



Inspection Report

Joe and Jane Doe

Property Address:
1234 Any Street
Anytown PA 23456



Mountain View Home Inspection Service

**Michael Werst ACI,
464 Mountain View Court
Allentown, Pa. 18106
484-767-4420**

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Date: 6/23/2020	Time: 12:00 PM	Report ID: 0623MB
Property: 1234 Any Street Anytown PA 23456	Customer: Joe and Jane Doe	Real Estate Professional: Some Agent Any Broker

Scope

This inspection is a non-invasive examination of readily accessible systems and components as outlined in the ASHI Standards Of Practice. In compliance, our reports are subject to the Definitions, Scope, Limitations, Exceptions, and Exclusions as outlined in the Standards of Practice. A copy of the Standards of Practice may be obtained from your inspector or from the web site identified in our Inspection Agreement.

In general, home inspections include a visual examination of readily accessible systems and components to help identify material defects - as they exist at the time of the inspection. This is **not** a technically exhaustive inspection and will not necessarily list all minor home maintenance or repair items. Latent, inaccessible, or concealed defects are excluded from this inspection. Inspectors do not move furniture, appliances, personal items, or other materials that may limit his/her inspection. We do **not** report on cosmetic or aesthetic issues. Unless otherwise stated, this is **not** a code inspection. We did **not** test for environmental hazards or the presence of any potentially harmful substance.

Use of Reports If the inspection is performed in connection with the sale, exchange or transfer of the property, copies of the report may be provided to the principals in the transaction and their agents (with your permission). However, the report is for your sole information and benefit. We do not intend for anyone but the person(s) listed on this report to benefit, directly or indirectly, from this agreement and inspection report. Our contractual relationship is only to the person(s) purchasing our report/service.

Inspection Agreement

BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report. You should review the liability limitations and terms of the agreement carefully before accepting your inspection report. Should you discover a defect for which we may be liable to you, you must notify us and give us a reasonable opportunity to re-inspect the property before you repair the defect.

A part of many real estate transactions are contingencies limiting the time available for follow up inspections, repair work, or further inquiries. We are not responsible for any investigations that are not completed prior to the end of the contingency period.

Report Definitions The following definitions of comment descriptions represent this inspection report.

Inspected: The item was visually observed. If no comments are made, the item appears to be functioning as intended.

Not Inspected: The item was not inspected (reason for non-inspection should be noted):

Action Item: The item is not functioning as intended or is system or component that is considered harmful or dangerous to its occupants, due to its presence or absence in the structure. It will need repair, replacement or further evaluation.

Any item marked identified as an **ACTION ITEM** should be
evaluated and repaired or replaced as necessary
by a specialist or trade professional before closing.

Additional defects may be discovered by a specialist or trade professional.

Consideration Item: The item should be monitored and repair/replacement should be considered. (Includes definitions, helpful tips, recommended upgrades, conditions requiring repair due to normal wear, and conditions that have not significantly affected usability or function - but may if left unattended).

Building Faces:

For the purpose of this report, it is assumed

Building Status: that the house faces north
Vacant Without Interior Furnishings

Style of Home or Building:
Two Story Single Family Dwelling

Approximate Age Of Home or Building: **Weather:**
New Construction Clear

Temperature:
80 - 90 degrees

Action Items



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5. Plumbing

5.2 PLUMBING WASTE LINES

Inspected



(2) The waste line plumbing vents did not terminate properly. Recommend further evaluation and repairs by a licensed plumber.

7. Heating and Cooling

7.7 AIR CONDITIONING / HEAT PUMP TEMPERATURES

Inspected



The temperature split between the supply and the return of the A/C system was less than the minimum of 15 degrees at the time of inspection. Recommend further evaluation by a licensed air conditioning contractor. The system may need cleaning, repair, additional refrigerant, or replacement.

10. Interiors

10.4 WINDOWS

Inspected



(3) Cracked glass window pane(s) were observed at rear left bedroom. Recommend repair as needed.

Consideration Items



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3. Exterior

3.5 EXTERIOR STEPS

Inspected

- (2) No railings were present at the rear deck steps. For increased safety, client should consider installation of a railing. Client should consult with a qualified contractor for information on current standards. Client should check with their homeowners insurance company for further information on requirements.
- (3) Steps were loose/warped at rear deck. Recommend repairs as needed. Client should check with their homeowners insurance company for further information on requirements.

4. Roofing

4.0 ROOF COVERING STATUS

Inspected

- (2) The roof area forms a valley with the slope terminating in a small area at front of house. Although this was the construction design, this area can become a high maintenance condition. Snow, ice, and water can accumulate and under some conditions, cause ice damming or water penetration in areas not readily visible or accessible. The conditions observed can increase the possibility that leakage has or may occur. Note: The condition of flashing and / or sheathing under the shingles or walls in this area could not be determined without destructive testing.

4.2 GUTTERS & DOWNSPOUTS

Inspected

- (3) Recommend downspouts be extended to below grade discharge pipe to be properly routed away from the building for proper drainage. Water seepage into crawl spaces, basements and under foundations can be caused by inadequate removal of rainwater from the perimeter of the house.

5. Plumbing

5.5 WATER HEATER**Inspected**

(2) The water heater expansion tank should be supported.

6. Electrical**6.2 ELECTRICAL - WIRING / DEVICE COMMENTS****Inspected**

(3) Inspector was unable to determine purpose of a switch located at master bathroom. Client is advised to obtain information from seller or an electrician.

7. Heating and Cooling**7.5 HVAC SYSTEM - AIR FILTERS****Inspected**

(1) The air filter was dirty. Suggest replacing as soon as possible.



(2) The air filter slot was open at the return duct. This can draw unconditioned air into the heating system and increase the risk of carbon monoxide concern. Recommend a cover be installed over the filter insert slot. This should be a relatively minor modification for a qualified heating contractor.

11. Kitchen**11.4 MICROWAVE****Inspected**

(2) The microwave made an unusual noise when operated. Recommend further evaluation by an appliance repair company.

1. Introductory Notes

Items

1.0 STANDARDS of PRACTICE

This inspection is a non-invasive examination of readily accessible systems and components as outlined in the ASHI Standards of Practice. In compliance, our reports are subject to the Definitions, Scope, Limitations, Exceptions, and Exclusions as outlined in the Standards of Practice. A copy of the Standards of Practice may be obtained from your inspector or from the ASHI web site <http://www.homeinspector.org/Standards-of-Practice>

1.1 IMPORTANT CLIENT INFORMATION

There may be areas in the report where we recommend further evaluation or make recommendations to consult a licensed or qualified contractor, or engineer for further evaluation.

When these recommendations are made, all further evaluations should be made prior to close of title and prior to owning the home. All additional evaluations should be performed by licensed or qualified individuals. The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations.

1.2 ENVIRONMENTAL

THE PRESENCE OF MOLD, MOLD TESTING, MOLD RELATED CONDITIONS, AND/OR ENVIRONMENTAL EVALUATIONS ARE OUTSIDE THE SCOPE OF THIS INSPECTION REPORT AND OUR HOME INSPECTION SERVICES. The condition of hidden and concealed surface areas including, but not limited to the back of drywall, paneling, wallpaper, insulation, and alike can not be determined as part of this general home inspection. **If a moisture related condition exists, whether at the interior or exterior of the home, client should consult an Industrial Hygienist prior to close.**

Verification of whether any oil / fuel tanks exist or existed at one time on the property is not part of this general home inspection. Property scans or environmental testing of any kind is not performed as part of this general home inspection or part of our services.

1.3 WALK THROUGH INFORMATION

The Findings of this inspection are based on conditions observed at the time of the inspection. Conditions can change following an inspection. There is no guarantee of conditions after the inspector leaves the premises.

It is extremely important to arrange for a final walkthrough just prior to closing on the property. This should be arranged through your agent or attorney. You should budget for **at least one hour** of time for this. If you are not sure what to look for we can accompany you on this final walkthrough for a modest additional charge.

Inspections are generally performed in occupied houses with wall coverings, floor coverings furniture and personal belongings. Be sure that these items are removed prior to your walk through.

We strongly advise that the client (**you**) :

- Check and test all appliances
- Check operation of the water heater
- Check operation of Heating System(s)
- Check operation of Cooling System(s) (provided outside temperature is above 65)
- Check all windows and doors for operation and signs of deterioration.
- Check all outlets and light fixtures.
- Check for any other condition including water penetration, roof leaks, plumbing leaks, insects or vermin and any other condition.

Report any adverse conditions to your attorney or agent prior to close. Also, Please call **Mountain View Home Inspections at 484-767-4420** before closing.

2. Structure

Our inspection of the structure included a visual examination of the exposed, readily accessible portions of the structure. These items were examined for visible defects, excessive wear, and general condition. Many structural components are inaccessible because they are buried below grade or are behind finished surfaces. Therefore, much of the inspection was performed by looking for visible symptoms of movement, damage and deterioration. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing. We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance. We cannot predict when or if foundations or roofs might leak in the future.

Styles & Materials

Foundation:

Poured Concrete Walls
Basement Configuration

Roof Structure:

Conventional Rafter
OSB - Oriented Strand Board Sheathing

Floor Structure:

Wood Joists
Steel Beams

Wall Structure:

Conventional Wood Framing

Ceiling Structure:

Joist

Columns or Piers:

Steel Columns

Method Used to Observe Attic:

Viewed from Hatch

Items

2.0 BASEMENT / FOUNDATION

Comments: Inspected



The visible and accessible areas of the foundation appeared to be in serviceable condition at the time of the inspection.

Minor vertical cracks were observed in the foundation. This type and pattern of cracking is usually the result of concrete shrinkage as it cures. Shrinkage cracks are very common and are not normally a concern.

2.1 FRAMING

Comments: Inspected



The visible and accessible areas of the wood framing system appeared to be in acceptable condition at the time of the inspection.

2.2 BASEMENT / STAIRS

Comments: Inspected

The interior stairs appeared to be in acceptable condition at the time of the inspection.

2.3 BASEMENT LEAKAGE

Comments: Inspected

The basement shows no significant signs of water penetration. Understand that it is impossible to accurately judge basement water entry based upon a single visit to the property. Given the right set of circumstances, all basements will leak over time. Most basement water issues are the result of improper exterior grading and drainage, or sump pump issues (when a pump is present). Water leakage can often be corrected for minimal cost. We recommend waterproofing as a last resort, after grading and drainage improvements have been made. Client should obtain disclosure statement and history of past leakage from current owner.

Basements are below grade and often have poor air circulation, resulting in stale or musty smelling air and are also conducive to mold growth. This inspection does not address indoor air quality, mold growth or any other breathing issues, except for Radon gas when contracted for. For any environmental issues other than Radon gas, you should contact an environmental specialist.

If you intend to use the basement as a finished space, we recommend installing a sump pump, with a second pump with a battery back up, in case of power loss.

2.4 ROOF / ATTIC

Comments: Inspected



The visible and accessible areas of the roof space/attic appeared to be in serviceable condition at the time of the inspection.

3. Exterior

Our inspection of the building exterior included a visual examination. Items are examined for defects, excessive wear, and general state of repair. Exterior wood components are randomly probed. We do not probe everywhere. Varying degrees of exterior deterioration could exist in any component. Vegetation, including trees, is examined only to the extent that it is affecting the structure.

Styles & Materials

Cladding:

Vinyl Siding
Brick Veneer

Eaves Soffits And Fascias:

Vinyl
Aluminum

Trim:

Wood
Vinyl
Metal

Driveway Surface:

Asphalt

Walkway Surface:

Concrete

Porch:

Concrete

Deck(s):

Wood

Items

3.0 DRIVEWAY / PARKING

Comments: Inspected

- (1) The driveway appeared to be in serviceable condition, with normal wear and tear, at the time of the inspection.
- (2) Sealant is recommended on the driveway as part of maintenance.

3.1 SIDEWALKS

Comments: Inspected

The visible areas of the sidewalk appeared to be in serviceable condition at the time of the inspection.

3.2 GRADING

Comments: Inspected

- (1) Grading of the soil near the foundation appears to be in acceptable condition.
- (2) Sub-surface drains were observed. These drains were not tested as a part of this inspection. Condition of underground pipes or sewer systems is not determined as part of this inspection. Client should obtain disclosure information from seller regarding any water related conditions.

3.3 DECKS

Comments: Inspected





The visible and accessible areas of the deck appeared to be in serviceable condition at the time of the inspection.

3.4 PORCH/STOOP

Comments: Inspected

The visible and accessible areas of the porch appeared to be in acceptable condition at the time of the inspection.

3.5 EXTERIOR STEPS

Comments: Inspected

(1) The steps appeared to be in serviceable condition at the time of the inspection.



(2) No railings were present at the rear deck steps. For increased safety, client should consider installation of a railing. Client should consult with a qualified contractor for information on current standards. Client should check with their homeowners insurance company for further information on requirements.



(3) Steps were loose/warped at rear deck. Recommend repairs as needed. Client should check with their homeowners insurance company for further information on requirements.

3.6 EXTERIOR WALLS & WINDOWS

Comments: Inspected

(1) Conditions behind walls were hidden / concealed and were not visible or accessible for inspection. A non-destructive visible inspection was performed. Further inspection would require destructive testing, such as the removal of siding and / or wallboards, which is not performed as part of this inspection.

(2) The visible and accessible portions of the exterior wall coverings appeared to be in serviceable condition at the time of the inspection.

3.7 EXTERIOR TRIM, EAVES, SOFFITS, & FASCIA

Comments: Inspected

The exterior trim appeared to be in serviceable condition at the time of the inspection.

The exterior eaves, soffits, and fascia appeared to be in serviceable condition at the time of the inspection.

3.8 PORCH

Comments: Inspected

The visible and accessible areas of the porch appeared to be in acceptable condition at the time of the inspection.

4. Roofing

- Our inspection of the readily accessible roof system included a visual examination to determine damage or material deterioration. We walk on the roof only when is it safe to do so and is not likely to damage the roof materials. We look for evidence of roof system leaks and damage. We cannot predict when or if a roof might leak in the future.
- Not all of the underside of the roof sheathing is inspected for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors. Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns. Manufacturers recalls are outside the scope of this home inspection. For Information regarding recalled appliances, heating equipment, building materials, plumbing materials and more visit the US Consumer Product Safety Commission on the Internet at <http://www.cpsc.gov>

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Styles & Materials

Roof-Type:

Gable

Roof Covering:

Asphalt/Fiberglass Shingles

Gutters:

Full Gutter System

Aluminum

Gutters Discharge Above and Below Grade

Roof Inspection Method:

Viewed from ground

Viewed from camera pole at eaves

Items

4.0 ROOF COVERING STATUS

Comments: Inspected





(1) The roof covering shows normal wear for its age and appeared to be in acceptable condition at the time of the inspection.



(2) The roof area forms a valley with the slope terminating in a small area at front of house. Although this was the construction design, this area can become a high maintenance condition. Snow, ice, and water can accumulate and under some conditions, cause ice damming or water penetration in areas not readily visible or accessible. The conditions observed can increase the possibility that leakage has or may occur. Note: The condition of flashing and / or sheathing under the shingles or walls in this area could not be determined without destructive testing.

4.1 EXPOSED FLASHINGS

Comments: Inspected



The exposed flashings appeared to be in acceptable condition at the time of inspection.

4.2 GUTTERS & DOWNSPOUTS

Comments: Inspected



(1) The gutter system appeared to be in acceptable condition at the time of the inspection.



(2) The downspouts that discharge below grade level should be monitored. If they are ever suspected to be clogged or disconnected below grade, they should be redirected to discharge at least five (5) feet from the building. Foundation leakage adjacent to a downspout is an indication of a problem below grade.



(3) Recommend downspouts be extended to below grade discharge pipe to be properly routed away from the building for proper drainage. Water seepage into crawl spaces, basements and under foundations can be caused by inadequate removal of rainwater from the perimeter of the house.

5. Plumbing

Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems unless specifically noted.

Styles & Materials

<p>Water Source: Public</p>	<p>Main Water Shutoff / Meter Location: Basement</p>	<p>Plumbing Water Supply Material (into home): HDPE (High Density PolyEthylene) black plastic water pipe</p>
<p>Plumbing Water Distribution Material (inside home): PEX</p>	<p>Plumbing Waste/Drain Material: PVC</p>	<p>Gas Pipe Material(s): CSST - Black</p>
<p>Water Heater Power Source: Electricity</p>	<p>Water Heater Capacity: 50 Gallon</p>	<p>Water Heater Location: Basement</p>
<p>Approximate Water Heater Age: 1 year</p>	<p>Other Component(s): Sump Pump</p>	<p>Fuel Type: Natural Gas</p>
<p>Gas Meter Location: Exterior</p>		

Items

5.0 MAIN WATER LINE

Comments: Inspected



The visible portion of the main pipe and valve appeared to be in serviceable condition at the time of the inspection.

5.1 PLUMBING SUPPLY LINES

Comments: Inspected

The visible portions of the supply lines appeared to be in acceptable condition at the time of inspection. All of the supply lines were not fully visible or accessible at the time of the inspection.

5.2 PLUMBING WASTE LINES

Comments: Inspected



(1) The visible portions of the waste lines appeared to be in acceptable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.



(2) The waste line plumbing vents did not terminate properly. Recommend further evaluation and repairs by a licensed plumber.

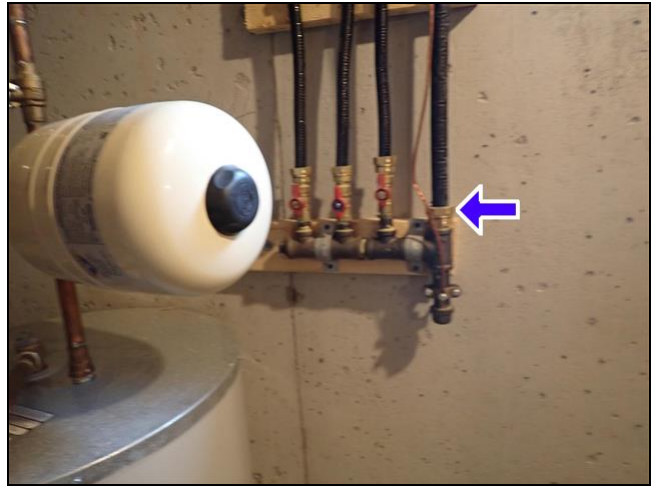
5.3 HOSE FAUCETS

Comments: Inspected

The hose faucets appeared to be in serviceable condition at the time of the inspection. These should be drained prior to freezing temperatures.

5.4 FUEL SYSTEM

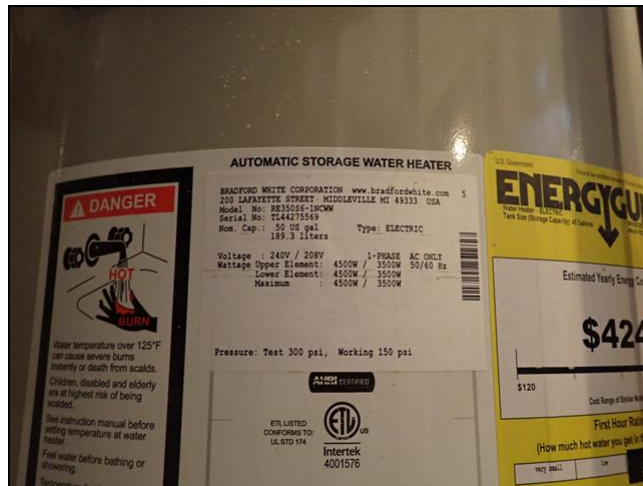
Comments: Inspected



The visible portions of the gas meter and fuel lines appeared to be in acceptable condition at the time of inspection. All of the fuel lines were not fully visible or accessible at the time of the inspection.

5.5 WATER HEATER

Comments: Inspected



MFD 2019

(1) The electric water heater was operable at the time of inspection. This does not however guarantee future performance, operation, or condition. TPR (temperature pressure relief) safety valve was present on the tank. The water heater wiring appeared to be in serviceable condition at the time of the inspection.





(2) The water heater expansion tank should be supported.

(3) The water heater is a relatively new unit. As the typical life expectancy of water heaters is 7 to 12 years, this unit should have several years of remaining life.

5.6 SUMP PUMP

Comments: Inspected



(1) A sump pump was present. The sump pump operated when tested at the time of the inspection. This does not however guarantee future conditions or operation. Inspector does not trace or locate discharge termination point of drain line. Client should obtain disclosure / history information from the seller regarding any previous water penetration.



(2) Recommend extending sump pump discharge pipe further away from the house.

6. Electrical

Generators, generator wiring, generator panels, generator lock-out devices are not inspected.

Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding, bonding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted. Outlets that have childproof protectors are not tested. Also, Outlets that are in use are not tested. We do not unplug the occupants appliances, computers, electric toothbrushes, lamps, alarm clocks etc. for testing.

Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding, bonding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted. Outlets that have childproof protectors are not tested. Also, Outlets that are in use are not tested. We do not unplug the occupants appliances, computers, electric toothbrushes, lamps, alarm clocks etc. for testing.

Styles & Materials

Electrical Service Conductors:

Below Ground Service
Aluminum - Typical
120 - 240 volts

Service Ampacity:

200 AMP

Service Grounding:

Copper
Water Pipe Connection
Ground Rod Connection

Circuit Protection Type:

Circuit Breakers

Branch Wiring:

Copper

Wiring Type(s):

NM (Non-Metallic Sheathed Cable)

Main Panel Location:

Basement

Main Disconnect Location:

Inside Of The Main Distribution Panel

GFCIs Installed:

Present

AFCIs Installed:

Present

Smoke and CO Alarms:

Smoke Detectors Present
CO Detector(s) Present

Items

6.0 ELECTRICAL - SERVICE

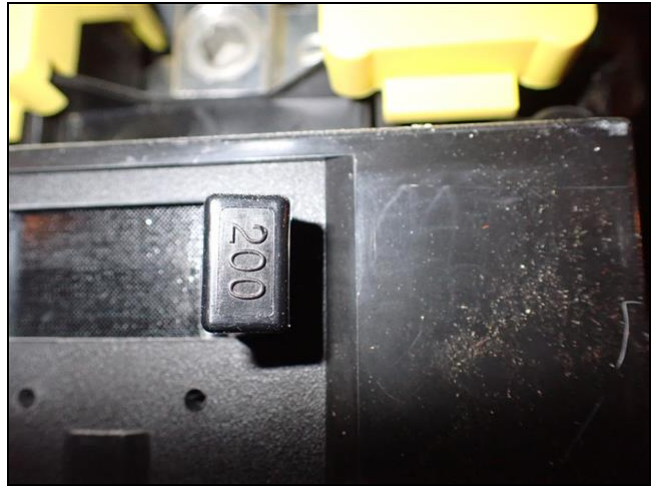
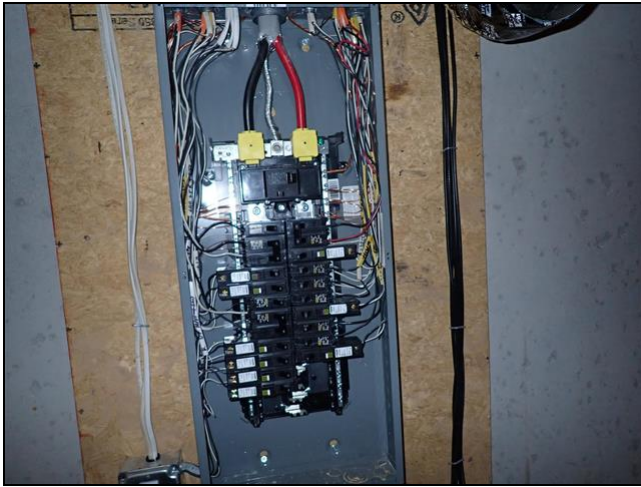
Comments: Inspected



The main service entry appeared to be in serviceable condition at the time of inspection.

6.1 ELECTRICAL / MAIN PANEL

Comments: Inspected



The main panel appeared to be in serviceable condition at the time of the inspection, except if noted otherwise below.

6.2 ELECTRICAL - WIRING / DEVICE COMMENTS

Comments: Inspected

- (1) The sample of visible and accessible switches and / or outlets tested appeared to be in serviceable condition at the time of inspection, except if noted otherwise below.
- (2) The doorbell was operational at the time of inspection.



(3) Inspector was unable to determine purpose of a switch located at master bathroom. Client is advised to obtain information from seller or an electrician.

6.3 SMOKE / CO DETECTORS

Comments: Inspected

Smoke detectors are installed in the home. We do not test smoke detectors. After taking possession of the home, recommend testing of all detectors, replacing batteries as necessary, and replacing any smoke detectors over 10 years old.

7. Heating and Cooling

Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Ceiling fans are not typically inspected as they are not within the scope of the inspection.

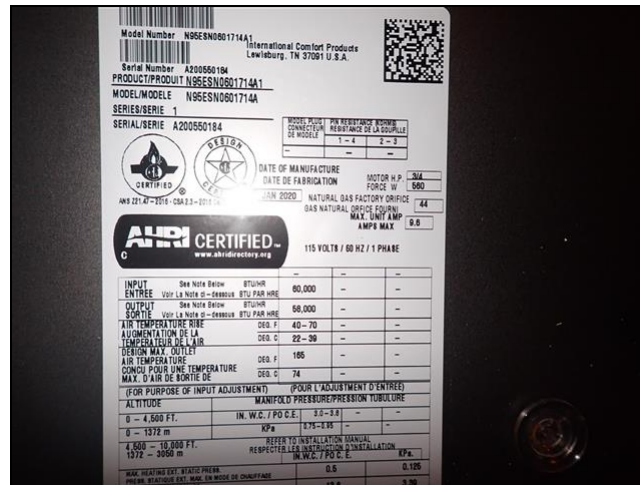
Styles & Materials

Number of Heat Systems: One	Heat Type: Forced Air	Furnace Age: 0-5 Years
Energy Source: Natural Gas	Heat System Location: Basement	Heat/AC Distribution Methods: Ductwork
Number of AC/Heat Pump Units: One	AC Heat Pump Type: Air Cooled Central Air Conditioning "Split System"	AC/ Heat Pump System Age: 0-5 Years
AC/ Heat Pump Equipment Tonnage: Three and One Half Tons	Other Components: Condensate Pump	

Items

7.0 HEATING SYSTEM - CONDITION

Comments: Inspected



MFD 2020

The heating system was operational at time of inspection. This may not, however, be an indication of future operation or condition.

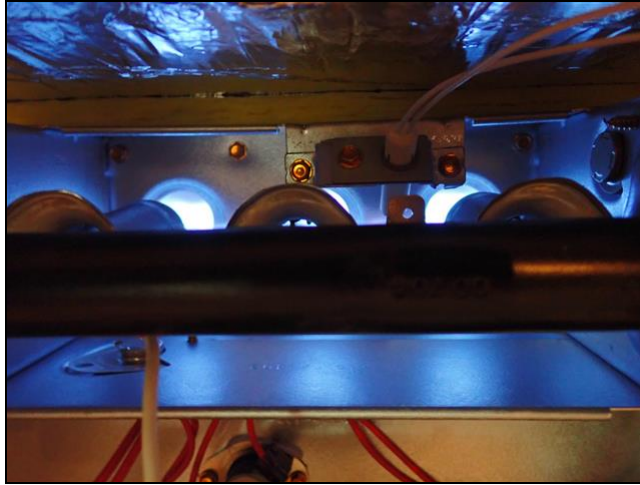
7.1 HEATING SYSTEM - VENTING

Comments: Inspected

The visible and accessible portion of the venting flue appeared to be in serviceable condition at the time of the inspection.

7.2 HEATING SYSTEM - BURNERS

Comments: Inspected



The visible and readily accessible areas of the burner flames appeared to be typical at the time of inspection.

7.3 HEATING SYSTEM - DISTRIBUTION

Comments: Inspected

The visible and accessible areas of the distribution system appeared to be in typical working condition at the time of inspection.

7.4 HEATING SYSTEM - CONTROLS

Comments: Inspected

The normal operating controls appeared to be in working order at the time of the inspection.

7.5 HVAC SYSTEM - AIR FILTERS

Comments: Inspected



(1) The air filter was dirty. Suggest replacing as soon as possible.

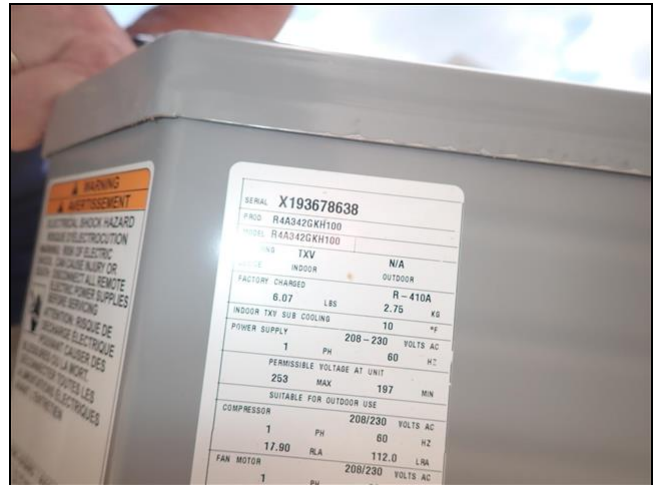




(2) The air filter slot was open at the return duct. This can draw unconditioned air into the heating system and increase the risk of carbon monoxide concern. Recommend a cover be installed over the filter insert slot. This should be a relatively minor modification for a qualified heating contractor.

7.6 AIR CONDITIONING/HEAT PUMP - CONDITION

Comments: Inspected



MFD 2019

The air conditioning system was operational at the time of inspection. This may not however be an indication of future conditions. Client is advised to run A/C at final walk through if conditions permit. Exterior temperatures should be above 65F before operating.

7.7 AIR CONDITIONING / HEAT PUMP TEMPERATURES

Comments: Inspected





The temperature split between the supply and the return of the A/C system was less than the minimum of 15 degrees at the time of inspection. Recommend further evaluation by a licensed air conditioning contractor. The system may need cleaning, repair, additional refrigerant, or replacement.

7.8 HEATING/AIR CONDITIONING - CONDENSATE COMMENTS

Comments: Inspected

The condensate pump and lines appeared serviceable. Recommend annual cleaning to avoid leaks and possible backups.

8. Insulation/Ventilation

Our inspection of the readily accessible areas of the attic included a visual examination to determine any signs of defects, excessive wear, and general state of repair. When low clearance, framing design or obstructions, deep insulation and mechanical components prohibit walking safely in an unfinished attic, inspection is conducted from the available service platforms or access openings only.

Styles & Materials

Attic Insulation:

Blown In 15 + "

Attic Ventilation:

Ridge Vents
Soffit Vents

Basement Insulation:

None

Wall Insulation:

Not Visible

Items

8.0 ATTIC VENTILATION

Comments: Inspected



The visible and accessible portions of the attic/roof ventilation appeared to be in serviceable condition at the time of the inspection.

8.1 ATTIC - INSULATION

Comments: Inspected

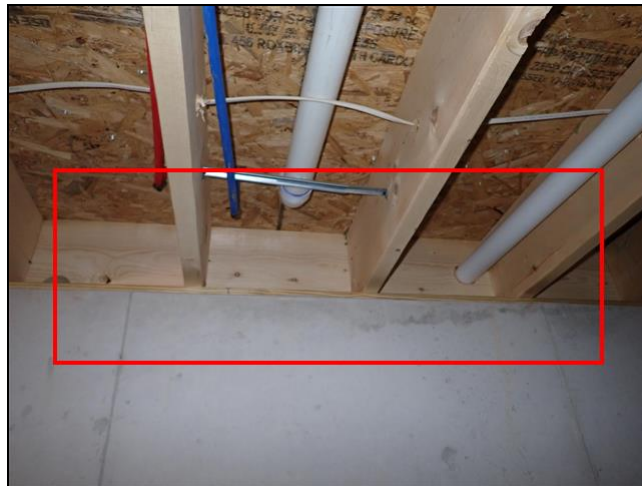




Insulation is typical for the age and style of house.

8.2 BASEMENT INSULATION

Comments: Inspected



It would be wise to insulate the "rim joist" cavities around the perimeter of the basement.

9. Garage

Our inspection of the garage included a visual examination of the readily accessible portions of the walls, ceilings, floors, vehicle and personnel doors, steps and stairways, fire resistive barriers, garage door openers and hardware if applicable.

Please Note: If an automatic garage door opener is installed, we do not test the auto reverse mechanisms (contact reversal feature) on the overhead garage door. After taking possession, this safety feature should be tested regularly as a door that doesn't reverse can injure someone or fall from the ceiling. Refer to the owner's manual or contact the opener manufacturer or the CPSC for more information.

Styles & Materials

Garage:

Two Car
Attached

Garage Door Type:

Overhead
One manual

Items

9.0 GARAGE DOOR(S) CONDITION

Comments: Inspected

(1) The vehicle door(s) appeared to be in serviceable condition at the time of the inspection.



(2) Coil type springs were present.

9.1 GARAGE FIRE WALL / BARRIER

Comments: Inspected

The visible and accessible areas of the firewall appeared serviceable at the time of the inspection. (A firewall is generally considered any wall or ceiling between the house or living space and garage.)

9.2 GARAGE DOOR TO LIVING SPACE

Comments: Inspected

The door into the living space from the garage appeared to be in serviceable condition at the time of the inspection.

9.3 GARAGE FLOOR

Comments: Inspected



The garage floor appeared to be in serviceable condition at the time of the inspection.

10. Interiors

Our inspection of the interior included a visual examination for structural and safety deficiencies. Please note that only a representative sample of accessible components was inspected.

If Present, our inspection of the Fireplaces & Solid Fuel Burning Appliances is a visual examination of readily accessible components. The interiors of flues or chimneys are not inspected. Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected. The inspection does not involve igniting or extinguishing fires nor the determination of draft. Fireplace inserts, stoves, or firebox contents are not moved.

Styles & Materials

Ceiling Materials:

Sheetrock/Drywall/Gypsum Board

Wall Material:

Sheetrock/Drywall/Gypsum Board

Window Material:

Vinyl

Window Type/Design:

Double / Single Hung
Dual Pane

Fireplace / Wood Stove:

Gas Direct Vent
Metal Flue-Insulated Multi-Wall

Items

10.0 INTERIOR INSPECTION LIMITATIONS

THE PRESENCE OF MOLD, MOLD TESTING, MOLD RELATED CONDITIONS, AND/OR ENVIRONMENTAL EVALUATIONS ARE OUTSIDE THE SCOPE OF THIS INSPECTION REPORT AND OUR INSPECTION SERVICES. If a moisture related condition exists, whether at the interior or exterior of the home, client should consult a qualified industrial hygienist prior to close.

In an occupied home or home with storage, Furnishings, pictures, wall coverings, and personal item storage prevented a full visual inspection of all areas. **Conditions can change between the time of inspection and closing. Client is advised to perform a careful check of all areas during final walk through and note any staining or conditions that may not have been visible at the time of inspection. Such conditions should be brought to your Realtor's (if applicable) or Attorney's attention prior to closing of this property. The inspector can return to inspect areas that were not readily visible or accessible for a nominal fee if contacted and scheduled by client.**

10.1 ENTRY DOORS

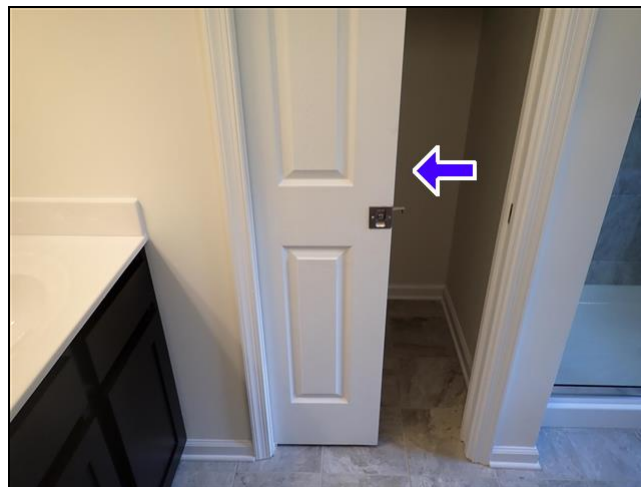
Comments: Inspected

The doors appeared to be in serviceable condition at the time of the inspection.

10.2 INTERIOR DOORS

Comments: Inspected

(1) The doors appeared to be in serviceable condition at the time of the inspection.



(2) The master bathroom water closet door was difficult to operate. Repairs and / or adjustments are recommended.

10.3 REAR / SIDE EXTERIOR DOORS

Comments: Inspected

- (1) The door appeared to be in serviceable condition at the time of the inspection.
- (2) There were no screens present on the exterior doors.

10.4 WINDOWS

Comments: Inspected

- (1) The sample of windows tested were operational at the time of the inspection.
- (2) The window screens were missing or not installed at time of inspection.



- (3) Cracked glass window pane(s) were observed at rear left bedroom. Recommend repair as needed.

10.5 INTERIOR WALLS

Comments: Inspected

The general condition of the visible and accessible interior walls appeared serviceable at the time of the inspection. There were common settlement type cracks, drywall flaws, and/or nail pops observed.

10.6 CEILINGS

Comments: Inspected

The general condition of the visible and accessible interior ceilings appeared serviceable at the time of the inspection. There were common settlement type cracks, drywall flaws, and/or nail pops observed.

10.7 FLOORS

Comments: Inspected

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

10.8 STAIRS & HANDRAILS

Comments: Inspected

The interior stairs appeared serviceable at the time of the inspection.

10.9 FIREPLACE / WOOD STOVES

Comments: Inspected



The gas fireplace was operational at time of inspection. This may not, however, be an indication of future operation or condition.

11. Kitchen

Our inspection of the kitchen included a visual examination of the readily accessible components to determine defects, excessive wear, and general state of repair. We tested basic, major built-in appliances using normal operating controls. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators or other appliances were not tested or inspected unless specifically noted.

Styles & Materials

Cooking Fuel:

Natural Gas

Exhaust/Range Hood:

Exhaust Fan Built into the Microwave

Items

11.0 SINKS

Comments: Inspected

The sink, faucet, and visible areas of the plumbing under the sink appeared to be in serviceable condition at the time of the inspection.

11.1 RANGE/COOK TOP AND OVEN

Comments: Inspected

The range was operational at the time of the inspection. This does not however guarantee future conditions after the time of inspection.

11.2 DISHWASHER

Comments: Inspected

The dishwasher was operable at the time of the inspection. The conditions observed may not be an indication of future operation or condition. Conditions can change between the time of inspection and closing.

11.3 DISPOSAL

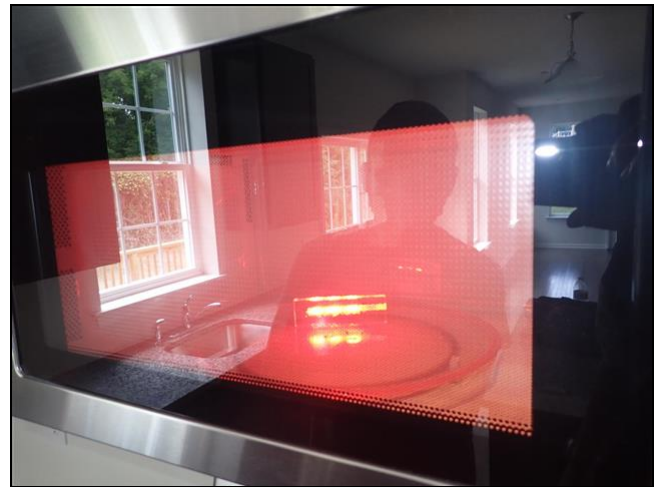
Comments: Inspected




The sink disposal was operable at the time of the inspection. Client should consult a licensed plumber, manufacturer, or disposal supply company for information on proper usage and safety related concerns.

11.4 MICROWAVE

Comments: Inspected



(1) The microwave was operational at the time of inspection, this does not however guarantee future conditions. Testing of leakage or efficiency of cooking operation is not part of this inspection.

 (2) The microwave made an unusual noise when operated. Recommend further evaluation by an appliance repair company.

12. Bathrooms

Tub overflows are not tested due to the very high likelihood the gaskets will leak. Care should be exercised in filling tubs to not allow water into the overflow. While they will likely drain away the bulk of water, some amount of leaking should be anticipated. As an improvement, have the licensed plumber check the gasket and make repairs deemed necessary in the context of other plumbing repairs made at the home. Again, it should be assumed these overflows will not be water tight.

Our inspection of the bathrooms included a visual examination to determine if there were any active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Unusual bath features like steam generators or saunas are not inspected unless specifically discussed in this report.

Styles & Materials

Bathroom Ventilation:

- Fan
- Window

Items

12.0 CONDITION OF TOILET(S)

Comments: Inspected

The toilet(s) appeared to be in serviceable condition at the time of inspection.

12.1 CONDITION OF SINK

Comments: Inspected

The sink(s) appeared to be in serviceable condition at the time of the inspection.

12.2 BATH VENTILATION

Comments: Inspected

The ventilation appeared to be serviceable.

12.3 TUB / SHOWER PLUMBING

Comments: Inspected

The faucet appeared to be in serviceable condition at the time of inspection.

The visible areas of the drain appeared to be in serviceable condition at the time of the inspection.

12.4 TUB / SHOWER BASE AND WALLS

Comments: Inspected

(1) The visible areas of the base / walls appeared to be in serviceable condition at the time of inspection.



(2) Caulking and / or tile grout is needed at the master bathroom shower walls and / or floors.

13. Laundry

Testing of clothes washers, dryers, water valves and drains are not within the scope of this inspection. We inspect the general condition and accessibility of the visible water supply, drain and electric and/or gas connections and visible portions of the dryer vent. If present, laundry sink features will be inspected.

Clothes Dryer Ducting that is not permanently attached to the house is not inspected. We recommend consulting the manufacturer of your Clothes Dryer for specific ducting requirements.

Styles & Materials

Dryer Type:

Electric

Items

13.0 LAUNDRY

Comments: Inspected

- (1) The visible and accessible portions of the laundry plumbing components appeared to be in serviceable condition at the time of inspection.
- (2) There were no appliances present for proper testing of plumbing components.