIC, WALLS, CEILINGS AND BASEMENTS

The visible insulation of the home will be inspected but not disturbed as per the ASHI Standards Of Practice. There may be hidden defects. In-depth inspection of the insulation and areas behind or beneath it should be evaluated by an insulating company or general contractor.

Insulation Unfinished Areas

INACCESSABLE

ATTIC FLOOR

Part or all of the attic, basement and or crawlspace ceilings and walls were covered at the time of the inspection and inaccessible. I was unable to inspect the insulation in that location. The insulation may be minimal or absent completely. Hidden damage may exist. I recommend a qualified professional evaluate the attic space to determine if insulation is present or should be added.

No visibility under floorboards

Attic Ventilation

VENTILATION MINIMAL

At the time of the inspection the attic ventilation was minimal. This can result in:

- excessive heat build up in the attic
- significantly reduce the life of the roof shingles.
- allow for excessive mold build up that can result in mold growth.
- cause the 2nd or 3rd floor of the home to be much hotter in the summer months even with air conditioning.

I recommend the attic space be evaluated to determine the cost effectiveness of installing soffit and ridge ventilation to increase air flow especially if a new roof material is installed. Old roof materials like slate or wood shingle tend to breathe better than newer materials and may not need the same type of ventilation. It should be understood that old roof structure makes for unusual challenges in meeting new home construction standards.

Comments

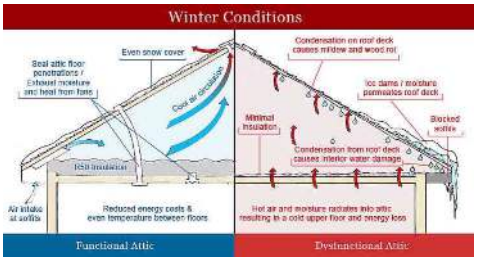
6.2.1 Attic Ventilation

Recommendations

ATTIC RIDGE AND SOFFIT VENT MISSING

ATTIC

At the time of the inspection there was no attic ridge vent or soffit venting. Ridge and soffit venting provides helpful air flow through the attic and out of the roof peak that aids in the longevity of the roofing material. Without this venting the upper floor living space may become excessively hot in the summer months. I recommend a qualified professional to evaluate and consider upgrading the home's ventilation. Consideration should be given to the relative cost vs. gain of any improvements.




Ridge vent boarded over


Does not appear to be any soffit vent

6.4.1 Exhaust Systems

Recommendations

RADON - TEST RECOMMENDED

2 LOCATIONS

Potential Health Hazard At the time of inspection a radon test was not performed. Radon is a class A carcinogen and the second leading cause of lung cancer in the USA. Not knowing your radon levels can be hazardous to your health.

The Environmental Protection Agency recommends radon testing

- **every 2 years for homes that have an installed radon mitigation system and**
- **every 5 years in homes that do not have a mitigation system but have levels below 4.0 Pci/l.**

I recommend a PA DEP licensed professional perform a radon test in each separate structural zone per PA DEP guidelines. This test can be performed by **Precise Inspecting**. We are licensed radon measurement specialists. If high levels of radon exist, mitigation should be performed by a separate licensed radon mitigation company.

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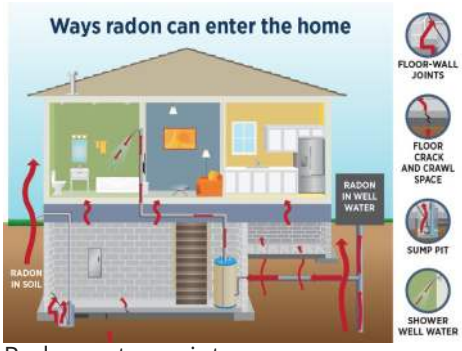


Radon entry points


Basement


Waiting room over crawlspace

6.4.2 Exhaust Systems

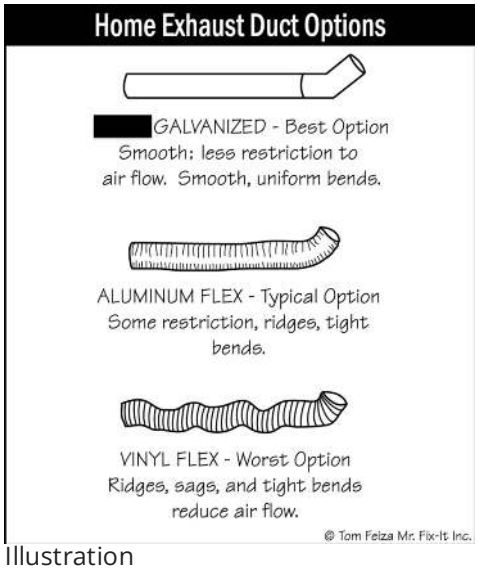
Material Defects

EXHAUST FAN(S) - W/ VINYL EXHAUSTS INTO ATTIC

ATTIC / 2ND FLOOR BATHROOM

Potential Mold issue - At the time of the inspection, I found a bathroom exhaust fan venting into the attic. When a bath exhaust vent discharges into a basement, crawlspace, attic, or another building cavity, the potential for moisture-related damage is significant.

In addition, the vent pipe material was vinyl flex which is an inferior product that is subject to cracking and leakage from moisture. I recommend a qualified professional evaluate and re-direct the exhaust venting to the exterior.



Illustration

6.4.3 Exhaust Systems

Recommendations

FAN NOISE

FRONT HALL POWDER ROOM

At the time of inspection I observed a fan that was very noisy when operated. The fan may be in need of maintenance or repair. I recommend a qualified professional to evaluate and provide recommendations.

6.4.4 Exhaust Systems

Recommendations

BATH EXHAUST FAN NOT WORKING

2ND FLOOR BATHROOM

At the time of the inspection the bath exhaust fan was not working. This may indicate that the motor has reached the end of its serviceable life or that there is an electrical problem. I recommend a professional evaluate and repair or replace.

7: HEATING - SYSTEM #1

		IN	NI	NP	C
7.1	Heat System	X			X
7.2	Heating Equipment	X			
7.3	Electric Heat	X			X
7.4	Distribution Systems	X			

IN = Inspected NI = Not Inspected NP = Not Present C = Comments

Information

Heating Equipment: Heating Unit
Electric, Heat pump

Distribution Systems: Distribution Type
Forced air

Distribution Systems: Ductwork/Piping Material
Flex, Insulated ductboard

Distribution Systems: Filter Type
Disposable

Heat System: Heat Pump

Front Basement

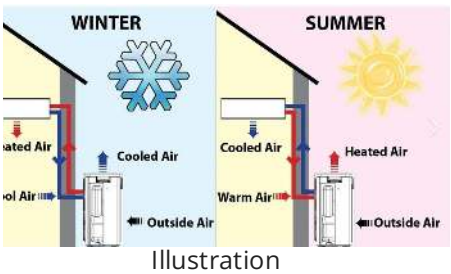
The home heating system had a heat pump. A heat pump is a very efficient method of home heating. Simply put, a heat pump is a device that uses a small amount of energy to move heat from one location to another. One advantage of a heat pump is that it moves heat instead of generating heat, giving you more energy efficiency. When the outside temperature drops below 35 the emergency backup heat turns on.

A 2006 survey by the National Association of Home Builders (NAHB) found the average life expectancy for a heat-pump system was 16 years. Additionally, experts agree that newer heat pumps will often last beyond the 15-year mark, while older systems manufactured before the '80s last for about 15 years.

Recommendation - a heat pump heating system requires regular maintenance. Important parts of the system cannot be checked in a visual home inspection. I highly recommend you engage a qualified profession contractor to more thoroughly inspect and service this system upon settlement.

When is it time to replace your furnace?

How a Heat Pump works



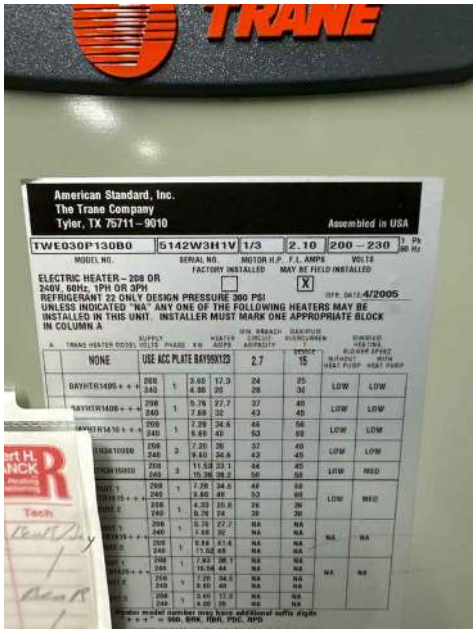
Illustration

Heating Equipment: Age

2005

Furnace age

In cases where the age of the furnace cannot be determined I recommend having an evaluation done by a professional in order to determine the condition of the furnace prior to settlement.



Heating Equipment: HVAC maintenace

Important: Heating systems are complex and have many components and they are in need of regular evaluation, repair and replacement in order for the systems to function efficiently. Filters should be changed regularly according to manufactures recommendations. During a home inspection a visual inspection of the heating system is made to confirm its functionality on the day of inspection. Many of the interior, non-visible parts can not be checked. I highly recommend a professional HVAC technician inspect this system prior to settlement or immediately after taking possession, in order to determine the future life expectancy of the system.

Electric Heat: Heat Type

Baseboard

Basement Hall

Right Side entrance

Limitations

Heating Equipment

HEAT PUMP RUN IN EMERGENCY HEAT MODE

I was not able to inspect the heating equipment due to high exterior temperatures. However, I did test the system in emergency heat mode and found it to be functioning properly. I recommend a qualified HVAC contractor examine the heating portion of the HVAC system prior to settlement.

Comments

7.1.1 Heat System

Recommendations

HEAT PUMP - NEARING END OF LIFE

UNIT #1 - 19 YEARS OLD

At the time of the inspection, the heat pump was operating but was nearing the end of its useful life. Most heat pumps have an average life of 15-20 years. I recommend the unit be serviced prior to settlement in order to determine more accurately its serviceable life.

7.3.1 Electric Heat

Recommendations

ELECTRIC BASEBOARD COVERS DAMAGED

BASEMENT HALL

The electric baseboard metal covers were loose, damaged, dented or missing. I recommend replacement by a qualified contractor.

8: AIR CONDITIONING - SYSTEM #1

		IN	NI	NP	C
8.1	Cooling Equipment	X			X
8.2	Distribution System	X			
8.3	AC Differential	X			

IN = Inspected NI = Not Inspected NP = Not Present C = Comments

Information

Cooling Equipment: AC Interior Unit

Electric

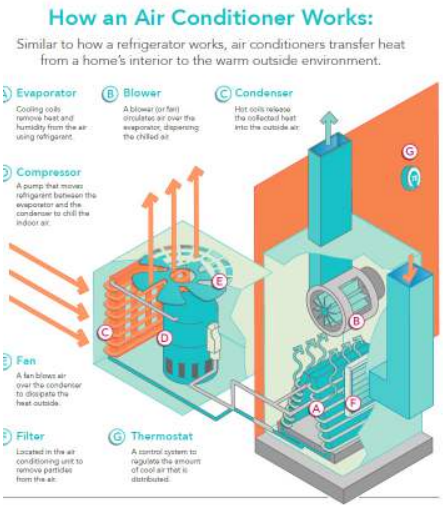
Distribution System: Air Filter

Disposable

How an A/C system works

In its most basic description, the air conditioning process involves two actions that occur simultaneously, one inside the home and one outside the home.

Inside the home (sometimes referred to as the “cold side” of the system), warm indoor air is cooled as it blows across a cold cooling coil full of refrigerant. Heat from indoor air is absorbed into the refrigerant as the refrigerant turns from liquid to gas. The cooled air is distributed back to the house.
Outside the home (sometimes referred to as the “hot side” of the system), the refrigerant gas is compressed before entering a large coil in the outdoor unit. Heat is released outside as the refrigerant turns back to a liquid and a large fan pulls outdoor air through the outdoor coil rejecting the heat absorbed from the house.
The result is a continuous cycle of heat and humidity being removed from indoor air, cool air returning to the home, and heat and humidity exiting the home. ... read more



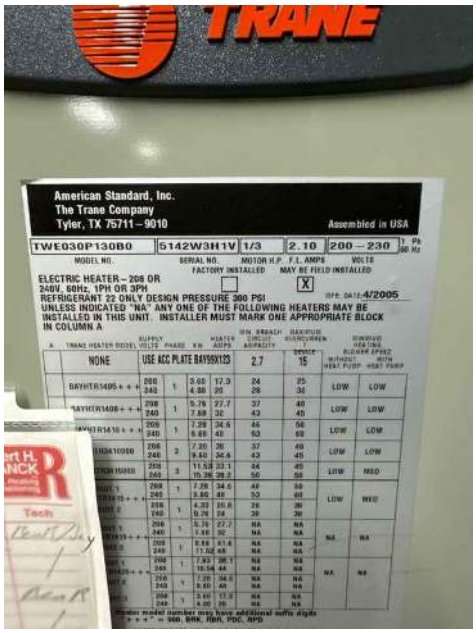
A/C system working

At the time of the inspection the A/C system was working. Any defects are mentioned separately in the report.

Cooling Equipment: Age

2005

Air conditioning systems require proper and regular maintenance in order to work efficiently. With proper care most components will last 15 to 20 years. If the unit is approaching the later end of its life, I recommend budgeting for a new unit.



Cooling Equipment: Regular maintenance recommended

At interior AC unit

Important: Cooling systems are complex and have many components and they are in need of regular service, repair and replacement in order for the systems to function efficiently. Filters should be changed regularly according to manufactures recommendations. During the home inspection a visual inspection was made of the cooling system (if the temperature was above 65º) to confirm its functionality. Many of the interior, non-visible parts will not be checked. I highly recommend a professional HVAC technician inspect this system prior to settlement or immediately after taking possession, in order to determine the future life expectancy of the system.

Distribution System: Type

Forced Air

At the time of the inspection, the ducting system appeared to be in good condition. All accessible supply ducts were checked for flow. Representative photos are show below. Any defects will be listed separately in the report.

Waiting room

Front foyer

AC Differential: Delta T

Delta T

Delta T - 21°

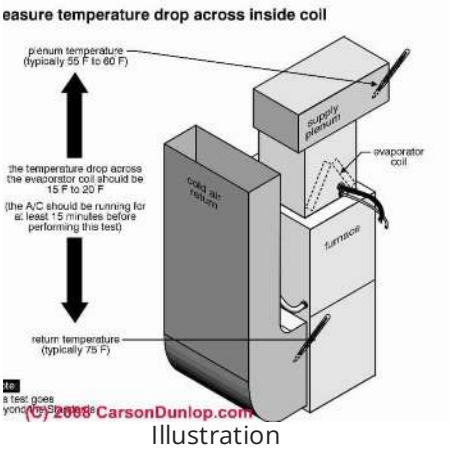
The cooling differential*, in an efficiently running AC air handler, is normally between 14° and 22°. There are many factors that influence this temperature differential. At times a working AC unit will be slightly higher or lower. In either case, I highly recommend engaging an HVAC contractor to service the AC unit regularly to maintain its efficiency.

*In simple terms the differential (or Delta T) refers to the difference between the return air temperature and the supply air temperature.

Note 1: Mini-Split and High Velocity systems often run cooler with higher differentials.

Note 2: temperature differential runs outside these averages when the outdoor temperature is closer to the indoor temperature during cooler days.

*there is a 5-10% margin of error with the instruments used in measuring the Delta T differences therefore it is recommended they be verified by a qualified professional.



Illustration

AC Differential: Supply temp

Supply temp refers to the temperature of the conditioned air after it has passed through the cooling coil of the AC unit on it's way to cooling the home.

AC Differential: Return temp

Return temp refers to the temperature of the warmer air as it returns to the AC unit to me cooled again.

Comments

8.1.1 Cooling Equipment

Recommendations

INTERIOR AC UNIT NEARING END OF LIFE

UNIT #1 - 19 YEARS OLD

The interior air conditioning condenser appears to be nearing the end of its useful life. Most air conditioning systems have an average life of 15-20 years. Geothermal 20-25 years. I recommend having the unit evaluated by an HVAC professional prior to settlement. If recommended by the HVAC professional, begin to budget for replacement.

Here is a resource on how to take care of your air conditioning unit.

9: HEATING - SYSTEM #3

		IN	NI	NP	C
9.1	Heat System	X			
9.2	Heating Equipment	X			
9.3	Distribution Systems	X			

IN = Inspected NI = Not Inspected NP = Not Present C = Comments

Information

Heating Equipment: Heating Unit
Electric, Heat pump

Distribution Systems: Distribution Type
Forced air

Distribution Systems: Ductwork/Piping Material
Metal

Distribution Systems: Filter Type
Disposable

Heat System: Heat Pump

Middle Basement

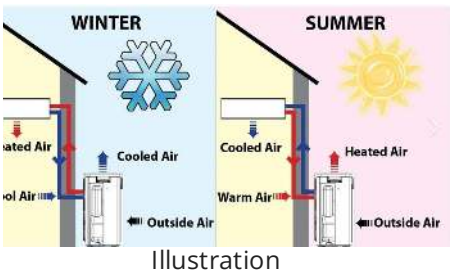
The home heating system had a heat pump. A heat pump is a very efficient method of home heating. Simply put, a heat pump is a device that uses a small amount of energy to move heat from one location to another. One advantage of a heat pump is that it moves heat instead of generating heat, giving you more energy efficiency. When the outside temperature drops below 35 the emergency backup heat turns on.

A 2006 survey by the National Association of Home Builders (NAHB) found the average life expectancy for a heat-pump system was 16 years. Additionally, experts agree that newer heat pumps will often last beyond the 15-year mark, while older systems manufactured before the '80s last for about 15 years.

Recommendation - a heat pump heating system requires regular maintenance. Important parts of the system cannot be checked in a visual home inspection. I highly recommend you engage a qualified profession contractor to more thoroughly inspect and service this system upon settlement.

When is it time to replace your furnace?

How a Heat Pump works



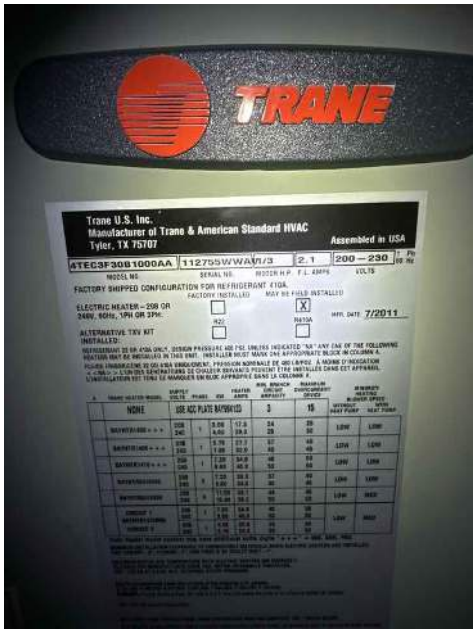
Illustration

Heating Equipment: Age

2011

Furnace age

In cases where the age of the furnace cannot be determined I recommend having an evaluation done by a professional in order to determine the condition of the furnace prior to settlement.



Heating Equipment: HVAC maintenace

Important: Heating systems are complex and have many components and they are in need of regular evaluation, repair and replacement in order for the systems to function efficiently. Filters should be changed regularly according to manufactures recommendations. During a home inspection a visual inspection of the heating system is made to confirm its functionality on the day of inspection. Many of the interior, non-visible parts can not be checked. I highly recommend a professional HVAC technician inspect this system prior to settlement or immediately after taking possession, in order to determine the future life expectancy of the system.

Limitations

Heating Equipment

HEAT PUMP RUN IN EMERGENCY HEAT MODE

I was not able to inspect the heating equipment due to high exterior temperatures. However, I did test the system in emergency heat mode and found it to be functioning properly. I recommend a qualified HVAC contractor examine the heating portion of the HVAC system prior to settlement.

10: AIR CONDITIONING - SYSTEM #3

		IN	NI	NP	C
10.1	Cooling Equipment	X			
10.2	Distribution System	X			
10.3	AC Differential	X			

IN = Inspected NI = Not Inspected NP = Not Present C = Comments

Information

Cooling Equipment: AC Interior Unit

Electric

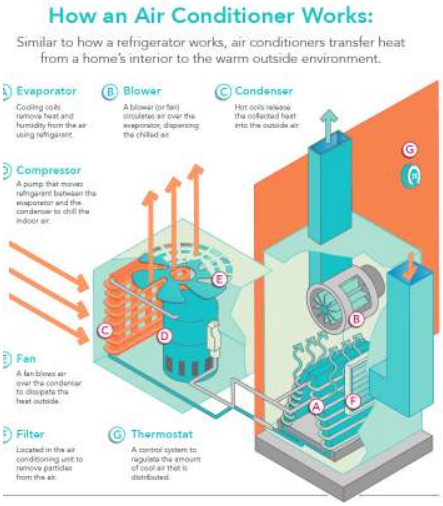
Distribution System: Air Filter

Disposable

How an A/C system works

In its most basic description, the air conditioning process involves two actions that occur simultaneously, one inside the home and one outside the home.

Inside the home (sometimes referred to as the “cold side” of the system), warm indoor air is cooled as it blows across a cold cooling coil full of refrigerant. Heat from indoor air is absorbed into the refrigerant as the refrigerant turns from liquid to gas. The cooled air is distributed back to the house.
Outside the home (sometimes referred to as the “hot side” of the system), the refrigerant gas is compressed before entering a large coil in the outdoor unit. Heat is released outside as the refrigerant turns back to a liquid and a large fan pulls outdoor air through the outdoor coil rejecting the heat absorbed from the house.
The result is a continuous cycle of heat and humidity being removed from indoor air, cool air returning to the home, and heat and humidity exiting the home. ... read more



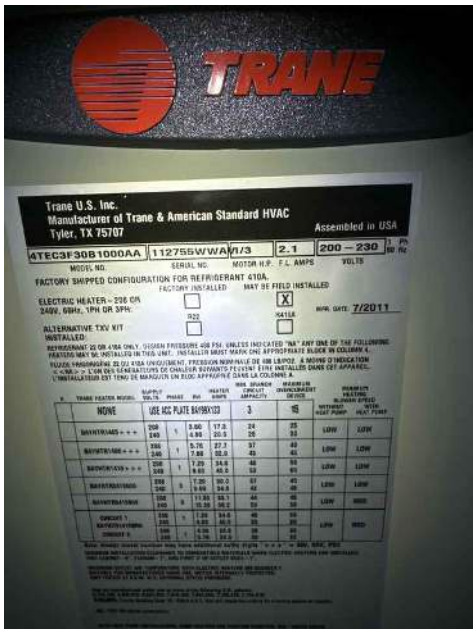
A/C system working

At the time of the inspection the A/C system was working. Any defects are mentioned separately in the report.

Cooling Equipment: Age

2011

Air conditioning systems require proper and regular maintenance in order to work efficiently. With proper care most components will last 15 to 20 years. If the unit is approaching the later end of its life, I recommend budgeting for a new unit.



Cooling Equipment: Regular maintenance recommended

At interior AC unit

Important: Cooling systems are complex and have many components and they are in need of regular service, repair and replacement in order for the systems to function efficiently. Filters should be changed regularly according to manufactures recommendations. During the home inspection a visual inspection was made of the cooling system (if the temperature was above 65º) to confirm its functionality. Many of the interior, non-visible parts will not be checked. I highly recommend a professional HVAC technician inspect this system prior to settlement or immediately after taking possession, in order to determine the future life expectancy of the system.

Distribution System: Type

Forced Air

At the time of the inspection, the ducting system appeared to be in good condition. All accessible supply ducts were checked for flow. Representative photos are show below. Any defects will be listed separately in the report.

Front desk

Left Side Hall

Front Right Side Hall

1st Floor Kitchen

AC Differential: Delta T

Delta T

Delta T - 17º

The cooling differential*, in an efficiently running AC air handler, is normally between 14° and 22°. There are many factors that influence this temperature differential. At times a working AC unit will be slightly higher or lower. In either case, I highly recommend engaging an HVAC contractor to service the AC unit regularly to maintain its efficiency.

*In simple terms the differential (or Delta T) refers to the difference between the return air temperature and the supply air temperature.

Note 1: Mini-Split and High Velocity systems often run cooler with higher differentials.

Note 2: temperature differential runs outside these averages when the outdoor temperature is closer to the indoor temperature during cooler days.

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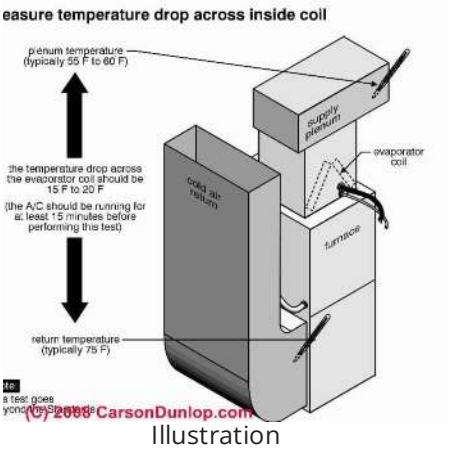


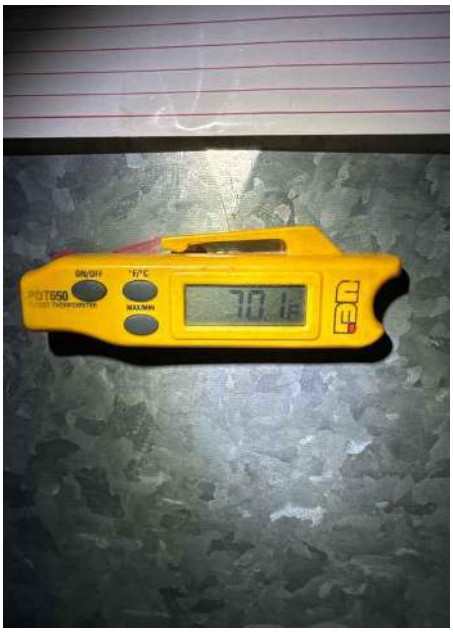
Illustration

AC Differential: Supply temp

Supply temp refers to the temperature of the conditioned air after it has passed through the cooling coil of the AC unit on it's way to cooling the home.

AC Differential: Return temp

Return temp refers to the temperature of the warmer air as it returns to the AC unit to me cooled again.



11: HEATING - SYSTEM #4

		IN	NI	NP	C
11.1	Heat System	X			
11.2	Heating Equipment	X			
11.3	Distribution Systems	X			

IN = Inspected NI = Not Inspected NP = Not Present C = Comments

Information

Heating Equipment: Heating Unit
Electric, Heat pump

Distribution Systems: Distribution Type
Forced air

Distribution Systems: Ductwork/Piping Material
Metal

Distribution Systems: Filter Type
Disposable

Heat System: Heat Pump

Rear Basement

The home heating system had a heat pump. A heat pump is a very efficient method of home heating. Simply put, a heat pump is a device that uses a small amount of energy to move heat from one location to another. One advantage of a heat pump is that it moves heat instead of generating heat, giving you more energy efficiency. When the outside temperature drops below 35 the emergency backup heat turns on.

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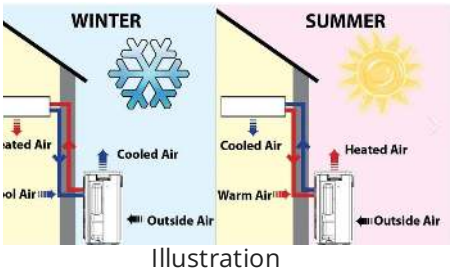
Recommendation - a heat pump heating system requires regular maintenance. Important parts of the system cannot be checked in a visual home inspection. I highly recommend you engage a qualified profession contractor to more thoroughly inspect and service this system upon settlement.

When is it time to replace your furnace?

How a Heat Pump works



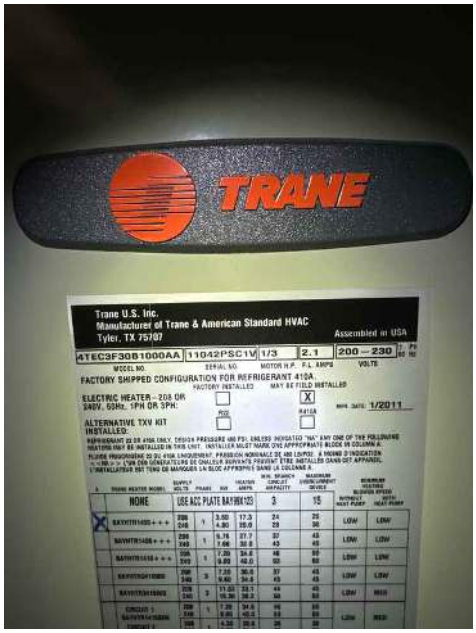
Illustration

Heating Equipment: Age

2011

Furnace age

In cases where the age of the furnace cannot be determined I recommend having an evaluation done by a professional in order to determine the condition of the furnace prior to settlement.



Heating Equipment: HVAC maintenace

Important: Heating systems are complex and have many components and they are in need of regular evaluation, repair and replacement in order for the systems to function efficiently. Filters should be changed regularly according to manufactures recommendations. During a home inspection a visual inspection of the heating system is made to confirm its functionality on the day of inspection. Many of the interior, non-visible parts can not be checked. I highly recommend a professional HVAC technician inspect this system prior to settlement or immediately after taking possession, in order to determine the future life expectancy of the system.

Limitations

Heating Equipment

HEAT PUMP RUN IN EMERGENCY HEAT MODE

I was not able to inspect the heating equipment due to high exterior temperatures. However, I did test the system in emergency heat mode and found it to be functioning properly. I recommend a qualified HVAC contractor examine the heating portion of the HVAC system prior to settlement.

12: AIR CONDITIONING - SYSTEM #4

		IN	NI	NP	C
12.1	Cooling Equipment	X			
12.2	Distribution System	X			
12.3	AC Differential	X			

IN = Inspected NI = Not Inspected NP = Not Present C = Comments

Information

Cooling Equipment: AC Interior Unit

Electric

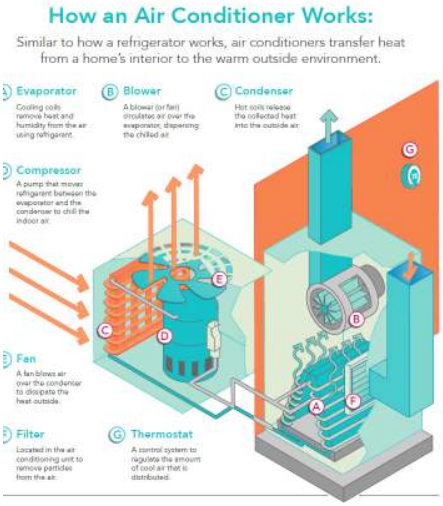
Distribution System: Air Filter

Disposable

How an A/C system works

In its most basic description, the air conditioning process involves two actions that occur simultaneously, one inside the home and one outside the home.

Inside the home (sometimes referred to as the “cold side” of the system), warm indoor air is cooled as it blows across a cold cooling coil full of refrigerant. Heat from indoor air is absorbed into the refrigerant as the refrigerant turns from liquid to gas. The cooled air is distributed back to the house.
Outside the home (sometimes referred to as the “hot side” of the system), the refrigerant gas is compressed before entering a large coil in the outdoor unit. Heat is released outside as the refrigerant turns back to a liquid and a large fan pulls outdoor air through the outdoor coil rejecting the heat absorbed from the house.
The result is a continuous cycle of heat and humidity being removed from indoor air, cool air returning to the home, and heat and humidity exiting the home. ... read more



A/C system working

At the time of the inspection the A/C system was working. Any defects are mentioned separately in the report.

Cooling Equipment: Age

2011

Air conditioning systems require proper and regular maintenance in order to work efficiently. With proper care most components will last 15 to 20 years. If the unit is approaching the later end of its life, I recommend budgeting for a new unit.

Thermostat in exam room 11

Cooling Equipment: Regular maintenance recommended

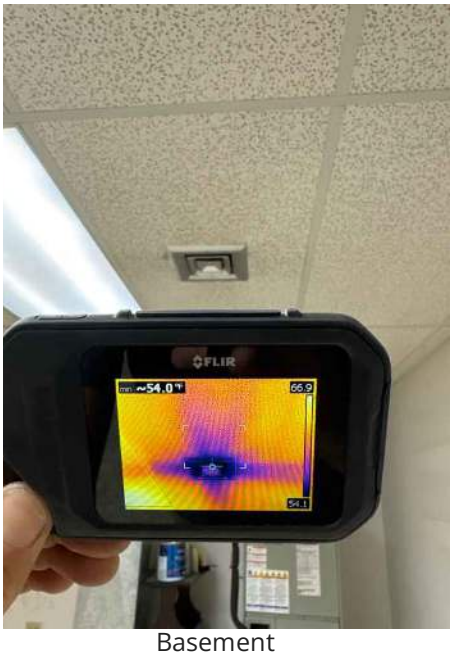
At interior AC unit

Important: Cooling systems are complex and have many components and they are in need of regular service, repair and replacement in order for the systems to function efficiently. Filters should be changed regularly according to manufactures recommendations. During the home inspection a visual inspection was made of the cooling system (if the temperature was above 65º) to confirm its functionality. Many of the interior, non-visible parts will not be checked. I highly recommend a professional HVAC technician inspect this system prior to settlement or immediately after taking possession, in order to determine the future life expectancy of the system.

Distribution System: Type

Forced Air

At the time of the inspection, the ducting system appeared to be in good condition. All accessible supply ducts were checked for flow. Representative photos are show below. Any defects will be listed separately in the report.



Basement

Exam room 8-12


Rear Hall

AC Differential: Delta T

Delta T

Delta T - 16º

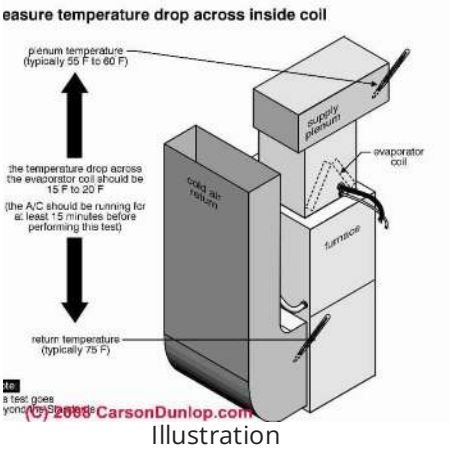
The cooling differential*, in an efficiently running AC air handler, is normally between 14° and 22°. There are many factors that influence this temperature differential. At times a working AC unit will be slightly higher or lower. In either case, I highly recommend engaging an HVAC contractor to service the AC unit regularly to maintain its efficiency.

*In simple terms the differential (or Delta T) refers to the difference between the return air temperature and the supply air temperature.

Note 1: Mini-Split and High Velocity systems often run cooler with higher differentials.

Note 2: temperature differential runs outside these averages when the outdoor temperature is closer to the indoor temperature during cooler days.

*there is a 5-10% margin of error with the instruments used in measuring the Delta T differences therefore it is recommended they be verified by a qualified professional.



Illustration

AC Differential: Supply temp

Supply temp refers to the temperature of the conditioned air after it has passed through the cooling coil of the AC unit on it's way to cooling the home.

AC Differential: Return temp

Return temp refers to the temperature of the warmer air as it returns to the AC unit to me cooled again.

13: HEATING - SYSTEM #2

		IN	NI	NP	C
13.1	Heat System	X			
13.2	Heating Equipment	X			
13.3	Distribution Systems	X			

IN = Inspected NI = Not Inspected NP = Not Present C = Comments

Information

Heating Equipment: Heating Unit
Heat pump, Electric

Distribution Systems: Distribution Type
Forced air

Distribution Systems: Ductwork/Piping Material
Metal, Flex

Distribution Systems: Filter Type
Disposable

Heat System: Heat Pump

Basement

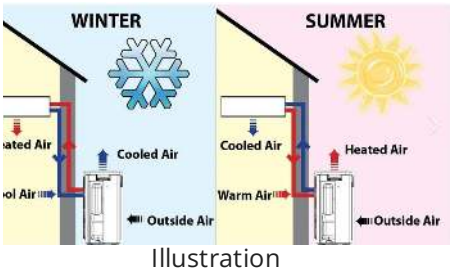
The home heating system had a heat pump. A heat pump is a very efficient method of home heating. Simply put, a heat pump is a device that uses a small amount of energy to move heat from one location to another. One advantage of a heat pump is that it moves heat instead of generating heat, giving you more energy efficiency. When the outside temperature drops below 35 the emergency backup heat turns on.

A 2006 survey by the National Association of Home Builders (NAHB) found the average life expectancy for a heat-pump system was 16 years. Additionally, experts agree that newer heat pumps will often last beyond the 15-year mark, while older systems manufactured before the '80s last for about 15 years.

Recommendation - a heat pump heating system requires regular maintenance. Important parts of the system cannot be checked in a visual home inspection. I highly recommend you engage a qualified profession contractor to more thoroughly inspect and service this system upon settlement.

When is it time to replace your furnace?

How a Heat Pump works



Illustration

Heating Equipment: Age

2023

Furnace age

In cases where the age of the furnace cannot be determined I recommend having an evaluation done by a professional in order to determine the condition of the furnace prior to settlement.

Heating Equipment: HVAC maintenace

Important: Heating systems are complex and have many components and they are in need of regular evaluation, repair and replacement in order for the systems to function efficiently. Filters should be changed regularly according to manufactures recommendations. During a home inspection a visual inspection of the heating system is made to confirm its functionality on the day of inspection. Many of the interior, non-visible parts can not be checked. I highly recommend a professional HVAC technician inspect this system prior to settlement or immediately after taking possession, in order to determine the future life expectancy of the system.

Limitations

Heating Equipment

HEAT PUMP RUN IN EMERGENCY HEAT MODE

I was not able to inspect the heating equipment due to high exterior temperatures. However, I did test the system in emergency heat mode and found it to be functioning properly. I recommend a qualified HVAC contractor examine the heating portion of the HVAC system prior to settlement.

14: AIR CONDITIONING - SYSTEM #2

		IN	NI	NP	C
14.1	Cooling Equipment	X			
14.2	Distribution System	X			X
14.3	AC Differential	X			

IN = Inspected NI = Not Inspected NP = Not Present C = Comments

Information

Cooling Equipment: AC Interior Unit

Electric

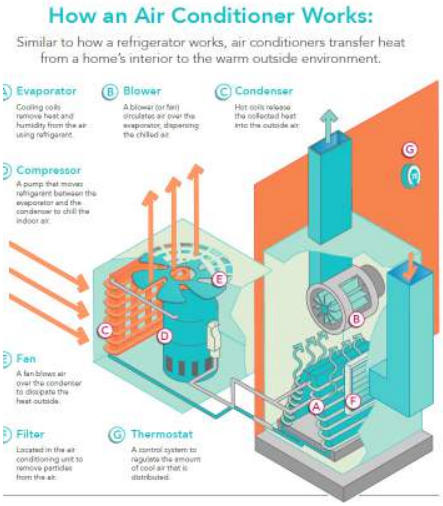
Distribution System: Air Filter

Disposable

How an A/C system works

In its most basic description, the air conditioning process involves two actions that occur simultaneously, one inside the home and one outside the home.

Inside the home (sometimes referred to as the “cold side” of the system), warm indoor air is cooled as it blows across a cold cooling coil full of refrigerant. Heat from indoor air is absorbed into the refrigerant as the refrigerant turns from liquid to gas. The cooled air is distributed back to the house.
Outside the home (sometimes referred to as the “hot side” of the system), the refrigerant gas is compressed before entering a large coil in the outdoor unit. Heat is released outside as the refrigerant turns back to a liquid and a large fan pulls outdoor air through the outdoor coil rejecting the heat absorbed from the house.
The result is a continuous cycle of heat and humidity being removed from indoor air, cool air returning to the home, and heat and humidity exiting the home. ... read more



A/C system working

At the time of the inspection the A/C system was working. Any defects are mentioned separately in the report.

Cooling Equipment: Age

2022

Air conditioning systems require proper and regular maintenance in order to work efficiently. With proper care most components will last 15 to 20 years. If the unit is approaching the later end of its life, I recommend budgeting for a new unit.

Thermostat in exam room 4

Cooling Equipment: Regular maintenance recommended

At interior AC unit

Important: Cooling systems are complex and have many components and they are in need of regular service, repair and replacement in order for the systems to function efficiently. Filters should be changed regularly according to manufactures recommendations. During the home inspection a visual inspection was made of the cooling system (if the temperature was above 65º) to confirm its functionality. Many of the interior, non-visible parts will not be checked. I highly recommend a professional HVAC technician inspect this system prior to settlement or immediately after taking possession, in order to determine the future life expectancy of the system.

Distribution System: Type

Forced Air

At the time of the inspection, the ducting system appeared to be in good condition. All accessible supply ducts were checked for flow. Representative photos are show below. Any defects will be listed separately in the report.

Exam room 3-7

AC Differential: Delta T

Delta T

Delta T - 16°

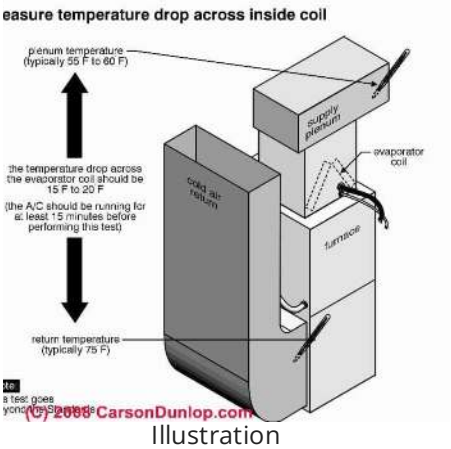
The cooling differential*, in an efficiently running AC air handler, is normally between 14° and 22°. There are many factors that influence this temperature differential. At times a working AC unit will be slightly higher or lower. In either case, I highly recommend engaging an HVAC contractor to service the AC unit regularly to maintain its efficiency.

*In simple terms the differential (or Delta T) refers to the difference between the return air temperature and the supply air temperature.

Note 1: Mini-Split and High Velocity systems often run cooler with higher differentials.

Note 2: temperature differential runs outside these averages when the outdoor temperature is closer to the indoor temperature during cooler days.

*there is a 5-10% margin of error with the instruments used in measuring the Delta T differences therefore it is recommended they be verified by a qualified professional.



Illustration

AC Differential: Supply temp

Supply temp refers to the temperature of the conditioned air after it has passed through the cooling coil of the AC unit on it's way to cooling the home.

AC Differential: Return temp

Return temp refers to the temperature of the warmer air as it returns to the AC unit to me cooled again.

Comments

14.2.1 Distribution System

Maintenance

FILTER DIRTY

SYSTEM 2

At the time of the inspection the HVAC air filter was dirty. This condition will restrict air flow through the air handler causing potential damage to the unit. I recommend installing a new filter. Filters should be changed or cleaned monthly during the cooling season.

15: HEATING - 2ND FLOOR

		IN	NI	NP	C
15.1	Heat System	X			X
15.2	Heating Equipment	X			
15.3	Distribution Systems	X			

IN = Inspected NI = Not Inspected NP = Not Present C = Comments

Information

Heating Equipment: Heating Unit
Electric, Heat pump

Distribution Systems: Distribution Type
Forced air

Distribution Systems: Ductwork/Piping Material
Metal, Flex

Distribution Systems: Filter Type
Disposable

Heat System: Heat Pump

Attic

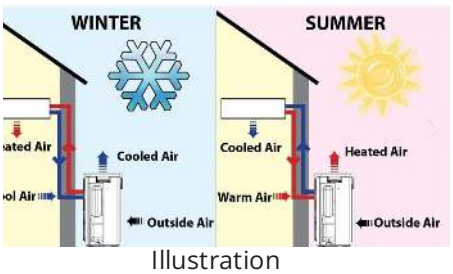
The home heating system had a heat pump. A heat pump is a very efficient method of home heating. Simply put, a heat pump is a device that uses a small amount of energy to move heat from one location to another. One advantage of a heat pump is that it moves heat instead of generating heat, giving you more energy efficiency. When the outside temperature drops below 35 the emergency backup heat turns on.

A 2006 survey by the National Association of Home Builders (NAHB) found the average life expectancy for a heat-pump system was 16 years. Additionally, experts agree that newer heat pumps will often last beyond the 15-year mark, while older systems manufactured before the '80s last for about 15 years.

Recommendation - a heat pump heating system requires regular maintenance. Important parts of the system cannot be checked in a visual home inspection. I highly recommend you engage a qualified profession contractor to more thoroughly inspect and service this system upon settlement.

When is it time to replace your furnace?

How a Heat Pump works



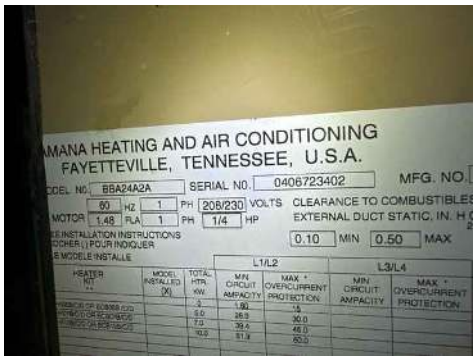
Illustration

Heating Equipment: Age

2004

Furnace age

In cases where the age of the furnace cannot be determined I recommend having an evaluation done by a professional in order to determine the condition of the furnace prior to settlement.



Heating Equipment: HVAC maintenace

Important: Heating systems are complex and have many components and they are in need of regular evaluation, repair and replacement in order for the systems to function efficiently. Filters should be changed regularly according to manufactures recommendations. During a home inspection a visual inspection of the heating system is made to confirm its functionality on the day of inspection. Many of the interior, non-visible parts can not be checked. I highly recommend a professional HVAC technician inspect this system prior to settlement or immediately after taking possession, in order to determine the future life expectancy of the system.

Limitations

Heating Equipment

OUTSIDE TEMPERATURE HIGH

2ND FLOOR THERMOSTAT

I was not able to inspect the heat pump equipment due to high temperatures. I did inspect the AC unit and its distribution flow. Therefore the ducting systems are functioning. I recommend a qualified HVAC contractor examine the heating portion of the HVAC system prior to settlement.

Distribution Systems

DISTRIBUTION SYSTEM NOT INSPECTED

At the time of the inspection, the heat distribution system could not be checked because the system was not operational. I recommend a qualified professional to evaluate prior to settlement in order to confirm that there are no leaks.

Comments

15.1.1 Heat System

Material Defects

HEAT PUMP - END OF LIFE

ATTIC UNIT - 20 YEARS OLD

At the time of the inspection, the heat pump was nearing the end of its useful life. Most heat pumps have an average life of 15-20 years. I recommend the unit be serviced prior to settlement in order to determine more accurately its serviceable life.

NOTE: The heat pump could not be tested due to high temperatures.

16: AIR CONDITIONING - 2ND FLOOR

		IN	NI	NP	C
16.1	Cooling Equipment	X			X
16.2	Distribution System	X			

IN = Inspected NI = Not Inspected NP = Not Present C = Comments

Information

Cooling Equipment: AC Interior Unit

Electric

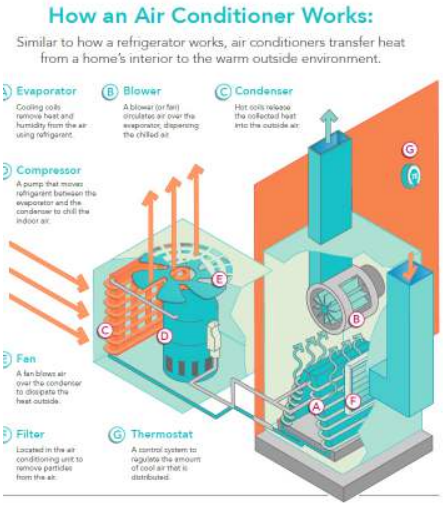
Distribution System: Air Filter

Disposable

How an A/C system works

In its most basic description, the air conditioning process involves two actions that occur simultaneously, one inside the home and one outside the home.

Inside the home (sometimes referred to as the “cold side” of the system), warm indoor air is cooled as it blows across a cold cooling coil full of refrigerant. Heat from indoor air is absorbed into the refrigerant as the refrigerant turns from liquid to gas. The cooled air is distributed back to the house.
Outside the home (sometimes referred to as the “hot side” of the system), the refrigerant gas is compressed before entering a large coil in the outdoor unit. Heat is released outside as the refrigerant turns back to a liquid and a large fan pulls outdoor air through the outdoor coil rejecting the heat absorbed from the house.
The result is a continuous cycle of heat and humidity being removed from indoor air, cool air returning to the home, and heat and humidity exiting the home. ... read more



Cooling Equipment: Age

2004

Air conditioning systems require proper and regular maintenance in order to work efficiently. With proper care most components will last 15 to 20 years. If the unit is approaching the later end of its life, I recommend budgeting for a new unit.

Cooling Equipment: Regular maintenance recommended

At interior AC unit

Important: Cooling systems are complex and have many components and they are in need of regular service, repair and replacement in order for the systems to function efficiently. Filters should be changed regularly according to manufactures recommendations. During the home inspection a visual inspection was made of the cooling system (if the temperature was above 65º) to confirm its functionality. Many of the interior, non-visible parts will not be checked. I highly recommend a professional HVAC technician inspect this system prior to settlement or immediately after taking possession, in order to determine the future life expectancy of the system.

Distribution System: Type

Forced Air

At the time of the inspection, the ducting system appeared to be in good condition. All accessible supply ducts were checked for flow. Representative photos are show below. Any defects will be listed separately in the report.

Limitations

AC System

INTERIOR AC UNIT NOT WORKING

ATTIC

At the time of the inspection the air conditioning system was not working. A good faith effort was made to operate the system. The thermostat, breakers, disconnects, fuses and switches were all checked. As a result I recommend a qualified professional be consulted to inspect the system in order to determine the problem prior to settlement.

Comments

16.1.1 Cooling Equipment

Material Defects

AC INSIDE UNIT NOT WORKING

ATTIC - 2ND FLOOR UNIT

At the time of the inspection the AC condenser (indoor unit) did not appear to respond to normal thermostat controls. The electric breaker and the disconnect both appeared to be on. The unit did not respond to the blower (fan) controls or cooling controls. I recommend a qualified professional to evaluate to determine whether the unit itself is defective or the electronic control system is malfunctioning.

17: PLUMBING

		IN	NI	NP	C
17.1	Water Supply	X			
17.2	Water Distribution lines	X			
17.3	Toilets, Fixtures, Faucets	X			X
17.4	Sinks, Tubs, Showers	X			X
17.5	Drain, Waste, & Vent Systems	X			
17.6	Water Heater	X			
17.7	Sump Pumps			X	

IN = Inspected NI = Not Inspected NP = Not Present C = Comments

Information

Water Heater: Capacity
50 gal

Water Heater: Cold water supply valve
Present

Water Heater: Power Source
Electric

Water Supply: Main Water Supply Source
Public, See limitations

The water supply appeared to be originating from this identified source however I recommend checking with the local municipality and the home owner in order to verify.

Water Supply: Main Water Pressure Regulator
At Main Water Meter
Not visible

A **water pressure regulator** is a specialized type of valve that reduces the incoming water pressure to a manageable level for the home plumbing infrastructure. Water pressure regulators are typically installed where the main water line enters the home, just after the main shutoff valve.

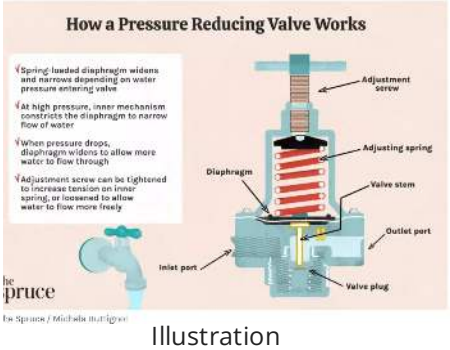
If the water pressure is too high, it can cause significant damage to the valves, faucets, appliances, pipes, and plumbing fittings. Water pressure regulators reduce stress on inner seals and connections within the water supply lines. This includes the inner workings of appliances like dishwashers, clothes washers, ice makers and more.

Most home plumbing fixtures are designed to work best at a pressure of about 50 psi (pounds per square inch), but it is not uncommon for municipal water supplies to enter the home with pressures as high as 150 or 200 psi. If such high pressure is present on a regular basis, the strain can eventually cause joints to fail, faucets and other fixtures to leak, and appliances to break down.

A qualified plumber can be consulted to determine if one should be installed (if one does not already exist).

For more information:

Water Pressure Regulators



Illustration

Water Supply: Main Water Supply Material

Copper

Underground pipes or pipes inside walls cannot be judged for type of material, size, leaks, corrosion or other defects. Hidden damage may exist. I recommend these lines be evaluated by a licensed professional.

Water Supply: Secondary water source

None

The secondary water supply appeared to be originating from this identified source however I recommend this be verified by a qualified professional.

Water Supply: Water Testing Recommendations

Water testing and water treatment equipment was not evaluated as a part of this home inspection unless requested as an additional service. If there are any smells, deposits or quality issues noticed during your inspection, you should have the water tested or evaluated by a specialist. This would also include water treatment equipment.

All private well systems must be routinely maintained and tested for safety. If you have a well system that is used for watering grass only, your local municipality may still require routine checks. All well systems must be actively used or properly abandoned. Consult a professional in these systems for more information.

Water Supply: Auxilliary Water Systems

2nd Floor Kitchen

Reverse osmosis

The presence and functionality of auxiliary water systems and are not part of this home inspection's standards of practice and were not evaluated. These systems require periodic maintenance. I recommend a complete evaluation by a licensed water treatment contractor.

Water Supply: Water Sensor Alarms

Consider installing water sensor alarms in areas susceptible to water damage due to plumbing leaks or pump failures (e.g. water heaters, boilers, sump baskets, clothes washers, dishwashers, and HVAC condensate drains). For more information on this topic, click here: Automatic water leak protection

Water Distribution lines: Water Distribution lines

Copper, CPVC, Pex

Visible water lines with unobstructed views were inspected. Many water lines are hidden in walls and/or inaccessible. These water lines may have damage that is hidden. I recommend a thorough inspection by a licensed professional prior to settlement.

Drain, Waste, & Vent Systems: DWV Type

Basement

See limitations, PVC

An inspection industry's standard drainage test for "functional drainage"* was performed on the drainage system.

The drain pipes appear operational at the time of inspection. I was not able to inspect drain lines that were hidden, nor was I able to confirm the condition of the inside of all drain lines. Hidden damage may exist. Only an invasive inspection or video-scope of the interior of the drain lines can fully confirm their actual condition.

Caution Cast iron typically rusts from the inside out therefore its condition cannot be fully determined by a visual home inspection. Leakage that was not present or visible at the time of the inspection may occur when the home is occupied and water usage increases.

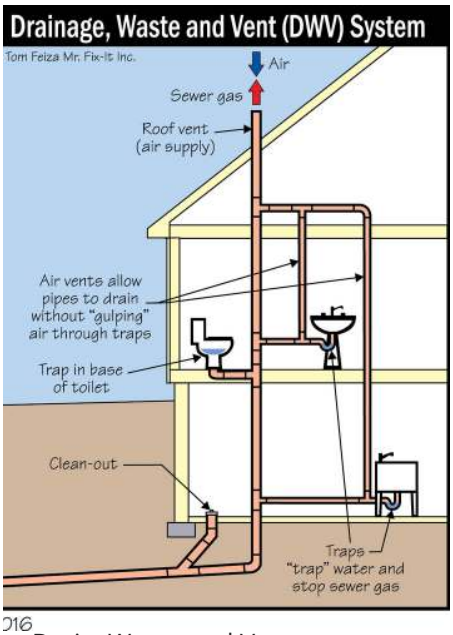
1. If usage (volume of waste water) of these drain lines increases when a new owner moves in, leaks can develop that were not present at the time of inspection.
2. If a home is vacant for several months or more, the inside of the cast iron can dry out and become detached from the drain wall. When water is introduced back into the drain lines the dry cast iron pieces can become detached from the drain line walls and clog the system.

Because of this, and other factors associated with cast iron, I recommend a qualified professional to inspect the cast iron lines prior to settlement and to consider a video scope.

Further problems may exist in homes that

- are vacant
- have older plumbing systems
- that have had past drain problems
- or have large trees on the grounds
- consult the seller for detailed information on these lines

**functional drainage means a drain is functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously.*



Drain, Waste and Vent systems

Drain, Waste, & Vent Systems: Sewer Line is not inspected

Basement

Inspection of the sewer line in the following areas is not within the scope of a home inspection (please see the Scope and Limitations section at the beginning of this report).

- behind walls
- beyond the foundation wall
- below the basement slab

Sewer lines, especially cast iron, clay tile or Orange-burg lateral lines, should be inspected regularly in order to ensure no obstructions are present.

I inspected the visible cast iron drain lines in the home's drain system. Some of these lines may be hidden behind walls or under floors or in crawlspaces. Cast iron typically rusts from the inside out therefore its condition cannot be fully determined by a visual home inspection. Leakage that was not present or visible at the time of the inspection may occur when the home is occupied and water usage increases.

1. If usage (volume of waste water) of these drain lines increases when a new owner moves in, leaks can develop that were not present at the time of inspection.
2. If a home is vacant for 6 months or more, the inside of the cast iron can dry out and become detached from the drain wall. When water is introduced back into the drain lines the dry cast iron pieces can become detached from the drain line walls and clog the system.

Because of this, and other factors associated with cast iron, I recommend a qualified professional to inspect the cast iron lines prior to settlement and to consider a video scope of the entire line all the way to the public connection.

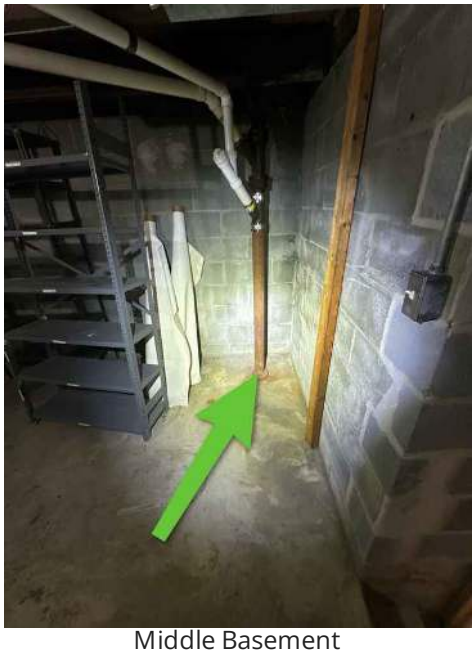
Common Cast Iron Pipe Problems

I highly recommend a video inspection of the main sewer line (from the house to the street) be done by a qualified professional, using professional equipment, prior to settlement.

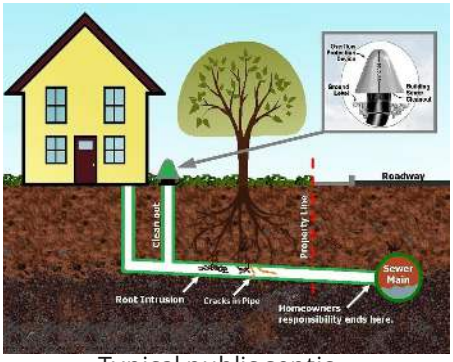
Sewer Inspections

Middle Basement

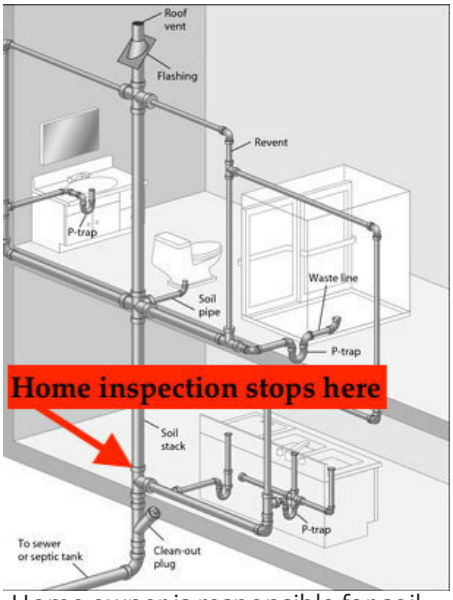
Left Side Basement



Middle Basement



Typical public septic



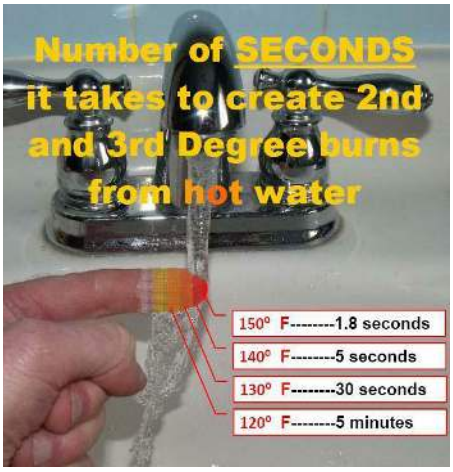
Home owner is responsible for soil line from house to street

Water Heater: Water temperature degree

100-110°

It is recommended that residential water temperature be kept between 120F-130F to avoid scalding. In addition, if water temperature is too low it can be a health hazard due to bacteria. Please take the temperature noted in this report under advisement and contact a qualified professional to evaluate and adjust if necessary.

Water Temperature Settings

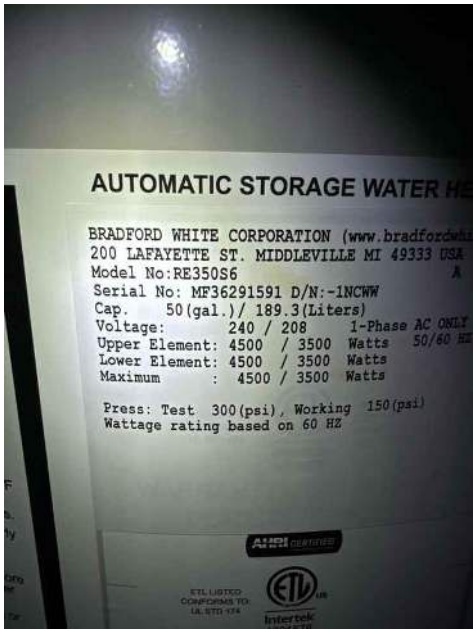


Water Heater: Age

2015

Based on the manufacturer's suggested service life, the life expectancy of a gas water heater is about 8 to 14 years and an electric water heater is 10-18 years. I recommend having a qualified professional evaluate the condition of the water heater to best determine its life expectancy.

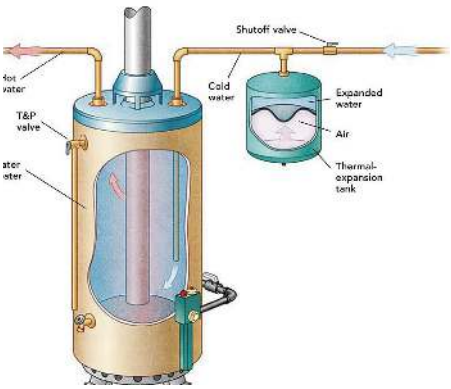
Average Life of Water Heater



Water Heater: Expansion tank

Not present, Not needed

A pressurized expansion tank is a sealed cylinder divided by a flexible diaphragm. An expansion tank provides space for the water to expand as it is heated and assists in keeping the water pressure in the normal pressure range while the water heater is operating. These have been required in certain areas for new installations or replacement since 2012.



Water Heater: TPR valve

At water heater

Present, Adequate

The TPR valve's job is to vent off excess pressure when water pressure is greater than 150 PSI or water temperature exceeds 210 degrees Fahrenheit. When the valve opens it discharges scalding hot water through the overflow tube. Your homeowner's insurance may cover water damage but that may be negated if the policy requires a licensed plumber to install a water heater, as many policies do.
Furthermore water heater warranties of many manufacturers will be voided if the installation is not done by a licensed plumber. Water heater manufacturers require the installing plumber's license number to register the product warranty. For safety reasons, It is recommended that the installation of this water heater be verified with the seller prior to settlement.

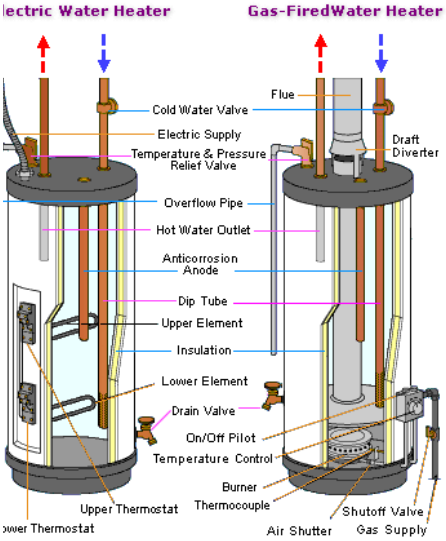
Water Heater: Water Heater Maintenance

Water Heater

The serviceable life of most water heaters is 15-20 years. They should be flushed annually to prevent sediment buildup and maintain efficiency. I recommend a qualified plumber service and flush.

Here is a DIY link to help

Water Heater Tanks

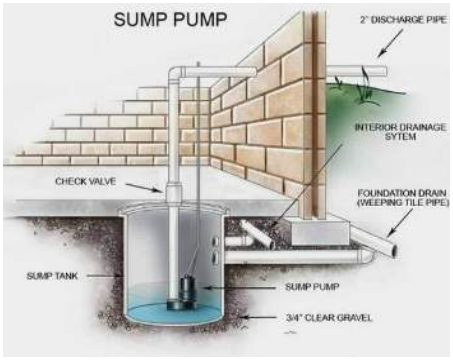


Sump Pumps: General

Not Present

The inspector will report on the condition of a sump pump or sewer ejector present that is readily accessible. He will not open sump or sewage ejector covers that are sealed or bolted shut. He will attempt to operate the sump pump and/or sewage ejector to determine if it is functional at the time of inspection and report the results. If no water is in the sump pit and the pump motor works I recommend a qualified professional to test the motor with water in the pit. Specific visible defects will be commented in this report. The pictures provided below are for informational use.

Sump pump maintenance



Limitations

Water Supply

HIDDEN LINES NOT INSPECTED

WHOLE HOUSE

Water distribution, drain, and vent lines that are underground, hidden behind walls or in floors are not visible and will not be inspected.

Water Supply

PLUMBING SYSTEM

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

Water Supply

WATER MAIN NOT VISIBLE

At the time of the inspection the main water line and valve was not visible inside the home therefore I was unable to inspect the lines or valves. Hidden damage may exist. I recommend a qualified professional to locate and evaluate the main water system.

Water Supply

WELL

If the home was equipped with an on-site well the ASHI Standards of Practice do not include the inspection of a well it's supply, pressure or operation. Since a well is the main source of water for the home it is an important component. I recommend consulting a professional to evaluate and service this component.

If you would like water testing or well flow test Precise Inspecting can perform these tests.

Water Distribution lines

IRRIGATION SYSTEMS

The inspection of an irrigation system, if present, is out of the scope of a home inspection and is not required by the ASHI inspections Standards of Practice.

Water Distribution lines

INACCESSIBLE PIPES AND DRAINS

Important Note At the time of the inspection, some of the water supply lines and drain lines were inaccessible due to stored items and/or wall and ceiling coverings. Especially in areas under sinks and in basement ceilings and crawl spaces. The inspector made and effort to inspect these drains and water lines without moving household items or fixed components. It was not possible to inspect these lines and hidden damage may exist.

Drain, Waste, & Vent Systems

CAST IRON DRAIN CAUTION

BASEMENT

Where visible and invisible cast iron drain lines are present in the home's drain system they present a potential problem. These drains are older and may be hidden behind walls or under floors or in crawlspace.

Cast iron typically rusts from the inside out therefore its condition cannot be fully determined by a visual home inspection. Leakage that was not present or visible at the time of the inspection may occur when the home is occupied and water usage increases.

1. If usage (volume of waste water) of these drain lines increases when a new owner moves in, leaks can develop that were not present at the time of inspection.
2. If a home is vacant for 6 months or more, the inside of the cast iron can dry out and become detached from the drain wall. When water is introduced back into the drain lines the dry cast iron pieces can become detached from the drain line walls and clog the system.

Because of this, and other factors associated with cast iron, I recommend a qualified professional to inspect all the cast iron lines prior to settlement and to consider a video scope of the entire line all the way to the public connection.

Common Cast Iron Pipe Problems

Drain, Waste, & Vent Systems

FLOOR DRAIN

RIGHT SIDE BASEMENT

At the time of the inspection, I observed a floor drain in the concrete floor. I could not determine where the wastewater was draining to. Because of this, there may be hidden problems. At the time there did not appear to be any defects. I recommend a qualified professional to evaluate.

Right Side Basement

Front Middle Basement

Comments

17.3.1 Toilets, Fixtures, Faucets

Material Defects

ABANDONED PLUMBING FIXTURES

BASEMENT SHOWERS

At the time of the inspection, I observed abandoned or disabled plumbing fixtures. The piping and fixtures present were not functioning and appeared to be in disuse. I recommend a qualified professional to remove these fixtures and terminate the plumbing properly.

Showers disconnected

Waterlines cut and crimped

17.4.1 Sinks, Tubs, Showers

Recommendations

HOT/COLD REVERSED

EXAM ROOMS 1,2,3

Safety Hazard At the time of the inspection the hot and cold lines were reversed. This presents a potential scald hazard. I recommend a qualified professional to switch the lines to correct the defect.

Exam room Representative Locations

17.4.2 Sinks, Tubs, Showers

Material Defects

SHOWER DIVERTER NOT WORKING

2ND FLOOR BATHROOM

At the time of the inspection the bath shower diverter was not working. I recommend a qualified professional to repair or replace this valve so that the shower head functions.

No water to showerhead

17.4.3 Sinks, Tubs, Showers

Material Defects

SINK FIXTURE(S) NOT WORKING

2 LOCATIONS

At the time of the inspection it appeared that the plumbing fixture pictured here was not operating. I attempted to operate it using normal turns. A qualified professional should evaluate and repair.

Rear Left Side room

Front Hall Powder Room

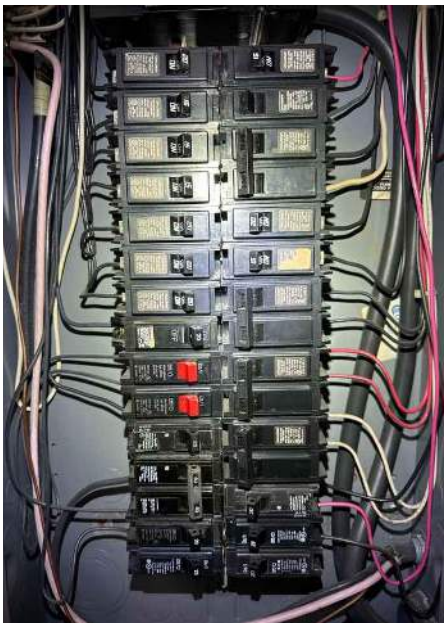
18: ELECTRICAL

		IN	NI	NP	C
18.1	General	X			
18.2	Main Panel - Left	X			X
18.3	Main Panel - Middle	X			X
18.4	Main Panel - Right	X			X
18.5	Sub Panel	X			X
18.6	Branch Wiring	X			X
18.7	Connected Devices and Fixtures	X			
18.8	Receptacles	X			X
18.9	Switches	X			
18.10	Fire/CO Safety	X			X
18.11	Other electronic systems		X		

IN = Inspected NI = Not Inspected NP = Not Present C = Comments

Information

Main Panel - Left: Over-current Protection
Breakers



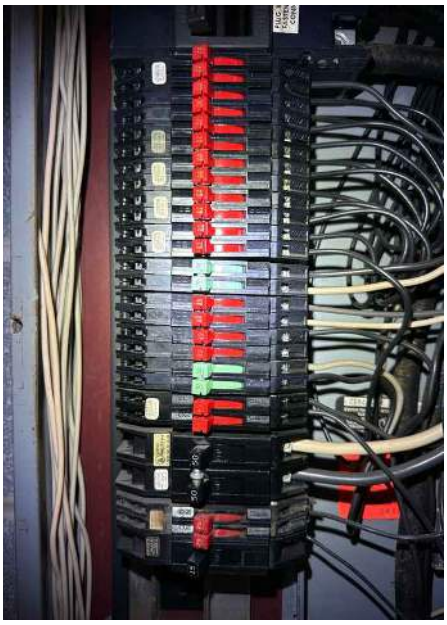
Main Panel - Left: Panel Capacity
200 AMP

Main Panel - Left: Panel Disconnect
200 amp breaker at panel

Main Panel - Middle: Over-current Protection
Breakers

Main Panel - Middle: Panel Capacity
200 AMP

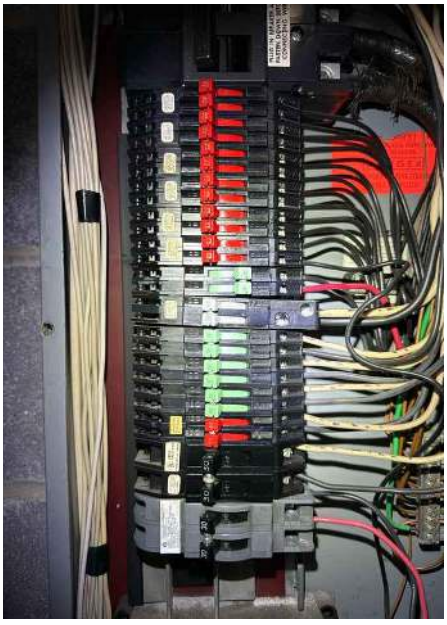
Main Panel - Middle: Panel Disconnect
200 amp breaker at panel



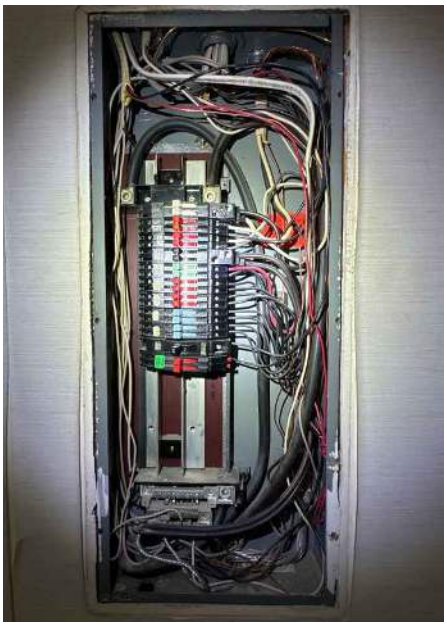
Main Panel - Right: Over-current Protection
Breakers

Main Panel - Right: Panel Capacity
200 AMP

Main Panel - Right: Panel Disconnect
200 amp breaker at panel



Sub Panel: Panel Location
2nd Floor, Laundry Room



Sub Panel: Visible Branch Wiring
Copper, Non-metalic sheathed cable

Sub Panel: Disconnect
Basement
Separate disconnect

General: Electrical system
Whole house

The electrical system of the home was inspected and reported on with the above information. While the inspector will make every effort to find all areas of concern, some areas may go unnoticed. Outlets and switches were not opened. The inspection was only visual. For example, any outlets, switches or fixtures not readily accessible (behind the refrigerator for example) was not inspected. Please be aware that the inspector has your best interest in mind and is seeking to provide an accurate assessment of the electrical system on the day of the inspection.

Any repair items mentioned in this report should be considered before settlement. As a home inspector, we do not inspect according to specific local or national codes as they differ between municipalities. It is recommended that the advice of a qualified electrician be used to supplement this inspection and to address any repair issues.

General: Life expectancy of residential electric systems

The electrical system of your home has a limited life span. Electricity delivers constant load (heat) to its component parts. This constant use will cause even the most quality materials to eventually fail. The NAHB (National Association of Home Builders) has published the following life expectancy estimates for the important parts of your home's electrical system.

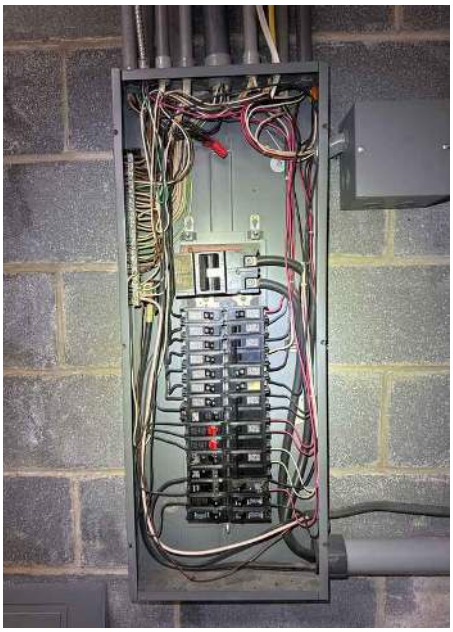
- Main Panel - 60 years
- Wiring (copper) - 100 years
- Breakers - 30-40 years
- Receptacles/Switches - 30 years

For more info read: Your home electrical system: how long can it last?

Main Panel - Left: Main Panel

Basement

Electrical panels are considered continuous-use appliances because they are always on. They experience daily heating and cooling of their components. As such, they should be replaced periodically. The average life of a panel is 30-50 years depending upon many factors. I recommend a qualified professional to evaluate this panel to determine if this panel should be updated to a newer panel.



Main Panel - Left: Testing circuit breakers

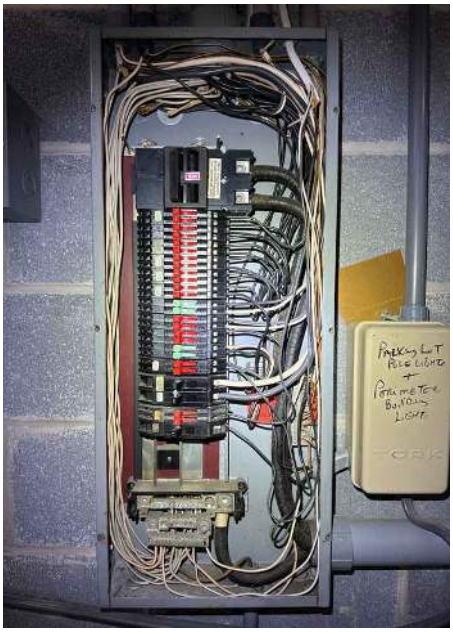
When inspecting an electrical panel in an occupied house the inspector will not turn on any breakers that are in the off position.

When inspecting an electric panel in an unoccupied house the inspector will test some circuit breakers that are marked with the word test on the breaker.

Main Panel - Middle: Main Panel

Basement

Electrical panels are considered continuous-use appliances because they are always on. They experience daily heating and cooling of their components. As such, they should be replaced periodically. The average life of a panel is 30-50 years depending upon many factors. I recommend a qualified professional to evaluate this panel to determine if this panel should be updated to a newer panel.



Main Panel - Middle: Testing circuit breakers

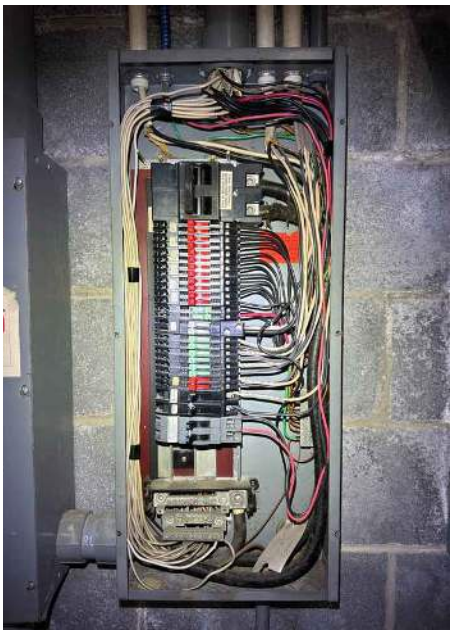
When inspecting an electrical panel in an occupied house the inspector will not turn on any breakers that are in the off position.

When inspecting an electric panel in an unoccupied house the inspector will test some circuit breakers that are marked with the word test on the breaker.

Main Panel - Right: Main Panel

Basement

Electrical panels are considered continuous-use appliances because they are always on. They experience daily heating and cooling of their components. As such, they should be replaced periodically. The average life of a panel is 30-50 years depending upon many factors. I recommend a qualified professional to evaluate this panel to determine if this panel should be updated to a newer panel.



Main Panel - Right: Testing circuit breakers

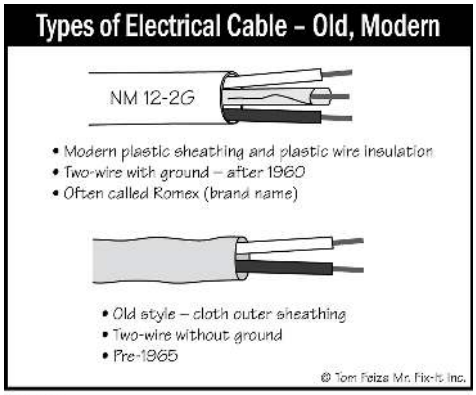
When inspecting an electrical panel in an occupied house the inspector will not turn on any breakers that are in the off position.

When inspecting an electric panel in an unoccupied house the inspector will test some circuit breakers that are marked with the word test on the breaker.

Branch Wiring: Visible Branch Wiring

Copper, Non-metalic sheathed (Romex)

At the time of the inspection, the predominant, visible branch wiring appeared to be in good condition. Any visible defects will be listed separately in the report.



F043

Receptacles : AFCI protection

As of **2014,** AFCI protection is required on all branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, and similar rooms and areas.

Although AFCI protection may not have been required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. The inspector recommends updating receptacles to provide AFCI protection where required. All work should be performed by a qualified professional.

Word of caution: it is not always possible to simply replace old breakers with new AFCI breakers in an older home due to original wire constraints.

Receptacles : GFCI protection

Ground Fault Circuit Interrupters or GFCI is a safety device that quickly breaks an electrical circuit to protect equipment and to reduce the risk of serious harm from an ongoing electric shock. Since 1973 these receptacles have slowly been introduced to the NEC (National Electric Code) as requirements in certain areas of the home.

Here is a link to read about how GFCI receptacles keep you safe.

In most municipalities, the GFCI requirement came about in the following time frame. *(These dates represent approximate estimates based on all of the codes used nationally)*

- 1973: exterior receptacles (less than 6 feet from the ground)
- 1976: bathroom receptacles
- 1980: garage receptacles*
- 1986: basements and kitchen receptacles within 6 feet of the sink.
- 1990: bath lighting, pools, and spas, crawl spaces, boat houses, hot tub equipment, all kitchen receptacles.

*It is not recommended that a refrigerator outlet in a garage be on a GFCI outlet

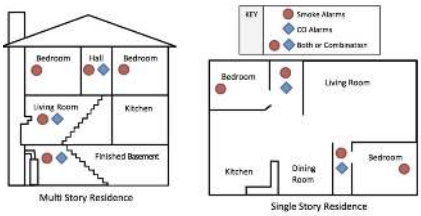
Fire/CO Safety: Smoke and CO detectors

Smoke detectors and CO detectors are a small but vital element in your home. They should be placed on every level of the home. Check with your municipality for specific locations. Batteries should be regularly checked and units should be replaced every 10 years.
Recommended reading: Smoke Alarms
Recommended reading: Carbon Monoxide Detectors

Recommended reading NPFA - Smoke Alarm types

The ASHI Standard of Practice requires the reporting of the presence or absence of smoke alarms and carbon monoxide alarms. The inspector will report on the presence or absence of these units. **There is no ASHI requirement to inspect, identify or test these alarms individually therefore I recommend a licensed professional to evaluate the floor plan and confirm that all necessary alarms are in working condition and confirm that they comply with the requirements of local municipalities.**

See limitations in this section



Illustration

Fire/CO Safety: Smoke Alarms

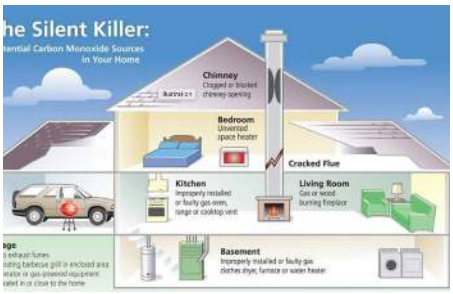
Missing smoke alarms, 2nd floor

Safety -- The inspector shall comment on the presence or absence of smoke detectors in all required areas. To be effective, these detectors should be permanently mounted according to local codes and with appropriately operational batteries or hard wiring. I recommend the whole house be equipped with smoke detectors in the areas that are required by local municipality codes. A home inspection does not include testing the functionality of smoke or carbon monoxide detectors. Smoke Alarms

Fire/CO Safety: **CO detectors**

Missing CO detector, 2nd floor, 1st floor, Basement

Safety -- At the time of the inspection, carbon monoxide detectors were missing in areas most often recommended by municipalities. To be effective, these detectors should be permanently mounted according to local codes with appropriately operational batteries, or, hard wired. I recommend the local municpalites be consulted and carbon monoxide detectors be installed the recommended areas. CO Detectors



Suggested locations

Other electronic systems: **Phone system**

I observed phone system components. These systems are outside the scope of a home inspection. I recommend a qualified professional to evaluate their serviceability.

Other electronic systems: TV/Internet systems

The home was wired for a TV and/or internet system. These systems are outside the scope of a home inspection. I recommend a qualified professional to evaluate their serviceability.

Limitations

Branch Wiring

NOT COMPLETELY VISIBLE

At the time of inspection not all of the branch wiring was able to be inspected due to lack of visibility. This could be because of wall/floor coverings, lack of access to main panel or stored items. I recommend a qualified professional to evaluate this wiring where access is provided, prior to settlement.

Comments

18.2.1 Main Panel - Left

Material Defects

SHARED NEUTRAL WIRES

MAIN PANEL - LEFT

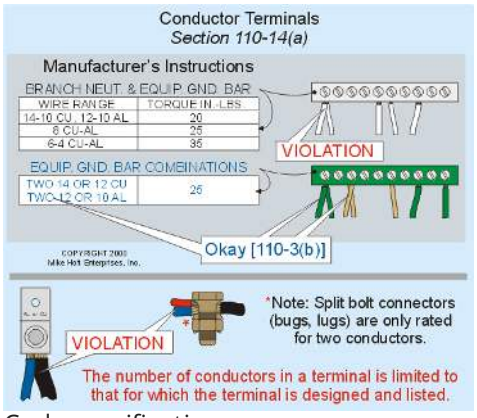
At the time of the inspection, I observed more than one neutral wire under one terminal (screw) on the neutral bar of the panel. Two neutral wires should not be connected to a single terminal in a panel board unless those terminals are specifically identified, NEC 110.14(A).

One reason this should not be done is so that the circuit can be isolated if it needs to be worked on. Another reason is when two wires are under a single screw the heat generated by the electrical current causes these wires to expand and contract. The result is the connectors may come loose leading to arching and potentially to fire. The current installation is not up to industry standards.

While panel manufacturers will allow for up to three grounding conductors under a single lug, they typically only allow one neutral wire. The grounding conductors aren't going to normally carry current for extended periods of time, so they have a very slim possibility of coming loose. This isn't the case with the neutral conductors.

I recommend a professional to rewire the ground bar(s) and to add a separate neutral bar if necessary.

Shared neutral wires



Code specifications

18.3.1 Main Panel - Middle

Recommendations

SYLVANIA PANEL POTENTIALLY UNSAFE

BASEMENT MIDDLE PANEL

A GTE-Sylvania electrical panel is installed in this building. Serious electrical hazards may be present in the electrical panel which could result in overheating, fire, or inability to turn off the electrical power in the home. This means homes with this equipment are at greater risk of fire or other electrical hazard. A licensed electrician who is familiar with this equipment should be called to inspect the panel for immediate fire and shock hazards.

While replacement of this equipment is not currently required by law, regardless of its visually-apparent condition, I recommend that homeowners replace this equipment.

Additional information about the hazards is available at an independent building failures research website: Sylvania Panel

18.4.1 Main Panel - Right

Recommendations

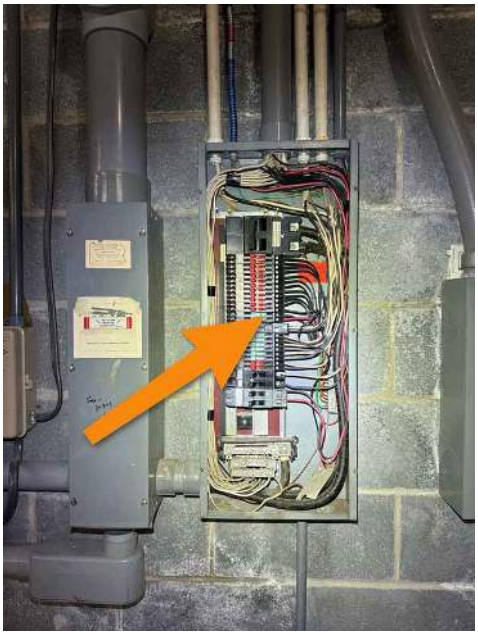
SYLVANIA PANEL POTENTIALLY UNSAFE

MAIN PANEL - RIGHT

A GTE-Sylvania electrical panel is installed in this building. Serious electrical hazards may be present in the electrical panel which could result in overheating, fire, or inability to turn off the electrical power in the home. This means homes with this equipment are at greater risk of fire or other electrical hazard. A licensed electrician who is familiar with this equipment should be called to inspect the panel for immediate fire and shock hazards.

While replacement of this equipment is not currently required by law, regardless of its visually-apparent condition, I recommend that homeowners replace this equipment.

Additional information about the hazards is available at an independent building failures research website: Sylvania Panel



18.5.1 Sub Panel

Recommendations

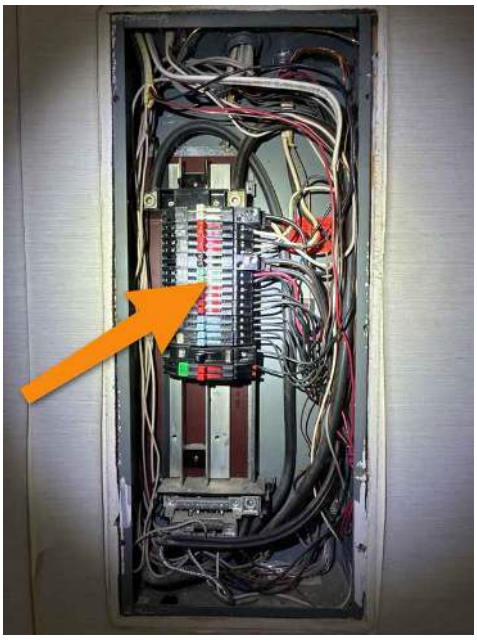
SYLVANIA PANEL POTENTIALLY UNSAFE

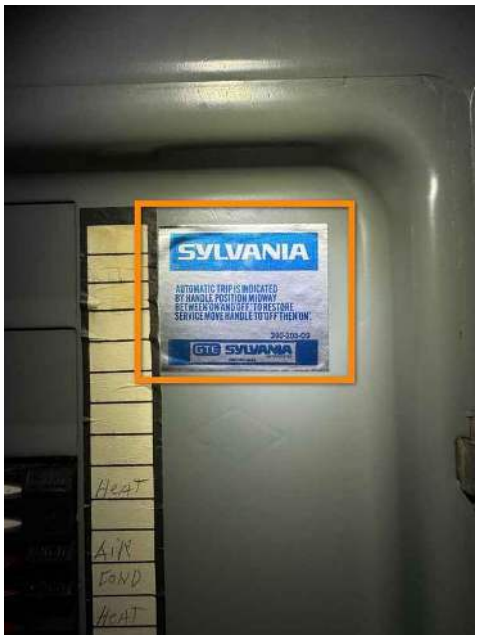
2ND FLOOR LAUNDRY ROOM

A GTE-Sylvania electrical panel is installed in this building. Serious electrical hazards may be present in the electrical panel which could result in overheating, fire, or inability to turn off the electrical power in the home. This means homes with this equipment are at greater risk of fire or other electrical hazard. A licensed electrician who is familiar with this equipment should be called to inspect the panel for immediate fire and shock hazards.

While replacement of this equipment is not currently required by law, regardless of its visually-apparent condition, I recommend that homeowners replace this equipment.

Additional information about the hazards is available at an independent building failures research website:





18.6.1 Branch Wiring

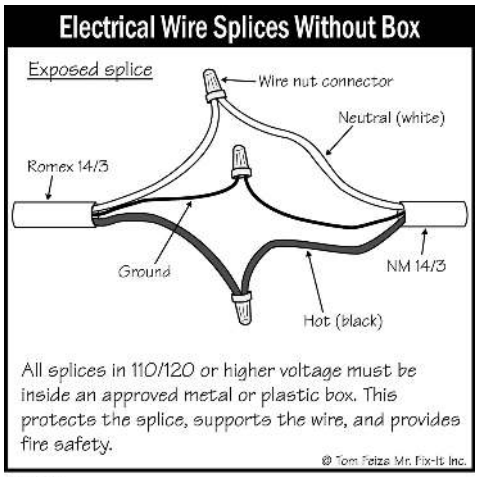
Material Defects

EXPOSED ENDS AND SPLICES

3 LOCATIONS

Shock Hazard Exposed wires or splices were observed. This creates a potential shock or fire hazard. All exposed wire connections should be wire-nutted and enclosed in approved junction boxes. I recommend a licensed electrician to evaluate and correct all exposed wiring.

Attic



E098
Illustration


Left Side 2nd Floor roof


Exterior Left Side

18.8.1 Receptacles

Recommendations

GFCI OUTLET(S) PROTECTION MISSING

16 LOCATIONS

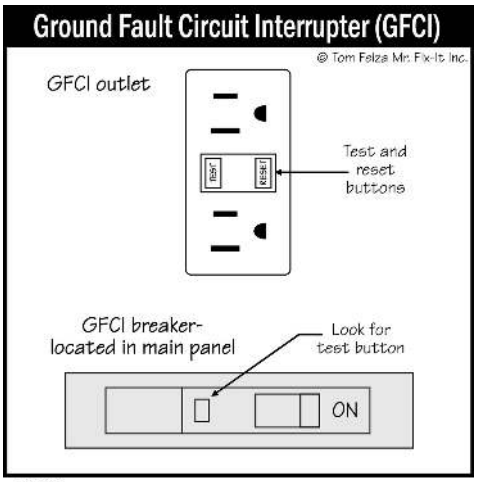
••Safety Issue•• GFCI protection was missing in one or more locations where Ground Fault protected outlets should be installed. A GFCI device protects against electric shocks from electrical devices used in damp areas of the home. Electrical Code may not have required these outlets at the time the house was constructed, however I recommend a licensed electrician upgrade these and other outlets to current standards. The pictured outlet(s) may only be representative. The inspector tested a representative number of receptacles.

Here is a link to read about how GFCI receptacles keep you safe.

In most municipalities, the GFCI requirement came about in the following time frame. *(These dates represent approximate estimates based on all of the codes used nationally)*

- 1973: exterior receptacles (less than 6 feet from the ground)
- 1976: bathroom receptacles
- 1980: garage receptacles*
- 1986: basements and kitchen receptacles within 6 feet of the sink.
- 1990: bath lighting, pools, and spas, crawl spaces, boat houses, hot tub equipment, all kitchen receptacles.
- Later code included laundry rooms

*It is not recommended that a refrigerator outlet in a garage be on a GFCI outlet



Illustration


2nd Floor Bathroom


Exam rooms 1-12


1st Floor Kitchen

18.8.2 Receptacles

Recommendations

RECEPTACLE(S) LOOSE

2 LOCATIONS

Safety issues - At the time of the inspection, I observed a receptacle that was loose in its box. This presents a shock hazard to the user. I recommend a qualified professional to repair.


2nd Floor Hall


2nd Floor Office

18.8.3 Receptacles

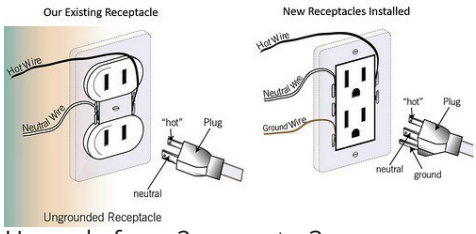
Recommendations

2-SLOT RECEPTACLES

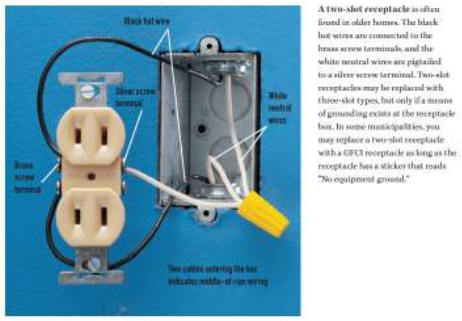
FRONT BASEMENT

2-slot receptacles (outlets) were installed in one or more areas. This is considered old wiring and does not have an equipment ground and is considered unsafe by today's standards. Appliances that require a ground should not be used with 2-slot receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. The client should be aware of this limitation when planning use for various rooms, such as an office. Upgrading to grounded receptacles typically requires installing new wiring from the main service panel or sub-panel to the receptacle(s), in addition to replacing the receptacle(s). The NEC (National Electric Code) also allows these outlets to be replaced with GFCI protection as a repair to use grounded appliances with them. Consult with a qualified electrician about upgrading to 3-wire, grounded circuits or installing GFCI protection.

I recommend a professional be consulted who can offer an opinion on the current condition of these outlets and their circuits.



Upgrade from 2-prong to 3-prong receptacle



18.8.4 Receptacles

Recommendations

RECEPTACLE(S) NOT WORKING

2ND FLOOR BATHROOM

At the time of the inspection, I observed one or more receptacles that were not working. I was unable to trace its power source or the root cause. There are various reasons why receptacles fail or don't work (see typical causes below). I recommend a qualified professional to evaluate and repair.

- Tripped circuit breaker
- Tripped GFCI outlet
- Burned out receptacle
- Faulty or worn out
- Wiring defects
- Switch faulty in a switched receptacle circuit

18.8.5 Receptacles

Recommendations

REVERSE POLARITY (HOT/NEUTRAL)

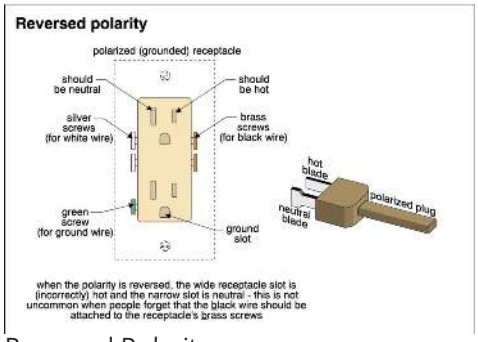
FRONT LEFT SIDE HALL

Safety issue -- I observed one or more outlets that appear to be wired with reverse polarity known as hot/neutral reverse. This is a shock hazard when using appliances plugged into this receptacle. I recommend a qualified professional to evaluate all the outlet(s) in the home to confirm the presence of other reverse polarity outlets and make repairs that will ensure safety.

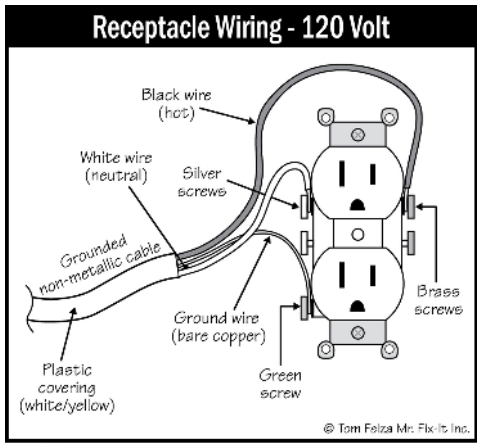
Understanding Reverse Polarity

A properly installed receptacle has a white wire, a black wire and a green (or bare) wire. The black wire carries the power (to light the bulb, spin the motor, dry your hair, whatever). The white wire carries the current back to the source, the power company. The green, (AKA ground) wire is only there for emergencies.

If the receptacle has the black wire where the white wire should be, an electric device like a drill could get “energized” or hot. If you touched the drill at the same time you were standing on a wet floor, electricity could go right through you!



Reversed Polarity



E035

Properly wired receptacle

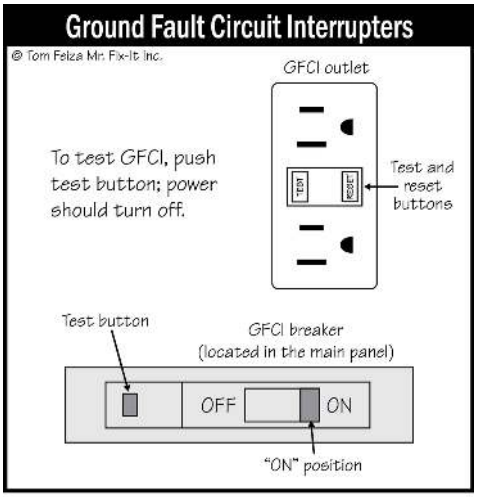
18.8.6 Receptacles

Recommendations

GFCI NOT TRIPPING

1ST FLOOR FRONT POWDER ROOM

Safety issue - At the time of the inspection one or more GFCI receptacles were not tripping. In this condition the safety features of the GFCI are ineffective. Typically GFCI outlets have a limited lifespan. I recommend replacing this receptacle with a new one.



18.10.1 Fire/CO Safety

RECOMMEND TEST OR REPLACE ALL FIRE/CO SAFETY DEVICES

THROUGHOUT HOME

Recommendations

Safety Issue The American Society of Home Inspectors (ASHI) Standard of Practice (SOP) states 7.2 The inspector is NOT required to: A. inspect: 1. remote control devices. 2. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices.

The actual testing of smoke and carbon monoxide alarms is beyond the scope of a general home inspection (see ASHI SOP above). Therefore, to ensure the safety of the occupants of the home, we recommend that all smoke alarms and carbon monoxide alarms are evaluated or replaced by a professional upon taking possession of the home.

Your home inspector will report on the presence or absence of smoke alarms and carbon monoxide alarms in their proper places throughout the home. We recommend upgrading to the recommended house map included below.

Because actual testing of smoke and CO alarms will not be performed I recommend that all smoke alarms and CO alarms present or absent **be professionally replaced or evaluated upon taking possession of the home.**

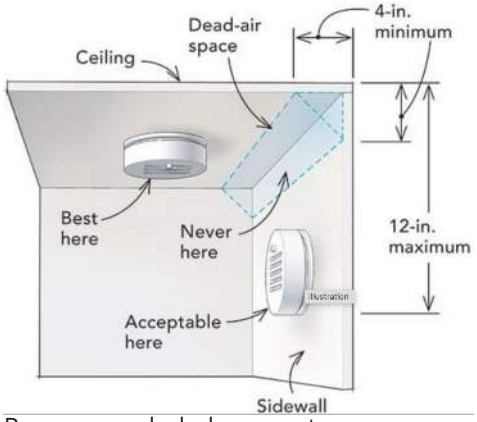
Why your home inspector does not test:

1. A simple test of the device's alarm button does not ensure it will operate properly in a fire. The button test will only confirm the alarm sound is working. Testing the alarm test button will not confirm its response to actual smoke. A smoke test is required to confirm the safe operation of each individual smoke alarm.
2. There are many differing types of smoke and CO Alarms with differing expiration dates. Unless installation records exist, it can be impossible to determine when devices were installed and therefore when they are required to be replaced. Manufacturers of these alarms require that they be replaced at regular intervals.
3. Battery-operated devices are rarely charged. Even if the batteries have some charge left, it can be very difficult to determine when they were installed and in need of replacement.
4. Newer WiFi-connected alarms cannot be verified without a connected app.
5. Some alarms are connected to a security system that alerts the fire company. If the fire company responds to a false alarm, they may charge a fee for the mishap.

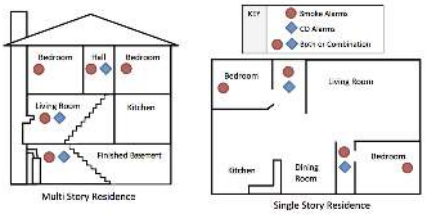
Upon replacement, I recommend regular maintenance and testing to confirm ongoing operation.

The interconnectivity of smoke and CO alarms is an important feature that may or may not be enforced by local code compliance municipalities. I recommend consulting the advice of a professional.

1st Floor Kitchen



Recommended placement



Suggested locations

19: UTILITY LOCATIONS AND SHUT-OFFS

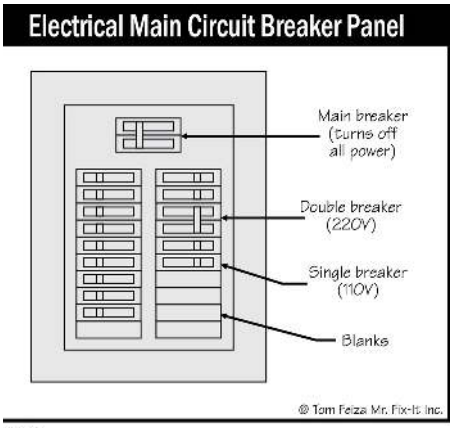
		IN	NI	NP	C
19.1	Electric	X			
19.2	Water	X			

IN = Inspected NI = Not Inspected NP = Not Present C = Comments

Information

Electric: Electric shut off

Basement



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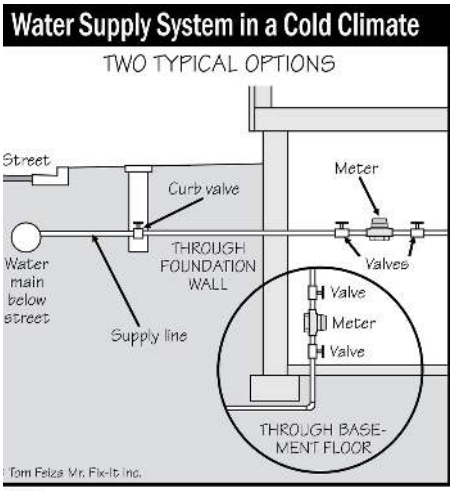
Water: Water Shut-off

Basement Left Side



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20: BUILT-IN APPLIANCES

		IN	NI	NP	C
20.1	Refrigerator			X	
20.2	Garbage Disposal			X	
20.3	Range/Oven	X			X
20.4	Washer/Dryer	X			X

IN = Inspected NI = Not Inspected NP = Not Present C = Comments

Information

Range/Oven: Energy Source
Electric

Range/Oven: Exhaust Hood Type
Through the sidewall

Washer/Dryer: Dryer power source
110 Volt, 220 Electric

Life Expectancy of built-in appliances
Kitchen

Note: Life expectancy of built-in appliances varies with usage, installation, maintenance, and quality of materials. Appliances that are not built in (refrigerators, washers, dryers countertop microwaves etc) are not part of a standard home inspection. The link below includes a general guideline for life expectancy for common house appliances.
InterNACHI's Standard Estimated Life Expectancy Chart for Homes

Limits of built-in appliance inspection
Kitchen

A standard home inspection will inspect built-in appliances for basic fundamental operation. We do not inspect for performance. For example, we will not put garbage in the garbage disposal, dishes in the dishwasher, food in the oven or liquid in the microwave. For complete inspection limitations see Section 10 Interiors of the ASHI Standards of Practice.

Refrigerator: Refrigerator

Kitchen 2nd Floor Kitchen

Not present

Refrigerators fall outside the parameters of a home inspection (See ASHI SOP) because they are considered an appliance that is not permanently installed (like a washer/dryer). Therefore, it was not inspected. The inspector will, however, address defects in plumbing or electricity that are related to the unit itself.

Important Note: refrigerators require adequate ventilation on the sides, top and rear.

Refrigerator Ventilation

Refrigerator: Water/Ice Supply Line

None

Certain material (i.e. plastic) is subject to early failure which could result in significant water damage.

Range/Oven: Range/Oven

The inspector will test the operation of the range/oven using normal controls and report on its condition. Defects will be commented on separately.

Washer/Dryer: Washer/Dryer present - partially inspected

2nd Floor

A washer and dryer were present and were inspected for general function. This includes running water to the washing machine, draining it and running the dryer. Not all functions of the washer dryer were tested as per ASHI Standards of Practice which does not require that washer and dryers be inspected. For a complete evaluation, consult a qualified appliance technician.

Limitations

Garbage Disposal

NOT PRESENT

KITCHEN

There was no garbage disposal present at the time of inspection.

Comments

20.3.1 Range/Oven

Material Defects

EXHAUST FAN NOT WORKING

2ND FLOOR KITCHEN

At the time of the inspection I noted the stove exhaust fan was not working. I recommend a qualified professional to repair.

20.4.1 Washer/Dryer

Material Defects

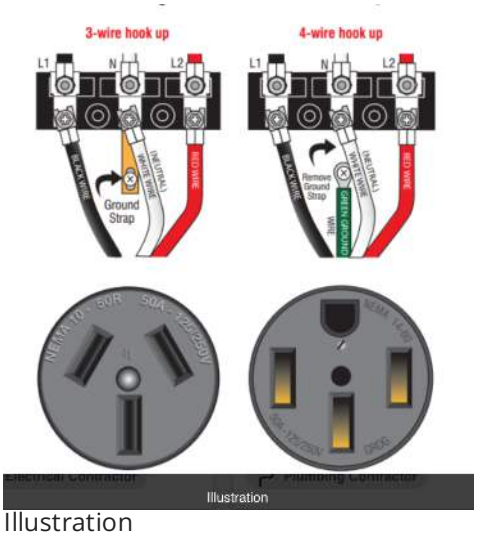
3-PRONG DRYER OUTLET

AT DRYER

Shock Hazard - At the time of the inspection, there was a 220v three-pronged outlet present. Industry safety standards now call for four-pronged outlets at washers and dryers and ranges in order to prevent potential electrical shock. Important: This allows for the neutral wire and the ground wire to move on separate lines, thus removing the potential shock hazard. I recommend a licensed professional to evaluate and to bring the outlet up to current standards. A proper installation will require a new four wire to be installed from the electric panel to the appliance and terminated in a four wire plug.

Article on Three vs. Four prong outlets

What's the Difference between 3-prong and 4-prong?



Illustration

Illustration

20.4.2 Washer/Dryer

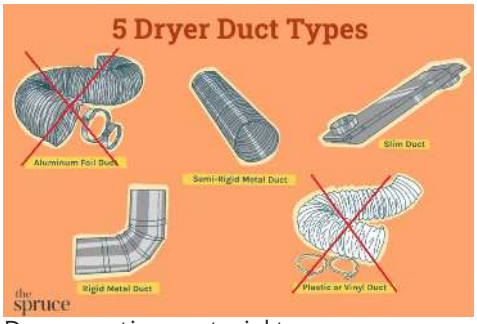
DRYER VENTING SUB-STANDARD

Recommendations

LAUNDRY ROOM 2ND FLOOR

Safety issue - At the time of the inspection the dryer vent ducting material was sub-standard. Vinyl, PVC, flex foil and some flexible aluminum dryer piping is known to be substandard and can be a fire hazard. It is only designed to be used for short connections in the same room as the dryer and should not be used inside the wall. Flex vent can collect lint and debris and is more susceptible to clogging. I recommend a qualified professional evaluate and replace.

Dryer venting safety



Dryer venting material types

21: SCOPE AND LIMITATIONS

Information

KEYS TO THE HOME INSPECTION

The home inspection or any portion thereof, was performed in accordance with the Standard of Practice and Code of Ethics of the American Society of Home Inspectors (ASHI). These standards are included in the report under each section summary. 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 two times the price of the home inspection. This inspection is an evaluation of the condition of the home in a period of time that is limited to several hours of investigation. It would take days to comprehensively evaluate the condition of a home.

Any areas that are not safe, readily accessible and/or visible to the inspector will not be included in the home inspection report. **The home inspection is not intended as a substitute for a Sellers Disclosure. This home inspection is not a compliance inspection or certification of any kind. It simply is an inspection of the condition of the home at the time of the inspection.** This inspection does not cover items or conditions that may be only discovered by invasive methods. No removal of materials or dismantling of systems shall be performed under this inspection. This is not a technically exhaustive inspection. The inspection report lists the systems and components inspected by Precise Inspecting, LLC. Items not found in this report are considered beyond the scope of the inspection and should not be considered inspected at this time.

Your home inspection is a snapshot in time. The defects found by Precise Inspecting during your inspection are the ones that were present at the time of the inspection. **All defects and recommendations in this report should be evaluated by a licensed professional prior to settlement so that repairs can be made. If this is not done existing defects may persist and increased damage may result.**

While we do your best to identify potential future problems and suggest preventive measures, you will experience future issues in the house that cannot be predicted by your inspection. Furthermore, your home inspection will only cover a representative sample. That means not every outlet or window or faucet will be checked.

This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is an important part of this inspection. If you choose not to consult with your inspector, Precise Inspecting, LLC cannot be held liable for your understanding or misunderstanding of this reports contents. If you were not present during this inspection, please call the office at (717-808-5997) to arrange for your verbal consultation.

INSPECTION CATEGORIES

1) Maintenance Items - Primarily comprised of small cosmetic items and handyman maintenance items. These observations are more informational in nature and function as a future to-do list rather than something you might use as a negotiation or seller-repair item.

2) Recommendations - Most items typically fall into this category. These observations usually require a qualified contractor to evaluate further, in order to determine if repairs or replacements are necessary. Also included in this category are mechanical and structural systems that are nearing the end of their useful life but are still working. Items in this category may or may not enter into negotiations. Please consult your real estate agent.

3) Defects - This category is composed of "material defects" (as defined by the state of Pennsylvania). These defects normally enter into the negotiation phase of the home sale. They consist of systems, structures or components that are broken, not working as intended, not installed properly, of immediate safety concern or have a significant adverse impact on the value of the property. These items should be addressed by a qualified contractor as soon as possible.

Limitations - This section is not a category. It is a **"tabbed heading"** within each general section which describes any limiting factors that may be present on the day of the inspection. These can best be described as a circumstance or condition that makes it difficult or impossible to conduct a normal inspection of the area, component or system. For example: snow on the roof. The specific limitation will be described and in some cases pictures will be added. These limitations are in addition to the standard limitations that affect all home inspections and are described in the ASHI SOP.

NOTICE: CODES AND REGULATIONS

Home inspections are not code inspections. The report is based on an examination of the visible portion of the structure at the time of the inspection with a focus on safety and function, not on current building or municipality codes.

While many home defects have roots in code compliance, we are not qualified to inspect to specific building codes. It is always recommended to check with the Building and Codes Department of your local township or municipality for permit information and code requirements when there is a question regarding the proper construction methods or code requirements for a particular defect present in the home.

NOTICE TO THIRD PARTIES OR OTHER PURCHASERS

Receipt of this report by any purchasers of this property other than the party(ies) identified on the cover page of this report, as the buyer, is not authorized by the inspector. Liability under this report is limited to the party identified on the cover page of this report as the buyer.

THIS REPORT IS NOT A WARRANTY

This report is not a home warranty. it is recommended that a home warranty be purchased prior to the purchase of the home in the event that any defects arise after the inspection and purchase. The report is based on an examination of the visible portion of the structure at the time of the inspection with a focus on safety and function, not on current building or municipality codes. Structure and mechanical parts of the house can and will change after the inspection and Precise Inspecting is not responsible for these changes or their effects. Any and all evaluations and recommendations made by Precise Inspecting, LLC should be carried out prior to closing. We recommend that you and/or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property.

Furthermore, receipt of this report by any purchasers of this property other than the party(ies) identified on the cover page of this report is not authorized by the inspector. The inspector strongly advises against any reliance on this report by such party(ies). We recommend that you retain a qualified home inspector to provide you with your own inspection and report on this property. Liability under this report is limited to the party identified on the cover page of this report. The Home Inspection and the Inspection Report do not constitute and shall not be considered to be a warranty, either expressed or implied, concerning the present or future condition of the Property, the presence or absence of latent or hidden defects that are not reasonably ascertainable in a competently performed home inspection, or the remaining useful life of any system or component of the property. This report is not binding unless the pre-inspection agreement has been signed by the client and returned to Precise Inspecting, LLC along with payment of the inspection fee.

THE LIMITS OF A HOME INSPECTION

A home inspection is a visual examination of the home's physical structure and systems. Because we can only inspect what we can see, we cannot account for anything hidden from view. Such things include but are not limited to those that are obstructed by furniture or personal belongings, including things behind walls or below ground.

Some examples of note would be any and all interior and exterior plumbing drain lines and roof, gutter and perimeter drainage systems that are underground or otherwise hidden. I recommend these systems and lines be evaluated by a qualified professional prior to settlement in the event that hidden damage may exist.

In addition, there are numerous items, systems, and areas that are **not included** in the scope of this inspection as provided by the **ASHI Standards of Practice.** It is **important** that you take time to **read** and understand these limitations as they will affect the completed inspection report.

PER PENNSYLVANIA STATE ACT 2000-114:

A home inspection as defined by Pennsylvania law is "A non-invasive, visual examination of some combination of the mechanical, electrical or plumbing systems or the structural and essential components of a residential dwelling designed to identify material defects in those systems and components, and performed 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 based on observation of the visible and apparent condition of the structure and its components on the date of inspection. The results of this home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. No warranty or guaranty is expressed or implied. If the person conducting your home inspection is not a licensed structural engineer of the overall condition of the dwelling. The inspection is not a professional whose license authorizes the rendering of opinion as to the structural integrity of a building or its other 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.

22: ENVIRONMENTAL CONCERNS

Information

Asbestos

Asbestos is a fibrous material that was used in many building materials. The asbestos fibers can cause cancer and other types of lung disease if inhaled. Asbestos can only be identified by laboratory analysis, therefore its identification is beyond the scope of the inspection. Asbestos was banned entirely in the United States in 1978. For further information regarding asbestos please visit www.epa.gov/asbestos.

Lead Paint (prior to 1978):

Lead-based paint was common in use until about 1974. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house built on or before 1978. It is believed that the primary danger would be to small children who may somehow ingest chips of lead-based paint. For further information regarding lead-based paint please visit www.hud.gov/offices/lead.

Mold

This inspection is not an inspection for mold. Mold, mildew and indoor or outdoor air quality concerns can be found in many environments and may be especially prevalent in the home. If the home inspection report discloses evidence of moisture or water penetration, whether active or inactive, mold may be present within the property. The identification or detection of any mold, mildew and/or indoor/outdoor air quality is beyond the scope of the inspection **unless a specific request for IAQ or mold screening is requested, a contract signed and a fee paid to Precise Inspecting, LLC.** This company cannot and will not offer any representations, guarantees or warranties of any kind, written or oral, that the property is free from any mold, mildew and/or indoor/outdoor air quality concerns. Inspection for mold, mildew and/or indoor/outdoor air quality should be performed, detected and evaluated by a specialist of the customer's choice or by Precise Inspecting, LLC. For further information regarding mold please visit www.epa.gov/mold.

Radon Gas

Radon gas naturally occurs in our environment. Radon gas is a class A carcinogen and is the second leading cause of lung cancer, after smoking. The U.S. Environmental Protection Agency (EPA) and the Surgeon General strongly recommend taking further action when the home's radon test results are 4.0 pCi/L or greater. The national average indoor radon level is about 1.3 pCi/L. The higher the home's radon level the greater the health risk to you and your family. Reducing your radon levels can be done easily, effectively and fairly inexpensively. Even homes with very high radon levels can be reduced below 4.0 pCi/L. For further information about radon please visit www.epa.gov/radon. The EPA and Precise Inspecting LLC strongly recommends testing all homes for the presence of radon gas.

Urea Formaldehyde (Foam Insulation)

U.F.F.I. became popular as a residential retrofit insulation in the mid-1970's. It was banned in the U.S.A. in 1982, then the ban was lifted. Formaldehyde gas usually dissipates with time and proper ventilation. However, this gas is known to be a respiratory irritant, particularly to younger and older people. The EPA has not adopted any standards as to harmful levels of formaldehyde gas, however it does caution exposure. Note: various other countries consider exposure to this gas harmful in concentrations of one-fiftieth of the amounts considered safe by the EPA. Consult with your inspection service for additional information.

23: CHECKLIST

		IN	NI	NP	C

IN = Inspected NI = Not Inspected NP = Not Present C = Comments

Information

Key in lockbox?
Photographer remained

Doors locked?
Photographer remained

Lights off except those that were on?
Yes

Oven/stove off?
Yes

Water main off?
On when arrived

Electric panel cover replaced?
Yes

Furnace cover replaced?
Yes

Business card on counter?
Yes

Reset Thermostat?
Yes, See photo

2nd Floor

Exam room 4

Exam room 11

Front desk

Waiting room

STANDARDS OF PRACTICE

Inspection Details
2.2 The *inspector* shall:
A. *inspect readily accessible,* visually observable, *installed systems* and *components* listed in this Standard. B. provide the client with a written report, using a format and medium selected by the *inspector,* that states: 1. those *systems* and *components* inspected that, in the professional judgment of the *inspector,* are not functioning properly, significantly deficient, *unsafe*, or are near the end of their service lives, 2. recommendations to correct, or monitor for future correction, the deficiencies reported in 2.2.B.1, or items needing *further evaluation* (Per Exclusion 13.2.A.5, the *inspector* is NOT required to determine methods, materials, or costs of corrections.), 3. reasoning or explanation as to the nature of the deficiencies reported in 2.2.B.1, that are not self-evident, 4. those *systems* and *components* designated for inspection in this Standard that were present at the time of the *home inspection* but were not inspected and the reason(s) they were not inspected.
C. adhere to the ASHI Code of Ethics for the Home Inspection Profession.

2.3 This Standard is not intended to limit the *inspector* from:
A. including other services or *systems* and *components* in addition to those required in Section 2.2.A. B. designing or specifying repairs provided the *inspector* is appropriately qualified and willing to do so. C. excluding *systems* and *components* from the *inspection* if requested or agreed to by the client.

Roofing
5.1 The inspector shall: A. inspect: 1. roofing materials. 2. roof drainage systems. 3. flashing. 4. skylights, chimneys, and roof penetrations. B. describe: 1. roofing materials. 2. methods used to inspect the roofing.

5.2 The inspector is NOT required to inspect: A. antennas. B. interiors of vent systems, flues, and chimneys that are not readily accessible. C. other installed accessories.

Exterior
4.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and drive- ways. B. describe wall coverings.

4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Interiors
10.1 The inspector shall inspect: A. walls, ceilings, and floors. B. steps, stairways, and railings. C. countertops and a representative number of installed cabinets. D. a representative number of doors and windows. E. garage vehicle doors and garage vehicle door operators. F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function.

10.2 The inspector is NOT required to inspect: A. paint, wallpaper, and other finish treatments. B. floor coverings. C. window treatments. D. coatings on and the hermetic seals between panes of window glass. E. central vacuum systems. F. recreational facilities. G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

Structural Components
3. STRUCTURAL COMPONENTS 3.1 The inspector shall: A. inspect structural components including the foundation and framing. B. describe: 1. the methods used to inspect under floor crawlspaces and attics. 2. the foundation. 3. the floor structure. 4. the wall structure. 5. the ceiling structure. 6. the roof structure.

3.2 The inspector is NOT required to: A. provide engineering or architectural services or analysis. B. offer an opinion about the adequacy of structural systems and components. C. enter under floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches. D. traverse attic load-bearing components that are concealed by insulation or by other materials.

Insulation and Ventilation
11.1 The inspector shall: A. inspect: 1. insulation and vapor retarders in un-finished spaces. 2. ventilation of attics and foundation areas. 3. kitchen, bathroom, laundry, and similar exhaust systems. 4. clothes dryer exhaust systems. B.

describe: 1. insulation and vapor retarders in unfinished spaces. 2. absence of insulation in unfinished spaces at conditioned surfaces.

11.2 The inspector is NOT required to disturb insulation.

Heating - System #1
8.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. installed heating equipment. 2. vent systems, flues, and chimneys. 3. distribution systems. C. describe: 1. energy source(s). 2. heating systems.

8.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, flues, and chimneys that are not readily accessible. 2. heat exchangers. 3. humidifiers and dehumidifiers. 4. electric air cleaning and sanitizing devices. 5. heating systems using ground-source, water-source, solar, and renewable energy technologies. 6. heat-recovery and similar whole-house mechanical ventilation systems. B. determine: 1. heat supply adequacy and distribution balance. 2. the adequacy of combustion air components.

Air Conditioning - System #1
9.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. central and permanently installed cooling equipment. 2. distribution systems. C. describe: 1. energy source(s). 2. cooling systems.

9.2 The inspector is NOT required to: A. inspect electric air cleaning and sanitizing devices. B. determine cooling supply adequacy and distribution balance. C. inspect cooling units that are not permanently installed or that are installed in windows. D. inspect cooling systems using ground-source, water-source, solar, and renewable energy technologies.

Heating - System #3
8.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. installed heating equipment. 2. vent systems, flues, and chimneys. 3. distribution systems. C. describe: 1. energy source(s). 2. heating systems.

8.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, flues, and chimneys that are not readily accessible. 2. heat exchangers. 3. humidifiers and dehumidifiers. 4. electric air cleaning and sanitizing devices. 5. heating systems using ground-source, water-source, solar, and renewable energy technologies. 6. heat-recovery and similar whole-house mechanical ventilation systems. B. determine: 1. heat supply adequacy and distribution balance. 2. the adequacy of combustion air components.

Air Conditioning - System #3
9.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. central and permanently installed cooling equipment. 2. distribution systems. C. describe: 1. energy source(s). 2. cooling systems.

9.2 The inspector is NOT required to: A. inspect electric air cleaning and sanitizing devices. B. determine cooling supply adequacy and distribution balance. C. inspect cooling units that are not permanently installed or that are installed in windows. D. inspect cooling systems using ground-source, water-source, solar, and renewable energy technologies.

Heating - System #4
8.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. installed heating equipment. 2. vent systems, flues, and chimneys. 3. distribution systems. C. describe: 1. energy source(s). 2. heating systems.

8.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, flues, and chimneys that are not readily accessible. 2. heat exchangers. 3. humidifiers and dehumidifiers. 4. electric air cleaning and sanitizing devices. 5. heating systems using ground-source, water-source, solar, and renewable energy technologies. 6. heat-recovery and similar whole-house mechanical ventilation systems. B. determine: 1. heat supply adequacy and distribution balance. 2. the adequacy of combustion air components.

Air Conditioning - System #4
9.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. central and permanently installed cooling equipment. 2. distribution systems. C. describe: 1. energy source(s). 2. cooling systems.

9.2 The inspector is NOT required to: A. inspect electric air cleaning and sanitizing devices. B. determine cooling supply adequacy and distribution balance. C. inspect cooling units that are not permanently installed or that are installed in windows. D. inspect cooling systems using ground-source, water-source, solar, and renewable energy technologies.

Heating - System #2
8.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. installed heating equipment. 2. vent systems, flues, and chimneys. 3. distribution systems. C. describe: 1. energy source(s). 2. heating systems.

8.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, flues, and chimneys that are not readily accessible. 2. heat exchangers. 3. humidifiers and dehumidifiers. 4. electric air cleaning and sanitizing devices. 5. heating systems using ground-source, water-source, solar, and renewable energy technologies. 6. heat-recovery and similar

whole-house mechanical ventilation systems. B. determine: 1. heat supply adequacy and distribution balance. 2. the adequacy of combustion air components.

Air Conditioning - System #2
9.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. central and permanently installed cooling equipment. 2. distribution systems. C. describe: 1. energy source(s). 2. cooling systems.

9.2 The inspector is NOT required to: A. inspect electric air cleaning and sanitizing devices. B. determine cooling supply adequacy and distribution balance. C. inspect cooling units that are not permanently installed or that are installed in windows. D. inspect cooling systems using ground-source, water-source, solar, and renewable energy technologies.

Heating - 2nd floor
8.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. installed heating equipment. 2. vent systems, flues, and chimneys. 3. distribution systems. C. describe: 1. energy source(s). 2. heating systems.

8.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, flues, and chimneys that are not readily accessible. 2. heat exchangers. 3. humidifiers and dehumidifiers. 4. electric air cleaning and sanitizing devices. 5. heating systems using ground-source, water-source, solar, and renewable energy technologies. 6. heat-recovery and similar whole-house mechanical ventilation systems. B. determine: 1. heat supply adequacy and distribution balance. 2. the adequacy of combustion air components.

Air Conditioning - 2nd floor
9.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. central and permanently installed cooling equipment. 2. distribution systems. C. describe: 1. energy source(s). 2. cooling systems.

9.2 The inspector is NOT required to: A. inspect electric air cleaning and sanitizing devices. B. determine cooling supply adequacy and distribution balance. C. inspect cooling units that are not permanently installed or that are installed in windows. D. inspect cooling systems using ground-source, water-source, solar, and renewable energy technologies.

Plumbing
6.1 The inspector shall: A. inspect: 1. interior water supply and distribution systems including fixtures and faucets. 2. interior drain, waste, and vent systems including fixtures. 3. water heating equipment and hot water supply systems. 4. vent systems, flues, and chimneys. 5. fuel storage and fuel distribution systems. 6. sewage ejectors, sump pumps, and related piping. B. describe: 1. interior water supply, drain, waste, and vent piping materials. 2. water heating equipment including energy source(s). 3. location of main water and fuel shut-off valves. 6.2 The inspector is NOT required to: A. inspect: 1. clothes washing machine connections. 2. interiors of vent systems, flues, and chimneys that are not readily accessible. 3. wells, well pumps, and water storage related equipment. 4. water conditioning systems. 5. solar, geothermal, and other renewable energy water heating systems. 6. manual and automatic re-extinguishing and sprinkler systems and landscape irrigation systems. 7. septic and other sewage disposal systems. B. determine: 1. whether water supply and sewage disposal are public or private. 2. water quality. 3. the adequacy of combustion air components. C. measure water supply flow and pressure, and well water quantity. D. fill shower pans and fixtures to test for leaks.

Electrical
7.1 The inspector shall: A. inspect: 1. service drop. 2. service entrance conductors, cables, and raceways. 3. service equipment and main disconnects. 4. service grounding. 5. interior components of service panels and subpanels. 6. conductors. 7. overcurrent protection devices. 8. a representative number of installed lighting fixtures, switches, and receptacles. 9. ground fault circuit interrupters and arc fault circuit interrupters. B. describe: 1. amperage rating of the service. 2. location of main disconnect(s) and subpanels. 3. presence or absence of smoke alarms and carbon monoxide alarms. 4. the predominant branch circuit wiring method.

7.2 The inspector is NOT required to: A. inspect: 1. remote control devices. 2. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices. 3. low voltage wiring systems and components. 4. ancillary wiring systems and components not a part of the primary electrical power distribution system. 5. solar, geothermal, wind, and other renewable energy systems. B. measure amperage, voltage, and impedance. C. determine the age and type of smoke alarms and carbon monoxide alarms.

Built-in Appliances
13.1 The inspector shall inspect: F. **installed** ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function.

13.2 The inspector is NOT required to inspect:

- installed and free standing kitchen and laundry appliances not listed in Section 13.1.
- appliance thermostats including their calibration,
- adequacy of heating elements,
- self-cleaning oven cycles,
- indicator lights,
- door seals,

- timers, clocks, timed features, and other specialized features of the appliance.
- operate, or control the operation of every control and feature of an inspected appliance.

Scope and Limitations

General limitations
A. The inspector is NOT required to perform actions, or to make determinations, or to make recommendations not specifically stated in this Standard.
B. Inspections performed using this Standard:
1. are not technically exhaustive.
2. are not required to identify and to report:
a. concealed conditions, latent defects, consequential
damages, and
b. cosmetic imperfections that do not significantly affect a components performance of its intended function.
C. This Standard applies to buildings with four or fewer dwelling units and their attached and detached garages and carports.
D. This Standard shall not limit or prevent the inspector from meeting state statutes which license professional home inspection and home inspectors.
E. Redundancy in the description of the requirements, limi- tations, and exclusions regarding the scope of the home inspection is provided for emphasis only.
13.2 General exclusions
A. The inspector is NOT required to determine:
1. the condition of systems and components that are not readily accessible.
2. the remaining life expectancy of systems and components.
3. the strength, adequacy, effectiveness, and efficiency of systems and components.
4. the causes of conditions and deficiencies.
5. methods, materials, and costs of corrections.
6. future conditions including but not limited to failure of systems and components.
7. the suitability of the property for specialized uses.
ASHI Standard of Practice for Home Inspections Effective March 1, 2014
This supersedes all previous ASHI Standard of Practice for Home Inspections versions.

The Standard of Practice for Home Inspections and Code of Ethics of the American Society of Home Inspectors
8. compliance of systems and components with past and present requirements and guidelines (codes, regula- tions, laws, ordinances, specifications, installation and maintenance instructions, use and care guides, etc.).
9. the market value of the property and its marketability.
10. the advisability of purchasing the property.
11. the presence of plants, animals, and other life forms and substances that may be hazardous or harmful to humans including, but not limited to, wood destroying organisms, molds and mold-like substances.
12. the presence of environmental hazards including, but not limited to, allergens, toxins, carcinogens, electro- magnetic radiation, noise, radioactive substances, and contaminants in building materials,
soil, water, and air.
13. the effectiveness of systems installed and methods used to control or remove suspected hazardous plants, animals, and environmental hazards.
14. operating costs of systems and components.
15. acoustical properties of systems and components.
16. soil conditions relating to geotechnical or hydrologic specialties.
17. whether items, materials, conditions and components are subject to recall, controversy, litigation, product liability, and other adverse claims and conditions.
B. The inspector is NOT required to offer:
1. or to perform acts or services contrary to law or to
government regulations.
2. or to perform architectural, engineering, contracting, or surveying services or to confirm or to evaluate such services performed by others.
3. or to perform trades or professional services other than
home inspection.
4. warranties or guarantees.
C. The inspector is NOT required to operate:
1. systems and components that are shut down or
otherwise inoperable.
2. systems and components that do not respond to normal
operating controls.
3. shut-off valves and manual stop valves. 4. automatic safety controls.
6. ASHI Standard of Practice for Home Inspections Effective March 1, 2014
This supersedes all previous ASHI Standard of Practice for Home Inspections versions.
D. The inspector is NOT required to enter:
1. areas that will, in the professional judgment of the inspector, likely be dangerous to the inspector or to other persons, or to damage the property or its systems and components.
2. under-floor crawlspaces and attics that are not readily accessible.
E. The inspector is NOT required to inspect:
1. underground items including, but not limited to, underground storage tanks and other underground indications of their presence, whether abandoned or active.

2. items that are not installed.
3. installed decorative items.
4. items in areas that are not entered in accordance with 13.2.D.
5. detached structures other than garages and carports.
6. common elements and common areas in multi- unit housing, such as condominium properties and cooperative housing.
7. every occurrence of multiple similar components.
8. outdoor cooking appliances.
F. The inspector is NOT required to:
1. perform procedures or operations that will, in the professional judgment of the inspector, likely be dangerous to the inspector or to other persons, or to damage the property or its systems or components.
2. describe or report on systems and components that are not included in this Standard and that were not inspected.
3. move personal property, furniture, equipment, plants, soil, snow, ice, and debris.
4. dismantle systems and components, except as explicitly required by this Standard.
5. reset, reprogram, or otherwise adjust devices, systems, and components affected by inspection required by this Standard.
6. ignite or extinguish fires, pilot lights, burners, and other open flames that require manual ignition.
7. probe surfaces that would be damaged or where no deterioration is visible or presumed to exist.