

# BH Home Inspections

Confidential - Property Inspection Report - Confidential



123 Main Street, York PA, 17403  
Inspection prepared for: John Smith  
Inspection Date: 1/4/2010 Time: 9:30 AM  
Age: 56 years Size: 1288 sft  
Weather: sunny, 40 degrees  
Move-In Certified Seller Inspection

Inspector: Bob Huska  
License # NACHI09052612  
1329 Glendale Road, York, PA, 17403  
Phone: 717-578-3010 Fax: 717-840-0353

Email: [bhhomeinspection@yahoo.com](mailto:bhhomeinspection@yahoo.com)  
[www.yorkhomeinspection.com](http://www.yorkhomeinspection.com)



## Inspection and Site Details

### 1. Inspection Time

Start: 09:30 AM  
End : 12:30 PM

### 2. Attending Inspection

Owner/Client present

### 3. Residence Type/Style

Ranch Style

### 4. Garage

Attached Carport

### 5. Age of Home or Year Built

56 years

### 6. Square Footage

1288 sft

### 7. Bedroom #

3 bedrooms on first floor, one used as office.

### 8. Bathroom #

1 full bath on first floor, 1 half bath in basement

### 9. Occupancy

Occupied - Furnished

### 10. Weather Conditions

Clear, sunny sky  
40 degrees

## Conventions and Terms Used in this Report

### **PURPOSE AND SCOPE**

Thank you for choosing BH Home Inspection for your home inspection needs. The goal of this Property Inspection Report is to put you in a better position to make an informed real estate decision. It is a general guide and provides you with objective information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. In order for you to receive the full value of this inspection please carefully read all of the information in your report. Should you have any questions, please call or email us.

BH Home Inspection appreciates the opportunity of conducting this inspection for you and we are available to you throughout the entire real estate transaction process.

BH Home Inspection endeavors to perform all inspections in substantial compliance with the Standards of Practice of the International Association of Certified Home Inspectors (InterNACHI). As such, we inspect the readily accessible, visually observable, installed systems and components of a home as outlined in the Limitations & Exclusions portion of your contract. This Property Inspection Report contains observations of those systems and components that, in the professional judgment of the inspector are functioning properly at the time of inspection, are not functioning properly, are significantly deficient, are unsafe and potentially hazardous, or are near the end of their service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated for inspection in the InterNACHI standards are present but are not inspected, the reason(s) the item was not inspected is reported as such

### **DEFINITIONS OF TERMS**

**ACC (Acceptable)** The item/system was performing its intended function at the time of the inspection.

**MAR (Marginal)** The item/system was marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement.

**DEF (Defective)** The item/system failed to operate/perform its intended function, was structurally deficient, or was unsafe or hazardous at the time of inspection.

**NI (Not Inspected)** The item/system was not inspected due to safety concerns, inaccessibility and /or concealment or seasonal conditions.

**NP (Not Present)** The item/system does not exist or was visually concealed at the time of the inspection.

BH Home Inspection wishes to remind you that every property requires a certain amount of ongoing maintenance, such as unclogging drains, servicing of furnaces, air conditioners and water heaters, changing filters, etc. This property will be no exception. It is suggested that you budget for regular maintenance and repairs.

# Exterior

## 1. Driveway

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Asphalt

Observations:

- Driveway in very good condition.



Driveway in very good condition.

## 2. Carport Floor

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Concrete

Observations:

- Carport floor, wall and storage room was upgraded and in very good condition. No deficiencies noted.



All components of carport in very good condition with recent upgrades.



Carport storage room.

## 3. Walkways

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Stone

Observations:

- At the time of the inspection the stone pavers appeared in good condition.



Nice stone pavers at front entrance.

4. Stoop, Steps

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Concrete

Observations:

- No deficiencies noted with the front and side concrete steps.

5. Porch, Patio, Flatwork

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- Concrete

Observations:

- Rear concrete patio appeared in good condition.



Rear concrete patio appeared in good condition.

6. Exterior Doors

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Metal

Observations:

- Appeared in functional and in good condition, at time of inspection. Very nice front entrance door is a recent upgrade.





Nice front entrance door-recent upgrade.

**7. Exterior Cladding**

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:**

- Full brick

**Observations:**

- No deficiencies noted with brick cladding.

**8. Eaves, Soffits, Fascia and Trim**

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:** Metal • Wood

**Observations:**

- Appeared to be in serviceable condition, at time of inspection.

**9. Window/Door Frames and Trim**

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:** Vinyl • Wood

**Observations:**

- Components appeared in satisfactory condition at time of inspection.
- \*\*All exterior painted wood trim surfaces should be annually examined and sealed, re-caulked and re-painted as needed.

**10. Exterior Caulking**

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Comments:**

• The purpose of exterior caulking is to minimize air flow and moisture through cracks, seams, and utility penetrations/openings. Controlling air infiltration is one of the most cost effective energy-efficient measures in modern construction practices. A home that is not sealed will be uncomfortable due to drafts and will use about 30% more energy than a relatively air-tight home. In addition, good caulking and sealing will reduce dust and dirt in the home and is one of the simplest energy efficient measures to install.

**Observations:**

- No deficiencies noted on visible areas.

**11. Deck, Balcony**

ACC	MAR	DEF	NI	NP
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Materials:**

- None

12. Railings

ACC MAR DEF NI NP

Materials: Metal Railings

Observations:

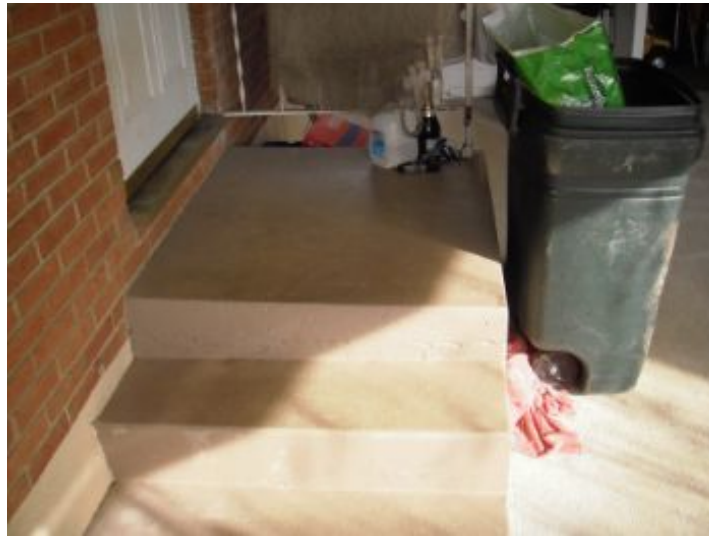
- There were no railings installed at the exterior steps leading into the basement. At the front and side entrance steps, there is a railing along the top of the landings, but not the steps. Recommend installation of railings where steps are present as a concern for safety.



Recommend installation of a railing on steps into basement.



Recommend railing on front entrance steps.



Recommend installing railing at side entrance steps.

13. Grading and Surface Drainage

ACC MAR DEF NI NP

Description:

- Ground generally level or graded away from house

Observations:

- Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.

14. Vegetation Affecting Structure

ACC	MAR	DEF	NI	NP
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:** Overgrown vegetation - Ivy and trees- on the side of the home. Small shrubs in front of the home and a nice garden in front yard.

**Observations:**

- Vegetation too close to the building can cause harm through root damage to the foundation, branches abrading the roof and siding, and leaves providing a path for moisture and insects into the home.
- Recommend trimming trees back and removing Ivy from the structure to prevent moisture and insect intrusion.



Garden in front yard



Trees and Ivy up against structure. Recommend keeping vegetation away from structure.

15. Window Wells

ACC	MAR	DEF	NI	NP
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Materials:** N/A

16. Retaining Walls

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:** Block • Brick

**Observations:** No deficiencies noted with the retaining wall in front of home or block wall along side of carport. Block wall was recently replaced.





Retaining walls in good condition.



No deficiencies noted with the retaining wall in front of home or block wall along side of carport. Block wall was recently replaced.

# Roofing

## 1. Roof Style and Pitch

Side Gabled

## 2. Method of Roof Inspection

Walked on Roof Surface

## 3. Roof Covering

ACC	MAR	DEF	NI	NP
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Tile • Asphalt Shingles

Age: Approximately 10 years

Observations:

- These shingles appear to be in the first third of their life cycle, and generally in good condition. One noted concern is at peak over front porch there are exposed nail heads that should be sealed to prevent water intrusion.



Roof covering appeared in good condition.



Exposed nail heads should be sealed to prevent water intrusion.

## 4. Flashings

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Metal

Observations:

- Visible areas appeared functional, at time of inspection

## 5. Roof Penetrations

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Metal vent pipes

Observations:

- Penetrations/flashings appeared in good condition, at time of inspection.



Penetrations/flashings appeared in good condition, at time of inspection.

6. Chimney(s)

ACC	MAR	DEF	NI	NP
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Masonry -- for wood burning fireplace.

Observations:

- Moisture on chimney in attic indicates moisture intrusion possible through flashing around chimney exterior. Recommend sealing around flashing by a qualified roofing contractor.



Moisture on chimney in attic indicates moisture intrusion possible through flashing around chimney exterior. Recommend sealing around flashing by a qualified roofing contractor.



Moisture on chimney surface in attic.

7. Roof Drainage System

ACC	MAR	DEF	NI	NP
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Galvanized/Aluminum

Observations:

- The roof drainage system appeared in good and serviceable condition, at time of inspection.
- One noted deficiency with downspout discharge at front of home. The water is expelled onto the walkway and driveway, creating a slipping hazard in cold weather conditions. Recommend diverting water from walkways.



Downspout discharges onto walkway and driveway at front of home. This is a potential hazard in cold weather.

8. Skylight(s)

ACC	MAR	DEF	NI	NP
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description: None



# Structure

## 1. Foundation Type

Most of the basement is finished with the exception of the furnace room and a workshop area.

## 2. Foundation Walls

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Masonry Block

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

## 3. Foundation Floor

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Concrete slab- most of the floor was carpeted.

Observations:

- Visible areas appear in good condition.

## 4. Under Floor Crawlspace(s)

ACC	MAR	DEF	NI	NP
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Method of Inspection:

- N/A

Insulation & Ventilation:

- N/A

## 5. Columns and Beams

ACC	MAR	DEF	NI	NP
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description: N/A

## 6. Floor Structure

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: 2 X 10 wood joists

Observations:

- Limited review only in utility room and workshop area due to finished ceiling in basement. No deficiencies noted in visible areas.

## 7. Wall Structure

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Wood frame

Observations:

- Limited view due to finishing materials. No deficiencies noted.

## 8. Ceiling and Roof Structure

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: 2 X 10 rafters

Observations:

- No deficiencies noted with ceiling/roof components.

# Attic and Insulation

## 1. Attic Access

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:** Access in small closet in Living Room.

**Observations:** Not the easiest access, but no deficiencies and typical of homes of this age and style.



Attic access in Living Room closet.

## 2. Method of Attic Inspection

Crawled in for a limited distance.

## 3. Insulation in Unfinished Spaces

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:** Cellulose, loose fill

**Depth/R-Value:** 6-8"

**Observations:**

- Insulation appears adequate.



Insulation appears adequate.

## 4. Attic Ventilation

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:** Ridge exhaust venting & mechanical vent.

**Observations:**

- No deficiencies noted with attic venting.

# Interior

## 1. Door Bell

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • Operated normally when tested.

## 2. Walls and Ceilings

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:** Drywall • Plaster • Ceiling drop panels  
**Observations:**  
 • General condition of walls and ceilings appeared very well maintained.

## 3. Floor Surfaces

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:** Vinyl • Carpet  
**Observations:**  
 • No deficiencies noted - with normal wear and age.

## 4. Windows

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:** Vinyl  
**Observations:**  
 • Operated most windows, and they appeared functional and in good condition at time of inspection.

## 5. Interior Doors

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Description:** Wood  
**Observations:**  
 • Appeared functional, at time of inspection.

## 6. Closets

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • Appeared functional, no deficiencies noted at time of inspection, with the exception of 2 closet doors that did not latch.

## 7. Stairways and Railings

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • Appeared functional, at time of inspection. Motion light at top of stairs to basement was a nice safety feature.

## 8. Ceiling Fans

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Observations:**  
 • Operated normally when tested, at time of inspection.

## 9. Cabinets and Vanities

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Materials:** Wood  
**Observations:**  
 • No deficiencies observed on kitchen cabinets and bathroom vanities.



Well maintained Kitchen cabinets

10. Countertops

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Laminate

Observations:

- No deficiencies with kitchen countertop or bathroom vanity tops.

11. Garage Door(s)

ACC	MAR	DEF	NI	NP
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description: N/A

12. Garage Door Opener(s)

ACC	MAR	DEF	NI	NP
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description: N/A

13. Garage Door Safety Features

ACC	MAR	DEF	NI	NP
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Safety Reverse: N/A

14. Garage Firedoor

ACC	MAR	DEF	NI	NP
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Material: N/A

15. Garage Firewall and Ceiling

ACC	MAR	DEF	NI	NP
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

16. General Information

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations: Overall condition of this home was very good. Homeowner seems to have put forth an extraordinary amount of effort in maintaining the home and its systems and components.





Dog running on a treadmill!

# Heating and Air Conditioning

## 1. Thermostat(s)

ACC MAR DEF NI NP

Description: Digital

Observations:

- Operated properly upon call for heat and shut down of furnace.

## 2. Heating System

ACC MAR DEF NI NP

Description: Ruud

Age and Capacity: Less than 5 years old, 90% efficiency, 60,000 BTU

Observations:

- Furnace operated properly when tested.

Condensate hose at trap is deteriorated and leaking down into the blower compartment.

Recommend hose replacement by a qualified HVAC contractor as soon as possible to avoid moisture intrusion onto electrical components.



Ruud 90% FHA Furnace



Condensate hose on furnace is leaking and must be replaced.

## 3. Energy Source

ACC MAR DEF NI NP

For Heating: Exterior, front of home.

Observations:

- No deficiencies noted.

## 4. Safety Switch

ACC MAR DEF NI NP

Observations:

- Tested and operated properly.

## 5. Combustion Air

ACC MAR DEF NI NP

Observations:

- No deficiencies noted. Furnace located in an open room.

## 6. Venting, Flue(s), and Chimney(s)

ACC MAR DEF NI NP

Materials: Plastic - PVC

Observations:

- 90% furnace vented properly to exterior.

7. Cooling System

ACC MAR DEF NI NP

Description: Ruud brand  
 Age and Capacity: Cooling capacity- 2 Tons (24,000 BTU)  
 Observations:

- The visible portions of the cooling system appeared in good condition and well maintained, although due to low outdoor temperatures, the A/C operation could not be checked. Recommend service by a qualified HVAC contractor when temperatures exceed 65 degrees.



Ruud 2 ton A/C condensing unit.

8. Fuse/Circuit Breaker Protection

ACC MAR DEF NI NP

Placard Max: 30 Amps  
 Observations:

- The disconnect box is located on the exterior wall behind the condensing unit.

9. Condensate Drain

ACC MAR DEF NI NP

Observations:

- No deficiencies noted in the condensate collection and removal system. The condensation is expelled into the utility sink by a condensate pump.

10. Heating & Cooling Distribution

ACC MAR DEF NI NP

Description: Galvanized sheet metal ductwork  
 Observations:

- No deficiencies noted with conditioned air distribution.

11. Filter(s)

ACC MAR DEF NI NP

Description: 16" X 20" X 1  
 Observations:

- No deficiencies noted with disposable air filter.
- MAINTENANCE: The air filter should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

12. Other Components

ACC MAR DEF NI NP

Description: N/A

### 13. Solid Fuel Heating

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Living room

Observations:

- The damper operated properly when tested.



Wood burning fireplace in Living Room.

### 14. Gas Fireplace(s)

ACC	MAR	DEF	NI	NP
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description:

- N/A



# Electrical

## 1. Service Drop

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Overhead

## 2. Service Entrance Wires

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Aluminum

## 3. Electrical Service Rating

200 amps

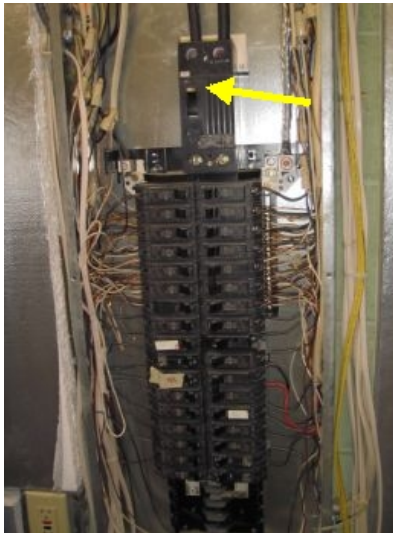
## 4. Main Service Panel(s)

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: General Electric

Observations:

- The wiring within the panel appeared satisfactory and functional.



Main Service Panel/Main Disconnect

## 5. Main Disconnect

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: 200 Amp Breaker

Observations:

- See main panel and photo.

## 6. Service Grounding

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Copper

Observations:

- No deficiencies noted.

## 7. Overcurrent Protection

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type: Breakers

Observations:

- Breakers all appeared functional at time of inspection.

8. Sub Panel(s)

ACC	MAR	DEF	NI	NP
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description: N/A

9. Distribution Wiring

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Copper

Observations:

- Visible wiring appeared functional, at time of inspection.

10. Lighting, Fixtures, Switches, Outlets

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Grounded

Observations:

- Most of the outlets, switches and light fixtures were tested. No deficiencies noted.

11. GFCI - Ground Fault Circuit Interrupter

ACC	MAR	DEF	NI	NP
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description:

- GFCI is an electrical safety device that cuts power to the individual outlet and/or entire circuit when as little as .005 amps is detected leaking--this is faster than a person's nervous system can react! Kitchens, bathrooms, whirlpools/hot-tubs, unfinished basements, garages, and exterior circuits are normally GFCI protected. This protection is from electrical shock.

Locations & Resets:

- Present at bathrooms, laundry room and at the Main Panel.

Observations:

- GFCI's in basement (1/2 bath, laundry room & at Main Panel) were tested and operated properly.

• The 2 GFCI outlets in the full bath are on 2 different circuits and neither tested properly.

Recommend service by a qualified electrical contractor to evaluate and replace if necessary.

• The exterior outlets are not GFCI protected because the electrical codes did not require it when the home was built. Recommend upgrading exterior outlets to be GFCI protected by a qualified electrical contractor.

12. AFCI - Arc Fault Circuit Interrupter

ACC	MAR	DEF	NI	NP
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description:

- AFCI is an electrical safety device that helps protect against fires by detecting arc faults. An arc (or sparking) fault is an electrical problem that occurs when electricity moves from one one conductor across an insulator to another conductor. This generates heat that can ignite nearby combustible material, starting a fire. At a minimum, all bedroom circuits are normally AFCI protected. Soon ALL electrical circuits in new homes will require AFCI protection.

Locations & Resets:

- No AFCI's present.

13. Smoke/Heat Detector(s)

ACC	MAR	DEF	NI	NP
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: First floor hall outside of bedrooms. Battery powered.

Observations:

- No smoke detectors on lower level of home. Recommend installation of smoke detectors on this level due to the presence of furnace, water heater, dryer and various combustible materials.

14. Carbon Monoxide (CO) Detector(s)

ACC	MAR	DEF	NI	NP
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Location: None present.

# Plumbing

## 1. Water Supply Source

Source: Public municipal water supply

## 2. Service Piping Into The House

Materials: Copper

## 3. Main Water Shut Off

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Location: Located behind a removable shelf in basement.

Observations:  
 • No deficiencies noted.



Main Water Shutoff w/ pressure reducing valve -located behind shelf in basement.

## 4. Supply Branch Piping

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Copper

Observations:  
 • No deficiencies observed at the visible portions of the supply piping.

## 5. Exterior Hose Bibbs/Spigots

ACC	MAR	DEF	NI	NP
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Standard hose bibb in rear of home.

Interior Shutoffs: No shut off inside home.

Observations:  
 • The hose bibb is not frost proof and there is no interior shut off valve. This presents a risk of freezing in the cold months. Recommend replacing with a frost proof hose bibb and/or installing a shut off valve inside.  
 Another recommendation is to disconnect hose during the cold months.

## 6. Water Flow and Pressure

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

• The water flow was overall functional. This was determined by running water in the bath sink and shower while toilet is flushed.

## 7. Faucets

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

• No deficiencies noted with any faucets.

8. Sinks

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:  
 • No deficiencies observed in any of the sinks.

9. Traps and Drains

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:  
 • Water was run through the fixtures and drains. Functional drainage was observed.

10. Waste System

Description: Public sewage disposal system

11. Drainage, Wastewater & Vent Piping

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Cast Iron  
 Observations:  
 • Visible piping appeared serviceable at time of inspection.

12. Water Heater(s)

Description: Bradford White  
 Capacity: 40 Gallons

13. Water Heater(s) Condition

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Age: 3 Years  
 Observations:  
 • Water Heater and expansion tank appear to be in very good condition -- no concerns.



40 Gal Bradford-White W/H. Very good condition.



Expansion tank to protect W/H.

14. Water Heater Vent Piping

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Metal single wall chimney vent pipe  
 Observations:  
 • No deficiencies noted with Water Heater venting.

15. Fuel Supply and Distribution

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Black iron pipe used for gas branch/distribution service  
 Shut Off: Main gas shut off located at outside meter in front of home. There is a gas cock located at the Water Heater to isolate the appliance gas supply.

16. Pump(s)

ACC	MAR	DEF	NI	NP
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description: N/A

17. Private Sewage Disposal (Septic) System

ACC	MAR	DEF	NI	NP
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Location of Drain Field:

• N/A

18. Other Components

ACC	MAR	DEF	NI	NP
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description: N/A



# Bathrooms

## 1. Tub(s)

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Metal

Observations:

- Appeared satisfactory and functional, at time of inspection.

## 2. Shower(s)

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: Vinyl surround

Observations:

- Appeared functional, at the time of inspection.

## 3. Toilet(s)

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Operated when tested. No deficiencies noted.

## 4. Bidet(s)

ACC	MAR	DEF	NI	NP
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## 5. Exhaust Fan(s)

ACC	MAR	DEF	NI	NP
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- The fan terminates into the attic. This can create excessive moisture, resulting in a greater risk of mold growth. Recommend directing the vent towards the exterior to allow for proper ventilation.

## 6. A Word About Caulking and Bathrooms

- Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected.

# Appliances

## 1. Dishwasher

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: *Maytag*

Observations:

- Did not test. Homeowner disclosed that it operates properly.

## 2. Garbage Disposal

ACC	MAR	DEF	NI	NP
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description: *none*

## 3. Ranges, Ovens, Cooktops

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Description: *Magic Chef*

Observations:

- Tested and found no deficiencies in operation.

## 4. Hood/Exhaust Fan

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Functioned and operated normally when tested. Vented to exterior.

## 5. Microwave

ACC	MAR	DEF	NI	NP
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Description: *Free standing-portable.*

## 6. Other Components

ACC	MAR	DEF	NI	NP
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Description: *N/A*

## 7. Dryer Vent

ACC	MAR	DEF	NI	NP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appeared functional, at time of inspection.

END OF REPORT

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

<i>Electrical</i>		
Page 21 Item: 11	GFCI - Ground Fault Circuit Interrupter	<ul style="list-style-type: none"> <li>• The 2 GFCI outlets in the full bath are on 2 different circuits and neither tested properly. Recommend service by a qualified electrical contractor to evaluate and replace if necessary.</li> <li>• The exterior outlets are not GFCI protected because the electrical codes did not require it when the home was built. Recommend upgrading exterior outlets to be GFCI protected by a qualified electrical contractor.</li> </ul>