



123 MAIN ST. SUNNY DAY, PA 12345

# Visual Property Inspection

<b>Inspection Date</b>	NaN/NaN/NaN
<b>Prepared For</b>	XXXXX XXXXXX XXX-XXX-XXXX
<b>Inspected By</b>	Josh Supik 724-994-0333 supikhomeinspector@gmail.com www.SupikHomeInspections.com

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# Report Summary

The client is advised to read the report in its entirety. The report summary is a courtesy highlighting some of the main issues and does not contain all of the information in relation to the property. For the complete property assessment, read the entire inspection report.

All defects and conditions listed in the report should be repaired as necessary by a licensed qualified contractor. All permits, receipts and necessary documentation should be obtained at or prior to settlement.

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## Roof System

### Plumbing Vents/Accessory

- Mast Boot Flashing - Gaps/deteriorated sealant. Repair/replace/seal the boot flashing as necessary to prevent water entry/subsequent issues.
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## Exterior

### Chimney/Flashing

- There are a few cracks in the topside of the chimney crown mortar. Repair/seal cracks to prevent further deterioration and prevent possible water entry issues/subsequent issues.
- There are a few deteriorating/spalling bricks on the chimney. Repair/replace as necessary to prevent further deterioration/subsequent issues.

### Receptacle/Lighting

- Exterior receptacle(s) are not GFCI protected - Per today's standards it is required to have all the receptacles be GFCI protected, for safety. Repair/upgrade as necessary.

### Window(s)

- Gaps in the window flashing's. Repair/seal/caulk all windows as necessary to promote weather protection and reduce air exchange and prevent potential water penetration/subsequent issues.
- 

## Garage/Carport

### Access Door

- Garage man door is not fire rated. Replace door with an approved fire rated unit combined with associated hardware to promote gas/fire barrier.

### Walls & Ceiling

- The plywood access panel to the attic on the garage ceiling is not fire rated. Repair/replace with a fire rated material like Type X drywall to promote a proper fire & barrier.

### Electrical/Receptacle

- Garage receptacle(s) are not GFCI protected - Per today's standards it is required to have the garage receptacle(s) be GFCI protected to promote safety. Except for the receptacles on the ceiling that power the garage door opener(s).
  - Open ground on a receptacle in the garage. Have a qualified professional electrician further evaluate and make all repairs as necessary for safety/function. Three prong receptacles with no equipment ground is a safety hazard. I tagged the receptacle with blue tape for easy locating.
- 

## Electrical Service

### Grounding

- (Safety Hazard) Main panel - Per today's NEC standards a ground rod electrode is required for proper grounding. Recommend installing ground rod(s) for proper electrical grounding. Have a qualified professional electrician further evaluate the electrical system and make all necessary repairs/installation to promote proper grounding safety.

## Main Panel

- (Safety Hazard) - The main lugs have been improperly triple lugged in the main electric panel. Have a qualified professional electrician further evaluate the main panel system and make repairs/upgrade to the main panel as necessary to promote safety.
  - There is a couple double lug/tap breaker connections in main electric panel. Have a qualified professional electrical contractor repair the electrical system to reduce hazards associated with over fusing and ensure safe proper operation.
  - Improper screw type used to hold main panel cover on, screws must have a blunt end to them to prevent possible piercing of wire(s). Replace with blunt end screws as necessary to promote safety.
  - Main Panel - Missing a main breaker shut-off. Per the NEC standards the panel does not meet the "six breaker throw rule". The main panel must have a main breaker disconnect that shuts off all power and it cannot take more than six breaker switch throws to do it. Have a qualified professional electrician further evaluate and make repairs as necessary to promote safety.
- 

## Plumbing

### Water Meter

- The ground jumper wire is missing across the water meter - Have a qualified professional electrician Install a ground wire across the water meter to provide continuous ground protection/continuity.

### Hot Water Tank

- The down tube is missing on the temperature pressure relief valve. Repair/install for proper operation and to promote safety.
  - The water heater has insufficient vent draft (Back drafting) with low levels of carbon monoxide being detected, carbon monoxide is a dangerous gas and should be taken seriously and have it properly vented. Have a qualified professional water tank installer further investigate and make all repairs as necessary for proper safe and exhaust. Recommend installing a metal sleeve inside the chimney flue to the water tank flue to help promote proper drafting.
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## Basement

### Electrical/Receptacle

- Some open grounds on receptacles in the basement. Have a qualified professional electrician further evaluate and make all repairs as necessary for safety/function. Three prong receptacles with no equipment ground is a safety hazard. I tagged the receptacles that I was able to check due to obstructions with blue tape for easy locating.
- 

## Kitchen

### Electrical/Receptacle

- The kitchen receptacles are not GFCI protected - Per today's standards it is required to have the all kitchen receptacles GFCI protected, for safety, except the refrigerator receptacle.
  - A couple kitchen receptacles have reverse polarity and or open grounds. Have a qualified professional electrician further evaluate and make all repairs as necessary for safety/function. I tagged the receptacles with blue tape for easy locating.
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## Laundry Room

### Electrical/Receptacle

- The washer receptacle is not GFCI protected - Per today's standards it is required to have the receptacle be GFCI protected, for safety.

### Trap/Drain

- Utility sink drain is missing a trap to prevent sewer gas/smell from entering the home. Have a qualified professional plumber install a trap to prevent sewer smell/subsequent issue.

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## Interior

### Door/Closet

- Master & Front Middle Bedroom - The door does not latch/close. Make adjustments as necessary for proper closure.

### Smoke/Carbon Monoxide Detector

- Missing Carbon Monoxide Detectors - It is highly recommended that you install carbon monoxide (CO) detectors in your home.
- Missing smoke detectors in all the bedrooms. Install one in every sleeping room and one on every level of home and garage.

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## Attic

### Ventilation

- Whole house ceiling fan in hallway was inoperable, the motor appears to be seized. Repair as necessary for proper operation or remove and seal off the opening to help prevent loss of the homes heating and cooling efficiency.

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## Bathroom

### Electrical/Receptacle

- Master & Main Bathroom - The bathroom receptacle(s) are not GFCI protected - Per today's standards it is required to have all the receptacles be GFCI protected, for safety. Repair/upgrade as necessary.

### Exhaust Fan

- Main Bathroom - The bathroom exhaust fan is inoperable. Repair/replace exhaust fan to reduce moisture/condensation related issues.
- Basement Bathroom - The exhaust vent is improperly discharging above the drop ceiling - Extend the exhaust vent to discharge to the exterior to reduce moisture/condensation related issues.

### Trap/Drain

- Main Bathroom - Sink drain is leaking at the sink bowl connection. Repair/replace as necessary to prevent leaking/subsequent issues.

### Toilet

- Master & Basement Bathroom - The toilets are loose from the floor - Repair/secure as necessary to prevent water leak and subsequent issues. Always a good idea to replace the wax ring prior to securing.
  - Basement Bathroom - The flapper inside the holding tank does not function properly, you have to hold down the flush handle the whole time until the toilet has fully flushed. Repair/replace the internals as necessary.
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# Roof System

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## General

Visibility  Full  Partial  None  Sunny

Inspected From  Walked On  Ground  Binoculars  Ladder At Eaves

Comments

- The typical life expectancy of roof shingles varies widely depending on various factors such as exposure to sunlight, slope of the roof, ventilation of attic, and color of shingles, etc. Shingle lifespans are typically shorter than advertised. This report is not intended to be conclusive regarding the life span of the roofing system or how long it will remain watertight in the future. The inspection and report are based on visible and apparent conditions at the time of the inspection.
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## Roof Style/Covering

Design  Hip  Gable  Mansard  Flat

Pitch  Low  Flat  Medium  Steep

Type/Material  Asphalt/Fiberglass Shingles  Wood Shingles/Shakes  Metal  Concrete Tile

Approx Layer(s)  Unknown  1 Layer  1+ Layers  2+ Layers  3+ Layers  4+ Layers

Approx Age  Unknown  1-5+ years  5-10+ years  10-15+ years  15-20+ years  
 20-25+ years  25+ years

Comments

- The average architectural/dimensional roof shingles are designed for 25 to 30 years of useful life.
  - (Maintenance Item) - Keep any exposed nail penetrations, nailed down and sealed/caulked to prevent any unexpected water entry/damage.
- 

## Plumbing Vents/Accessory

Comments

- **Mast Boot Flashing - Gaps/deteriorated sealant. Repair/replace/seal the boot flashing as necessary to prevent water entry/subsequent issues.**
  - (Maintenance Item) Keep all exposed vent pipes/roof penetrations sealed to prevent water entry/subsequent issues.
  - Only boot flashings that were visibly/readily accessible were inspected. The inspection company does not remove/move any parts of the roof system to inspect concealed flashing materials.
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## Valleys

Material  Asphalt  Galvanized  Aluminum  Copper

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## Flashing/Drip Edge

Flashing Material  Aluminum  No Access  Concealed  Stainless Steel

Comments

- (Maintenance Item) Keep all flashing maintained sealed and caulked to reduce possible water entry related damages.

- Only flashings that were visibly/readily accessible were inspected. The inspection company does not remove/move any parts of the building system to inspect concealed flashing materials.

## Ventilation Systems

Type

- Ridge
  Soffit
  Power Roof Fan
  Roof Vent
  Gable
  Turbine

Comments

- Power roof fan was not tested for operation. The fan should have a thermostat/humidistat at preset levels and should automatically turn on and off. No safe access to inspect the power roof fan in the attic for proper function. Recommend further investigation of the attic power roof fan for proper operation to prevent poor attic ventilation/potential mold growth/subsequent issues.

## Roof System Photos



Roof Picture



Roof Picture



Roof Picture



Roof Picture



Roof Picture



Roof Shingles Picture



Mast Boot Flashing - Gaps/deteriorated sealant - Needs sealed



Power Roof/Attic Fan Picture

## Building

Type  Single Family  Townhouse  Condo  Duplex

Approx Age

57

## Chimney/Flashing

Chase Material  Brick  Framed  Metal  Stone

Visible Flue Liner  Clay Tile  Metal Insert  Brick  Lined

Chimney Cap  Masonry  None  Concrete  Metal

Flashing Material  Aluminum  Stainless Steel  Galvanized  Copper

Comments

- **There are a few cracks in the topside of the chimney crown mortar. Repair/seal cracks to prevent further deterioration and prevent possible water entry issues/subsequent issues.**
- **There are a few deteriorating/spalling bricks on the chimney. Repair/replace as necessary to prevent further deterioration/subsequent issues.**
- (Maintenance Item) Keep all chimney flashing caulked/sealed and maintained to prevent any unexpected water entry/damage.
- Only visibly/readily accessible chimney flashing were inspected. The inspection company does not remove/move any parts of the building system to inspect concealed flashing materials.
- (Maintenance Item) - Consult a certified technician to clean and inspect chimney flue prior to use to promote safe exhaust/operation.
- (Maintenance Item) - During the course of a home inspection there is no visual access to the interior of the chimney(s). Thus, the chimney interiors are excluded from this inspection.
- (Maintenance Item) - Chimney and flue should be cleaned annually to reduce the risk of blockage from nests or other obstructions. Could not determine the last cleaning date.

## Gutters/Downspouts/Scuppers/Eavestrough

Material/Condition  Aluminum  Drainage Above Ground  Drainage Below Ground  Stainless Steel  
 Copper  Plastic

Comments

- (Maintenance Item) Clean and maintain gutter system to promote drainage toward downspout. Clean and maintain leaf debris to promote unrestricted flow away from structure.
- (Maintenance Item) - Keep all gutter seams/corners sealed with proper gutter sealant to prevent any drips/leaks.
- Underground downspout drainage pipes are outside of the scope of a visual inspection. Consult with owner about past performance. It may be prudent to have a qualified plumbing contractor scope/camera lines

## Foundation Walls

Material  Concealed  Block  Brick  Stone

Comments

- With a visual home inspection there is no way to predict future performance, or guarantee a dry basement. Therefore it is important to review the history of any basement water leaks with the owner.

## Wall Surface



Material  Brick  Wood  Vinyl  Composite

Comments

- (Maintenance Item) Repair and keep all siding/trim properly fastened, painted and caulked/sealed to reduce potential water entry/deterioration and rot.
- (Maintenance Item) Keep any gaps and holes caulked and sealed to reduce any potential water entry and rot/deterioration and possible pest infestation.
- (Maintenance Item) - Keep all exterior brick mortar filled/pointed to prevent deterioration/subsequent issues.

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## Receptacle/Lighting

Comments

- **Exterior receptacle(s) are not GFCI protected - Per today's standards it is required to have all the receptacles be GFCI protected, for safety. Repair/upgrade as necessary.**
- Keep all receptacles, light switches and wires covered for personal safety. Do not use extension cords for permanent wiring.

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## Soffit/Fascia

Material  Aluminun  Vinyl  Wood  Steel  Stucco

Comments

- (Maintenance Item) Keep all soffit/fascia properly fastened and protected as necessary to promote weather protection.

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## Window(s)

Type(s)  Wood  Swing Window  Bay Window  Metal  Aluminum  Vinyl

Comments

- **Gaps in the window flashing's. Repair/seal/caulk all windows as necessary to promote weather protection and reduce air exchange and prevent potential water penetration/subsequent issues.**
- Recommend removing all exterior storm windows to promote safety, the storm windows are preventing the swing windows from fully opening in the event of an emergency exit to be able to climb out the window.
- The two windows on the front bay window would not open, they appear to be painted shut. Repair/cut the paint along the edges and test the windows for proper operation prior to closing. Make repairs if necessary.
- (Maintenance Item) Keep the exterior around all windows/flashings sealed/caulked to promote weather protection and reduce air exchange and prevent potential water penetration/subsequent issues.

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## Window Well(s)

Comments

- (Maintenance Item) - Clean and maintain window well to promote intended drainage away from structure.

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## Exterior Photos



Topside of Chimney Picture



There are a few deteriorating/spalling bricks on the chimney



There are a few cracks in the topside of the chimney crown mortar



Gaps in the window flashing's - Needs re-caulked



The two windows on the front bay window would not open, they appear to be painted shut

## 🏠 Property/Grounds

### Limitations

General  Shrubs  Snow  Ice Covered  No Access

### Weather/Ground Conditions

Conditions  Cloudy  Rain  Clear  Sunny  Overcast

Outside Temperature  Degrees F

### Parking/Driveway

Material  Concrete  Asphalt  Brick  Stone

Comments

- (Maintenance Item) Keep driveway sealed/waterproofed and any cracks filled to provide intended weathering protection.

### Grounds/Landscaping

Comments

- (Maintenance Item) Trim and maintain any vegetation/shrubbery away from structure to reduce possible moisture or insect damages and premature wear of finishing materials. Vegetation should be at least 12" away from the house.
- (Maintenance Item) Trim and maintain tree branches away from the home to prevent any potential damage. Trim/cut tree as necessary to prevent subsequent issues.

- General Comment - Keep the ground sloped away from the house at a rate of 1" per foot for 10' to reduce the risk of water infiltration. Make sure the ground, driveways, patios and walkways slope away from the house.

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## Steps/Stoops/Walkways

Material  Concrete  Wood  Composite Wood  Brick

Comments

- (Maintenance Item) Keep walkway/steps/stoops sealed/water proofed to extend life and provide intended weather protection.

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## Garage/Carport

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### Limitations

Evaluation  Stored Items  Limited Visibility  Same As House  Same As Roof Limitations  
 Same As Property/Grounds Limitations

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### Style

Type  Attached  2-Car  Detached  Integral  1-Car

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### Access Door

Material/Condition  Not Fire Rated  Wood  Metal Clad  Steel

Comments

- **Garage man door is not fire rated. Replace door with an approved fire rated unit combined with associated hardware to promote gas/fire barrier.**

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### Floor

Material  Concrete  Asphalt  Brick  Stone

Comments

- (Maintenance Item) Keep concrete sealed/waterproofed and any cracks filled to extend life and provide intended weather protection.

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### Walls & Ceiling

Fire Separation  Penetrations In Firewall  Gaps  Holes

Comments

- **The plywood access panel to the attic on the garage ceiling is not fire rated. Repair/replace with a fire rated material like Type X drywall to promote a proper fire & barrier.**
- (Maintenance Item) - Keep all gaps, holes/penetrations/entries in the firewall sealed to promote proper fire/gas barrier.

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### Overhead Garage Door(s)

Material  Metal  Fiberglass  Wood  Composite

## Automatic Opener

Opener

Operable  None/Manual  Inoperable  No Power

## Safety Controls

Photo Eyes

Operable  Inoperable  Misaligned  Needs Adjusted

Comments

- The safety features of the overhead garage door were checked and found to be operating properly.

## Electrical/Receptacle

Electrical/Outlet(s)

Open Ground  Reverse Polarity  Dead Receptacle  Receptacle Cracked

Comments

- Garage receptacle(s) are not GFCI protected - Per today's standards it is required to have the garage receptacle(s) be GFCI protected to promote safety. Except for the receptacles on the ceiling that power the garage door opener(s).**
- Open ground on a receptacle in the garage. Have a qualified professional electrician further evaluate and make all repairs as necessary for safety/function. Three prong receptacles with no equipment ground is a safety hazard. I tagged the receptacle with blue tape for easy locating.**
- Keep all receptacles, light switches and wires covered for personal safety. Do not use extension cords for permanent wiring.

## Garage/Carport Photos



Garage man door is not fire rated



The plywood access panel to the attic on the garage ceiling is not fire rated



Open ground on a receptacle in the garage

# Electrical Service

## Limitations

Comments

- General Comment - This is not a code inspection. Obtain a list of alterations and new components from the owner. Please contact your local code official for all permits and code compliance issues/inspection stickers & service tag.

## Service Entry/Entrance Cable

Service Entry

Overhead  120v/240v  Unknown  Underground  Frayed

Entrance Cable

Aluminum  Concealed  Copper

Main Disconnect  Breaker  Switch/Cartridge Fuse  Pull Tab

Disconnect Location  Main Panel  Exterior  Interior

## Grounding

Comments

- **(Safety Hazard) Main panel - Per today's NEC standards a ground rod electrode is required for proper grounding. Recommend installing ground rod(s) for proper electrical grounding. Have a qualified professional electrician further evaluate the electrical system and make all necessary repairs/installation to promote proper grounding safety.**
- General Comment - The integrity/ohm's requirement of the electrical system grounding to earth cannot be verified with a visual inspection. If you have any concerns with the grounding system you may have it tested/further evaluated by a qualified professional electrician.

## Main Panel

Panel Location

Basement

Amperage/Voltage

60-A  100-A  150-A  200-A

Breakers/Fuses

Breakers  Screw Fuses  Cartridge Fuses  GFCI Breaker

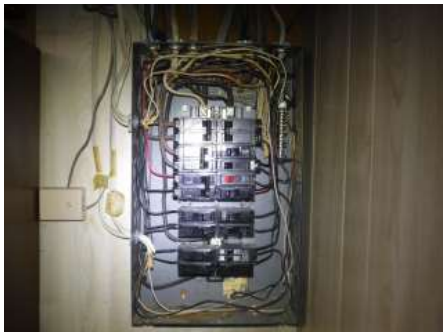
Branch Wires/Type

Copper  Non Metallic Sheathed  Aluminum  Copper Clad  
 Solid Branch Aluminum

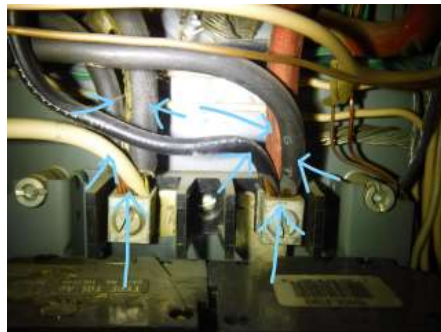
Comments

- **(Safety Hazard) - The main lugs have been improperly triple lugged in the main electric panel. Have a qualified professional electrician further evaluate the main panel system and make repairs/upgrade to the main panel as necessary to promote safety.**
- **There is a couple double lug/tap breaker connections in main electric panel. Have a qualified professional electrical contractor repair the electrical system to reduce hazards associated with over fusing and ensure safe proper operation.**
- **Improper screw type used to hold main panel cover on, screws must have a blunt end to them to prevent possible piercing of wire(s). Replace with blunt end screws as necessary to promote safety.**
- **Main Panel - Missing a main breaker shut-off. Per the NEC standards the panel does not meet the "six breaker throw rule". The main panel must have a main breaker disconnect that shuts off all power and it cannot take more than six breaker switch throws to do it. Have a qualified professional electrician further evaluate and make repairs as necessary to promote safety.**
- Recommend upgrading panel to minimum 100-150 Amps to accommodate current lifestyle/appliances supply/demand. Current amps appear to be 60 Amps of service.

## Electrical Service Photos



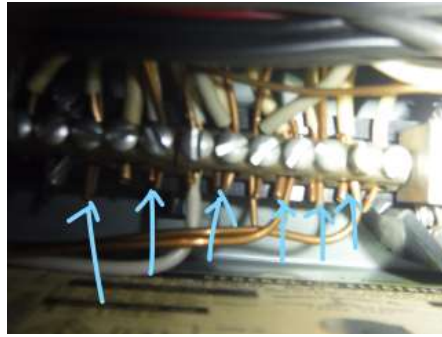
Main Panel Picture



The main lugs have been improperly triple lugged in the main electric panel



Double lug/tap breaker connection in main electric panel



Main panel has several ground and neutral wires under same lug --- Per the NEC standards, the neutral wires must be under their own separate lug

Double lug/tap breaker connection in main electric panel



Power Meter Picture

# 🏠 Heating/Cooling/Ventilation

## General

Limitations

System Operating in Heat Mode  No Power to Unit  Gas Off At Main  Weather

Furnace Data Plate

**Brand:** Tempstar

**Model #** N95ESN0801716A

**Serial #** A222345308

**BTU Input** 80,000

**Approx Age:** 1 Year Old

Furnace Rate

High Efficiency  Conventional  Mid Efficiency

Comments

- Furnaces are designed for 15 to 25 years of useful life.
- The furnace was tested and working properly at the time of inspection.
- Heating system(s) should be serviced annually to ensure proper operation.

## Heat Type

System

Forced Air Furnace  Heat Pump  Floor/Wall Furnace  Gravity System

## Energy Source

Type

Gas  Electric  Oil  Propane

## Motor/Blower

Type

Direct Drive  Belt Driven  Belt Loose/Worn  Nosiy

## Heat Exchanger

Comments

- No part or very limited part of the furnace heat exchanger or the burner area could be viewed, without dismantling the furnace to thoroughly inspect the heat exchanger is beyond the scope of this inspection. You are advised to obtain the services of a qualified technician to perform a complete inspection of your furnace prior to the start of the heating season.

## Filter

Type  Standard Disposable  Electrostatic(Electronic Not Tested)  Satisfactory  Missing

Comments

- (Maintenance Item) Air filters should be changed every 3 months for proper operation.
- Determining the air flow distribution to the house is beyond the scope of a home inspection. Heating/cooling contractors can adjust the air flow by balancing the system, if needed.

## Thermostat/Humidistat

Type  Standard  Programmable  Unscured to Wall

## Air Source

Furnace Air Source  External  Internal  Inadequete

## Ignition

Type  Electronic  Pilot Thermocouple

## Flue Venting

Venting  Plastic  Side Wall  Metal  Improper Rise  Rusted

## Central Humidifier

Humidifier  Present  Not Checked  Out Side The Scope Of Inspection

Comments

- Whole house humidifier on furnace, Consult with owner as to operation and maintenance.

## Air Conditioner/Heat Pump

Limitations  AC System Not Operated  Outside Temperture  Weather  
 System Operating in Heat Mode  System Operating In AC Mode

AC/Heat Pump Data Plate **Brand:** Tempstar **Model #** R4A336GKH270 **Serial #** X223044615

**Approx Age:** 1 Year Old

Unit Type  Electric  Air Coniditioner  Air Cooled  Gas  Heat Pump  Air Handler

Comments

- Testing the A/C unit during low outdoor temperatures (65 or Below) can cause system failure. Contact an air conditioning technician in the cooling season to inspect the unit once the temperature is above 65 degrees for more than 48 consecutive hours, to verify operation and make any necessary repairs for proper operation.
- Air conditioners are designed for a useful life of 10-15 years.
- (Maintenance Item) - Cooling system(s) should be serviced annually to ensure optimal/proper operation.
- The insulation on the refrigerant line must be maintained to prevent sweating and water dripping.
- (Maintenance Item) - The furnace and air conditioner condensation lines must be maintained/cleaned out annually to prevent potential clogging.

## Disconnect Outside

Disconnect Type  Pull Out Tab  Breaker  Fuse  On/Off Lever

Amp Rating **Max Breaker/Fuse Rating** 30

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## Electric Heating

Comments

- Enclosed Porch - The electric baseboard heater was tested for on/off function and was functioning as intended at time of inspection.
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## Heating/Cooling/Ventilation Photos



Furnace Picture



Furnace Flames Picture



Air Conditioner Picture

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## Plumbing

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### Limitations

Limitations  Finished Basement  Limited Visibility  No Access  Water Shut Off  
 Private System

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### Water Service/Piping

Public Supply/Piping(s)  Metered  Copper  Not Metered  Concealed  Plastic

Main Water Shut-off Location

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### Water Meter

Comments

- **The ground jumper wire is missing across the water meter - Have a qualified professional electrician Install a ground wire across the water meter to provide continuous ground protection/continuity.**
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### Main Fuel Lines/Gas Shut-Off

Type(s)  Copper  Black Iron  Stainless Steel  CSST  Galvanized



Location

Exterior at the gas meter

Comments

- The copper gas line in the basement that is running to the fireplace are no longer used in today's installs per Gas Codes, Although there is nothing inherently wrong with the use of copper gas lines. It really all depends on what local jurisdiction dictates. My only suggestion is that this copper line needs to be sleeved to prevent it from rubbing against the sharp edges causing a potential gas leak. Repair/protect the gas line as necessary.

## Waste/Drain/Vent Piping

Waste/Drain/Vent Piping

- Concealed  Finished Basement  Cast Iron  Copper  Plastic  Galvanized  
 Leaking

Comments

- Underground or concealed drainage pipes are outside of the scope of a visual inspection. Sewer/waste lines can often be partially obstructed, clogged, cracked, crushed, separated or in some other way damaged in a way that would not be detected in this inspection. Damaged drain lines may leak or drains may backup and possibly cause damage. Consult with owner about past performance. It's always a good idea to camera/scope the lines to check for any issues. No signs of any drainage issue at time of inspection.
- General Comment - The home has some Cast iron drain pipes, which with age can split or crack/leak in the future. Monitor and anticipate future repairs/replacement of the drain pipe(s). Average life span for cast iron drain pipes is 80-120 years.

## Water Pressure/Regulator

Water Pressure/Regulator

- Recommend Installing  Water Pressure Over 80 psi  Excessive Pressure  
 Low Water Pressure

Comments

- It's always recommended to install a Water Pressure Regulator and Back-Flow Prevention device to maintain safe water pressure levels and prevent cross contamination in home, and also help relieve any undo stress on fittings and faucets etc. Install as necessary.

## Hot Water Tank

Data Plate

**Brand:** GE **Model #** GELN0510D5807 **Serial #** SG40T12AV600  
**BTU Input #** 40,000 **Approx Age:** 13 Years Old **Capacity:** 40 Gallon

Energy Source

- Gas  Hybrid Heating  Electric  Oil

Flue Venting

- Metal  Flue  Power Vent  Plastic

Pressure Relief Valve

- Tube Missing  Recommend Installing  Down Tube Cut Short  Leaking

Supply/Pipe

- Copper  PEX  CPVC  Galvanized Steel

Comments

- **The down tube is missing on the temperature pressure relief valve. Repair/install for proper operation and to promote safety.**
- **The water heater has insufficient vent draft (Back drafting) with low levels of carbon monoxide being detected, carbon monoxide is a dangerous gas and should be taken seriously and have it properly vented. Have a qualified professional**

**water tank installer further investigate and make all repairs as necessary for proper safe and exhaust. Recommend installing a metal sleeve inside the chimney flue to the water tank flue to help promote proper drafting.**

- Corrosion on water tank shut-off valve from it previously leaking. No signs of any active leaking at time of inspection. Repair/replace as necessary.
- Water heaters are designed for a useful life of 10 to 15 years.
- The hot water must be maintained at 125 degrees or less for personal safety.

## Hose Bibb

Comments

- (Maintenance Item) Shut off water and winterize hose bibbs prior to cold weather to prevent freezing.
- (General Comment) - It's recommended to upgrade your exterior hose bibb(s) to an anti siphon/frost proof hose bibb(s). To Prevent possible cross contamination and frozen damaged water line.

## Plumbing Photos



Water Tank Picture - Improper Draft/Back Drafting



Water Tank Flames Picture



Missing down tube on the TPR valve



Corrosion on water tank shut-off valve from it previously leaking. No signs of any active leaking at time of inspection



Gas Meter / Main Gas Shut-Off Valve Location



Water Meter / Main Water Shut-Off Valve Location



The copper gas line in the basement that is running to the fireplace are no longer used in today's installs per Gas Codes

# Basement

## Limitations

Limitations

- Limited Visibility  Finished Basement  Drop Ceiling  Obstructions  
 Dim Or No Lighting  Dry Weather  Drought

## Foundation Walls

Foundation Walls

- Finished Basement  Block  Drywall / Plaster  Paneling  No Access  
 Concrete  Brick

Comments

- Minor horizontal crack in the front side basement wall. Horizontal cracks are normally caused from exterior soil expansion, during a freeze cycle and or soil pressure/expansion, that puts pressure on the wall and the wall cracks or when the builder was back filling the soil against wall and he over filled and over tamped the soil causing the separation. I would advise if you have any further concerns to have a qualified professional contractor/structural engineer further evaluate the foundation structure. Repair/seal all cracks as necessary to prevent potential water and recommend checking all downspouts for water discharging next the foundation and grade the soil away from the foundation to help prevent subsequent issues.
- Signs of previous water wicking/staining at the bottom of the wall paneling/trim. Consult with owner for any past water issues or leaks into basement. No signs of active moisture at the time of inspection. Repair/monitor area of any active issues and make repairs as necessary.
- Minor signs of efflorescence and staining in a couple area's of the basement walls. Repair/mitigate moisture entry as necessary to prevent subsequent issues. Recommend checking all downspouts connections/under ground drain pipes along with exterior soil grading for issues possibly causing the moisture.
- With a visual home inspection there is no way to predict future performance, or guarantee a dry basement. Therefore it is important to review the history of any basement water leaks with the owner.
- (General Comment) - The basement foundation is below the exterior soil grade. Foundations below soil level are more susceptible to water entry/intrusion. Furthermore the inspection company makes no representation as to possible past or future water entry or its impact on the property.
- Considering the age of the home, lead based paint could exist on the foundation walls or within the basement area. This inspection does not include a lead based paint analysis and is outside the scope of the inspection/ASHI standards.

## Basement Stairs/Railing

Comments

- The linoleum/vinyl flooring on basement steps may contain asbestos - If you have any concerns I advise having material tested and mitigate as necessary to promote health.

## Floor

Type(s)

- Finished Floor  Carpet  No Access  Concrete  Dirt

## Electrical/Receptacle

Electrical/Outlet

- Open Ground  Reverse Polarity  Dead Receptacle  Receptacle Cracked

Comments

- **Some open grounds on receptacles in the basement. Have a qualified professional electrician further evaluate and make all repairs as necessary for safety/function. Three prong receptacles with no equipment ground is a safety hazard. I**

tagged the receptacles that I was able to check due to obstructions with blue tape for easy locating.

## Girders/Beams

Girders/Beams

Steel  Concealed  Finished Basement  Wood

## Joist/Bridging

Material/Type

Finished Basement  Wood  Concealed  Metal  Solid Wood

## Basement Photos



Minor horizontal crack in the front side basement wall



Some open grounds on receptacles in the basement



Signs of previous water wicking/staining at the bottom of the wall paneling/trim



The linoleum/vinyl flooring on basement steps may contain asbestos

## Kitchen

### Electrical/Receptacle

Comments

- **The kitchen receptacles are not GFCI protected - Per today's standards it is required to have the all kitchen receptacles GFCI protected, for safety, except the refrigerator receptacle.**
- **A couple kitchen receptacles have reverse polarity and or open grounds. Have a qualified professional electrician further evaluate and make all repairs as necessary for safety/function. I tagged the receptacles with blue tape for easy locating.**

### Trap/Drain

Comments

- Section of the kitchen drain is an accordion style drain which are more prone to clogging. Repair/replace as necessary for proper function.

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## All Major Appliances (Built In)

Comments

- All major appliances were checked for On/Off functions only. Check all appliances again during final walk through to insure proper operation.

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## Garbage Disposal

Disposal

- Tested For On/Off Function Only  Not Operating Properly

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## Dishwasher

Comments

- Dishwasher was tested and worked as intended, did not test all functions.

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## Microwave

Microwave

- Tested For On/Off Function Only  Not Operating Properly

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## Range/Stovetop

Range/Stovetop

- Tested For On/Off Function Only  Electric  Not Operating Properly  Gas

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## Oven

Oven (Built in)

- Tested For On/Off Function Only  Electric  Not Operating Properly  Gas  
 Convection

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## Refrigerator

Refrigerator

- Cold To Touch  Refrigerator Not On

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## Kitchen Photos



Kitchen Picture



A couple kitchen receptacles have reverse polarity and or open grounds



A couple kitchen receptacles have reverse polarity and or open grounds



Section of the kitchen drain is an accordion style drain which are more prone to clogging

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## Laundry Room

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### Location

Location

- Basement  First Floor  Second Floor  Off The Kitchen

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### Electrical/Receptacle

Comments

- **The washer receptacle is not GFCI protected - Per today's standards it is required to have the receptacle be GFCI protected, for safety.**

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### Trap/Drain

Comments

- **Utility sink drain is missing a trap to prevent sewer gas/smell from entering the home. Have a qualified professional plumber install a trap to prevent sewer smell/subsequent issue.**

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### Washer Hook Up-Lines/Valves

Comments

- (General Comment) - It's recommended to install water hammer arresters to help relieve pressure/stress on the washer supply water lines.
- (General Comment) - It's recommended that you use steel braided washer supply lines, to prevent any unexpected issues.

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### Dryer Vent

Comments

- (Fire Hazard) - Improper use of duck tape on dryer exhaust ducting. Duck tape has the potential to catch on fire, I would advise removing duck tape and wrap it with aluminum duct tape. Repair/replace/secure as necessary to promote safety.
- (General Comment) - There are over 12,000 dryer vent fires each year. It's recommend to have the dryer vent cleaned before use to reduce potential fire hazards caused by lint buildup, then have it periodic cleaned based on what the dryer vent cleaning company's recommendations are to help prevent fire hazards and to promote safety.

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## Laundry Room Photos



Utility sink drain is missing a trap to prevent sewer gas/smell from entering the home



(Fire Hazard) - Improper use of duck tape on dryer exhaust ducting. Duck tape has the potential to catch on fire

## 🏠 Interior

### Floor

Various Type(s)

- Wood
- Ceramic
- Carpet
- Laminate
- Natural Stone
- Concrete

### Walls & Ceiling

Various Type(s)

- Drywall / Plaster
- Paneling
- Wallpaper
- Stone
- Wood Planks
- Drop Ceiling
- Ceramic
- Natural Stone
- Brick

### Window(s)

Various Type(s)

- Wood
- Metal
- Aluminum
- Vinyl

Comments

- Not all windows were checked due to obstructions.
- The visual inspection of windows may not disclose seals that have lost their vacuum seal in between the panes of glass. The deficiency is sometimes only visible under certain climatic conditions.

### Door/Closet

Various Type(s)

- Wood
- Hinged Door
- Metal
- Mirror Glass
- Composite

Comments

- **Master & Front Middle Bedroom - The door does not latch/close. Make adjustments as necessary for proper closure.**

### Electrical/Lighting/Ceiling Fan

Comments

- Limited number of receptacles were tested due to obstructions.

### Fireplace/Wood Stove

Type

- Gas
- Wood Log Insert
- Decorative
- Gas Insert
- Wood

Comments

- It's recommend to consult with a qualified chimney sweep person to clean and inspect the gas fireplace flue and gas log unit prior to use to promote safety.
- Safety Tip: I strongly recommend that you have a carbon monoxide detector installed next to any gas log fireplace.
- Gas fireplace was not tested due to lack of use/dust and cobwebs being on the gas logs, that may catch on fire. Have the sellers clean the logs and reset the logs and test for proper operation prior to closing. Make repairs if necessary.

## Smoke/Carbon Monoxide Detector

Smoke Detector

- Detectors Present  
  Not Tested  
  Recommend Additional  
 Recommend Replacing Old Smoke Detector(s)  
  Detectors Absent  
 Recommend Installing

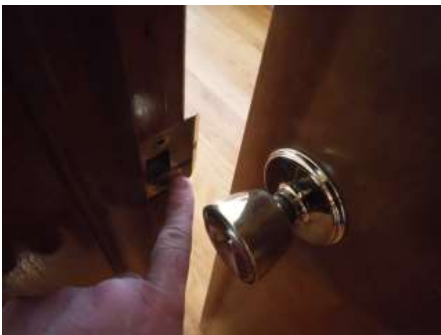
Carbon Monoxide Detector

- Detector Absent  
  Recommend Installing  
  Detector Present  
  Not Tested  
 Recommend Additional

Comments

- **Missing Carbon Monoxide Detectors - It is highly recommended that you install carbon monoxide (CO) detectors in your home.**
- **Missing smoke detectors in all the bedrooms. Install one in every sleeping room and one on every level of home and garage.**
- CO Detectors have a typical lifespan of 7 to 10 years. As we can not verify the age of any detectors in the house, it is highly recommended that you replace all of them after settlement on the home, and also have at a least one carbon monoxide detector on every level of the home or 2 for any single level home.
- Recommend testing all smoke alarm/carbon monoxide detectors every 6 months for proper operation and replace the batteries yearly to promote safety.
- Install new or replace all old smoke detectors - One in every sleeping room and one on every level of home and garage.
- Install new or replace all old Carbon Monoxide detectors in accordance with manufacturers recommendations to promote intended safety feature

## Interior Photos



Master & Front Middle Bedroom - The door does not latch/close



Gas Log Fireplace Picture

 Attic

General



- Limitations  Partial Attic Floor/Walkway  Limited Visibility  Covered In Insulation  
 Finished Attic  Complete Attic Floor/Walkway  No Attic Floor Walkway
- Access  Hatch/Scuttlehole  Stairs  Pulldown  No Access
- Inspected From  Access Panel  In The Attic
- Location  Garage  Hallway  Bedroom  Closet

Comments

- Some areas of the attic were inaccessible due to insulation, obstructions or unsafe footing. These areas were not inspected.

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## Structure

- Structure  Rafters  Truss  Collar Ties  Purlins

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## Sheathing

- Sheathing  Plywood  OSB  Planking  Thermal Board

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## Insulation

- Insulation  Fiberglass  Batt  Concealed  Unknown  Improper Vapor Barrier

Approx Depth

6-8 inches

Comments

- It's advised to install additional insulation in the attic to promote higher energy efficiency levels. The recommended level for most attics is to insulate to R-38 or about 10 to 14 inches, depending on insulation type.
- Any estimates of insulation R-values or depths are rough average values.

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## Ventilation

- Ventilation  Ridge  Soffit  Power Roof Fan  Roof Vent  Gable  Turbine

Comments

- **Whole house ceiling fan in hallway was inoperable, the motor appears to be seized. Repair as necessary for proper operation or remove and seal off the opening to help prevent loss of the homes heating and cooling efficiency.**
- Monitor the power roof/attic ventilation fan for proper operation during the warm months. Repair/replace if necessary.
- Recommend installing foam baffles on the roof sheathing at the soffit eaves or pulling back the insulation to help promote/ensure proper attic air flow and prevent subsequent issues.

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## Attic Photos



Attic Picture



Attic Picture



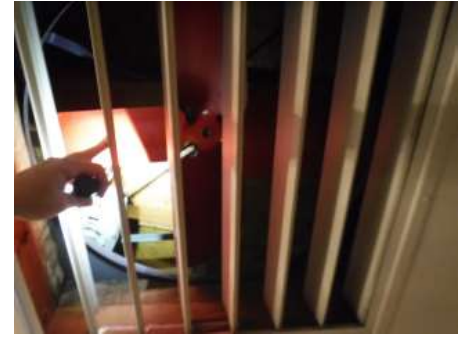
Attic Picture



Attic Picture



Attic Picture



Whole house fan in the hallway picture



Whole house ceiling fan in hallway was inoperable, the motor appears to be seized

## 🏠 Bathroom

### Location

Location

- Master Bath
- Second Floor Full
- Basement 3/4
- First Floor Powder
- First Floor 3/4
- First Floor Full

### Electrical/Receptacle

Comments

- **Master & Main Bathroom - The bathroom receptacle(s) are not GFCI protected - Per today's standards it is required to have all the receptacles be GFCI protected, for safety. Repair/upgrade as necessary.**
- Master Bathroom - There are no 3 prong GFCI wall receptacles in the bathroom, the receptacle is on the light. Recommend installing a GFCI wall receptacle for the use of modern electrical items like an electric shaver or blow dryer etc.

### Door/Closet

## Comments

- Master Bathroom - The door rub/sticks on the door frame. Repair as necessary to promote ease of operation.
- 

## Exhaust Fan

### Comments

- **Main Bathroom - The bathroom exhaust fan is inoperable. Repair/replace exhaust fan to reduce moisture/condensation related issues.**
  - **Basement Bathroom - The exhaust vent is improperly discharging above the drop ceiling - Extend the exhaust vent to discharge to the exterior to reduce moisture/condensation related issues.**
  - Master Bathroom - It's recommended to install a bathroom exhaust fan to remove any odors during/after use.
- 

## Trap/Drain

### Comments

- **Main Bathroom - Sink drain is leaking at the sink bowl connection. Repair/replace as necessary to prevent leaking/subsequent issues.**
  - Master Bathroom - The sink drain is corroded. Monitor/replace the drain as necessary to prevent unexpected leaking.
  - Improper "S" trap under basement bathroom sink, "S" traps have a history of siphoning, which may allowing sewer gases to enter the home. No signs of self siphoning was evident at the time of inspection. Make repairs as necessary to promote proper drainage.
- 

## Tub/Shower Surrounds

Tub/Surrounds

Ceramic  Glass  Plastic / Fiberglass  Masonite

Shower/Surrounds

Ceramic  Glass  Plastic / Fiberglass  Masonite

### Comments

- Main Bathroom - The lower row of tiles do not appear to be fully adhered to the wall surface, due to a hollow sound behind them when you knock on the tiles, however the tiles do not appear to be coming loose from the wall and the grout appears intact. No signs of water entry behind the tiles from inside the wall access panel. Monitor tiles for signs of issues and make repairs as necessary to prevent subsequent issues.
  - Main Bathroom - Missing water shut-off valves for the tub/shower faucet from inside the access panel. Repair/install as necessary.
  - (Maintenance Item) - Keep tub/shower enclosures(s) caulked/grouted to prevent water infiltration and subsequent issues.
- 

## Tub/Shower - Faucet/Shower Head

### Comments

- Main Bathroom - Caulk/seal around the beauty rings and tub spout to prevent any possible water entry behind wall. Repair/seal as necessary.
- 

## Toilet

### Comments

- **Master & Basement Bathroom - The toilets are loose from the floor - Repair/secure as necessary to prevent water leak and subsequent issues. Always a good idea to replace the wax ring prior to securing.**
  - **Basement Bathroom - The flapper inside the holding tank does not function properly, you have to hold down the flush handle the whole time until the toilet has fully flushed. Repair/replace the internals as necessary.**
-

# Bathroom Photos



Master Bathroom - The sink drain is corroded



Master Bathroom - The door rub/sticks on the door frame



Main Bathroom - The bathroom exhaust fan is inoperable



Main Bathroom - Sink drain is leaking at the sink bowl connection



Main Bathroom - The lower row of tiles do not appear to be fully adhered to the wall surface



Basement Bathroom - The exhaust vent is improperly discharging above the drop ceiling



Master & Basement Bathroom - The toilets are loose from the floor



Basement Bathroom - The flapper inside the holding tank does not function properly, you have to hold down the flush handle the whole time until the toilet has fully flushed