



# Inspection Report

## SAMPLE REPORT

**Property Address:**  
YOUR HOUSE  
YOUR TOWN, PA



**HOUSEINSPECT**

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<b>Date:</b> 2/4/2010	<b>Time:</b> 8:55 AM	<b>Report ID:</b> FILE NUMBER
<b>Property:</b> YOUR HOUSE YOUR TOWN, PA	<b>Customer:</b> SAMPLE REPORT	<b>Real Estate Professional:</b>

## INTRODUCTION

This inspection is performed in compliance with the Home Inspection Law (ACT 114). This report represents the inspection company's professional opinion of the condition of the property as determined during a standard limited-time inspection. This inspection was performed, where applicable, in a manner consistent with the standards of practice established by The American Society of Home Inspectors (ASHI), Terms and Conditions of the Inspection Order Agreement and limitations noted. Information contained herein was prepared exclusively for the named client and their authorized representative.

This report is **NON-TRANSFERABLE**, either by the client, seller, or real estate agents involved with the sale of this property.

While due care was exercised in the performance of the indicated services, the Company neither makes representations nor guarantees with respect to latent deficiencies or future conditions as part of the inspection or this report.

This report, including all folder information, should be reviewed in its entirety. Any questions about the inspection or report should be resolved prior to title transfer.

## TERMINOLOGY

The following terms are used to describe element conditions in the HouseInspect report.

**EXCELLENT**- Proven to be less than three years old and appears to be of superior quality.

**GOOD**- Functional at the time of inspection with no visible evidence of a material defect.

**FAIR**\*- Functional at time of inspection (deficiencies may exist) but beyond average and/or condition limits. Capable of being used or operated for an indeterminate period of time. Budget for replacement cost to avoid sudden unexpected expense.

**\*IMPORTANT NOTE:** When an element is in **FAIR** condition, there is at least a moderate probability that repair, replacement or other remedial work will be required now or in the near future.

**POOR**\*- Not functional at the time of inspection and/or with evidence of considerable wear; or considered a Material Defect.

**\*IMPORTANT NOTE:** If rated **POOR**, the element requires repair, replacement or other remedial work **now** or has a high probability of requiring such work in the near future.

**ESTIMATED ORIGINAL LIFE SPAN**- This represents the typical service life expected of elements of similar design, quality and type at the time of original installation. Such ages are presented as a **guide** for estimating the time for replacement. These figures **do not represent the future life** from the time of inspection.

**CODE COMPLIANCE**- Building codes are often revised on a regular basis; existing structures, therefore, do not generally meet current code standards, nor are they required to be upgraded. Therefore, **no evaluation of Code Compliance is performed by our inspector.**

**MATERIAL OR MAJOR DEFECT** - Defect creating an unreasonable risk or a hazardous situation for people on the property, or requiring an expenditure over \$500 to repair, replace or correct, or an expenditure which represents a significant portion of the estimated replacement cost of the element.

**Style of Home:**  
COLONIAL

**Age Of Home:**  
25 TO 30 YEARS

**Client Is Present:**  
Yes

**Weather:**  
CLEAR

**Temperature:**  
35

**Rain/snow in last 3 days:**  
Yes

**Inspections Guidelines:**  
LIMITED TIME INSPECTION (SEE CONTRACT/AGREEMENT)

**1. MAIN ROOFING**

**Styles & Materials**

**ROOF COVER:**  
SLOPED  
DIMENSIONAL  
ASPHALT/ FIBERGLASS  
SHINGLE

**INSPECTION METHOD:**  
WALKED ON

**ESTIMATED AGE:**  
12 TO 15 YEARS

**ESTIMATED ORIGINAL LIFE SPAN:**  
15 TO 20 YEARS

**PROBABILITY OF LEAKAGE:**  
LOW  
MEDIUM

**CHIMNEY TYPE 1:**  
BRICK

		EXC	GD	FR	PR	SC	NC	RF
1.0	MAIN ROOF COVER			X		X		X
1.1	GUTTERS			X		X		
1.2	DOWNSPOUTS		X			X		
1.3	FLASHINGS				X	X		X
1.4	CHIMNEY (EXTERIOR) 1			X		X		

EXC GD FR PR SC NC RF

EXC=EXCELLENT, GD=GOOD, FR=FAIR, PR=POOR, SC=SEE COMMENTS, NC=NOT CHECKED, RF=REVIEW FOLDER

**Comments:**

1.0 MULTIPLE LAYERS OF ROOFING NOTED.

HEAVY MOSS AND LICHEN GROWTH NOTED.

RESTRICTED VALLEY OUTLET NOTED: BETWEEN PORCH ADDITION AND GARAGE. CLEAN OUT FREQUENTLY TO PREVENT DEBRIS DAMS AND PLAN FOR EVENTUAL REBUILDING OF ROOF TO BROADEN OUTLET AREA.

PLAN FOR AGE-RELATED REPLACEMENT.



1.0 Picture 1



1.0 Picture 2

1.1 CLEAN BLOCKED GUTTER(S) AND SPOUT(S) PERIODICALLY.

1.2 PIPE ALL DOWNSPOUTS 3 TO 8 FEET FROM FOUNDATION.

1.3 SEAL FLASHINGS EVERY 3 TO 5 YEARS.

SEAL OR REPLACE ( 3 ) TORN PLUMBING VENT COLLAR(S).

NOT REFLASHED WITH ROOF-OVER. RE-SEAL AT SIDING EDGES



1.3 Picture 1



1.3 Picture 2



1.3 Picture 3



1.3 Picture 4

1.4 CHIMNEY INTERIOR CAN ONLY BE INSPECTED BY A SERVICE COMPANY. RESEAL/REBUILD CHIMNEY CROWN.



1.4 Picture 1

REVIEW FOLDER- ROOFING/EXTERIOR ELEMENTS (PAGE 5)- FOR GENERAL INFORMATION AND PERTINENT COMMENTS ON THE FOLLOWING ITEMS: FLASHINGS ( PAGE 6)

MULTIPLE LAYERS ( PAGE 7)

**2. EXTERIOR**

**Styles & Materials**

**SIDING TYPE:**  
ALUMINUM  
BRICK  
VINYL

**WINDOWS (PREDOMINATE TYPE-SPOT CHECKED):**  
DOUBLE GLAZED  
SCREENS

**DECK:**  
WOOD FRAME

**WALKWAYS:**  
CONCRETE

**DRIVEWAY:**  
ASPHALT

		EXC	GD	FR	PR	SC	NC	RF
2.0	SIDING			X		X		X
2.1	EAVES, SOFFITS AND FASCIAS			X		X		
2.2	FOUNDATION						X	
2.3	WINDOWS				X	X		X
2.4	DOORS (Exterior)		X					
2.5	STAIRS/STOOP		X					
2.6	DECK		X					
2.7	WALKS/CURBS		X					
2.8	DRIVEWAY		X			X		
2.9	PLUMBING (EXTERIOR)					X	X	
2.10	WIRING (EXTERIOR)				X	X		X
2.11	PROPERTY GRADING		X			X		
2.12	GRADE AT HOUSE				X	X		
2.13	ADDITIONAL INSPECTION COMMENTS					X		

EXC GD FR PR SC NC RF

EXC=EXCELLENT, GD=GOOD, FR=FAIR, PR=POOR, SC=SEE COMMENTS, NC=NOT CHECKED, RF=REVIEW FOLDER

**Comments:**

2.0 CAULK/SEAL GAPS AT CHIMNEY-SIDING JOINTS NOW.

KEEP ANY EXTERIOR HOUSE WOOD ELEMENTS PAINTED OR SEALED.

WOOD-SOIL CONTACT NOTED. LOWER MULCH/SOIL LEVELS.

SEAL ALL PENETRATIONS FOR WIRING AND PLUMBING.

THE BRICKWORK IS APPLIED WITHOUT BENEFIT OF WEEPHOLES OR VISIBLE FLASHING. THIS IS A COMMON DEFECT, AND USUALLY DOES NOT CAUSE PROBLEMS, BUT OCCASIONALLY CAN ALLOW A BUILD-UP OF MOISTURE BEHIND THE BRICK VENEER THAT CAN CAUSE HIDDEN DAMAGE/DETERIORATION TO DEVELOP.





2.0 Picture 2

2.0 Picture 1

2.1 KEEP ALL EXTERIOR HOUSE WOOD ELEMENTS PAINTED OR SEALED.

RESET ALL LOOSE CAPPING NOTED: UPPER LEFT SIDE.



2.1 Picture 1

2.3 OBTAIN SCREEN INVENTORY BEFORE SETTLEMENT.

REPLACE DETERIORATED WINDOW SASH NOTED: (2) AT GARAGE



2.3 Picture 1



2.3 Picture 2

**2.4** KEEP ALL EXTERIOR HOUSE WOOD ELEMENTS PAINTED OR SEALED.

REMOVE ANY DOUBLE-KEYED DEADBOLTS FROM ENTRY DOORS FOR FIRE SAFETY.

**2.6** SECURE LOOSE RAILING.

RAILING ATTACHMENTS ON MOST DECKS MAY BE INADEQUATE BY MODERN STANDARDS. REINFORCEMENT TO THE MOST RECENT STANDARDS IS RECOMMENDED.

**2.8** SEAL-COAT SURFACE AT 2-4 YEAR INTERVALS.

**2.9** UNDERGROUND SEWER AND WATER LINES ARE SUBJECT TO BLOCKAGE OR FAILURE WITHOUT NOTICE AND ARE BEYOND THE SCOPE OF A HOME INSPECTION.

REMOVE ALL HOSES FROM FROST-FREE FAUCETS BEFORE EACH WINTER.

WINTERIZED; NOT INSPECTED.

**2.10** LIGHTING WITH MOTION AND/OR LIGHT SENSORS CAN NOT BE TESTED/INSPECTED.

ADD GFCI'S IN ALL (UNGROUNDING) GARAGE AND EXTERIOR OUTLETS.

**2.11** UNDERGROUND SEWER AND WATER LINES ARE SUBJECT TO BLOCKAGE OR FAILURE WITHOUT NOTICE AND ARE BEYOND THE SCOPE OF A HOME INSPECTION.

**2.12** IMPROVE GRADE AWAY FROM FOUNDATION.

TRIM ALL TREES AND SHRUBS AWAY FROM ROOF AND SIDING.

REMOVE OR MINIMIZE WOOD-BASED MULCH FOR PLANTING BEDS.

2.13 SYNTHETIC STUCCO (EIFS) EVALUATION AND INVASIVE STUCCO MOISTURE TESTING NOT PERFORMED.

KEEP ALL WOOD EXTERIOR ELEMENTS PAINTED OR SEALED.

TRIM ALL TREES AND SHRUBS AWAY FROM ROOF AND SIDING.

UNDERGROUND SEWER AND WATER LINES ARE SUBJECT TO BLOCKAGE OR FAILURE WITHOUT NOTICE AND ARE BEYOND THE SCOPE OF A HOME INSPECTION.

HOT TUBS, POOLS, SPRINKLERS, AND LANDSCAPING NOT INSPECTED.

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REVIEW FOLDER- SITE ELEMENTS (PAGE 8)- FOR GENERAL INFORMATION AND PERTINENT COMMENTS ON THE FOLLOWING ITEMS: GRADING PROVISIONS (PAGE 10) DOUBLE-GLAZED UNITS (PAGE 9)

DECKS (PAGE 9)

FLASHINGS (PAGE 6)

GFCI (PAGE 16)

**3. GARAGE**

**Styles & Materials**

**GARAGE:**  
 ATTACHED  
 2 CAR

**GARAGE OBSTRUCTIONS/LIMITATIONS:**  
 STORAGE

		EXC	GD	FR	PR	SC	NC	RF
3.0	OVERALL STRUCTURE		X					
3.1	FLOOR		X			X		X
3.2	DOOR (VEHICLE)		X					
3.3	DOOR OPENER		X					X
3.4	REVERSER		X					
3.5	DOOR (ENTRY)		X					
3.6	ATTIC		X			X		
3.7	FIREWALLS			X		X		X

EXC GD FR PR SC NC RF

EXC=EXCELLENT, GD=GOOD, FR=FAIR, PR=POOR, SC=SEE COMMENTS, NC=NOT CHECKED, RF=REVIEW FOLDER

**Comments:**

**3.0** GFCI OUTLETS SHOULD NOT BE USED FOR REFRIGERATORS OR FREEZERS - FOOD SPOILAGE MAY RESULT AT ANY TIME.  
 ALL RATINGS ARE FOR VISIBLE AND ACCESSIBLE AREAS ONLY.

**3.1** WHERE VISIBLE.

**3.6** ALL ELECTRICAL SPLICES MUST BE IN CAPPED JUNCTION BOXES.

ALL RATINGS FOR VISIBLE AND ACCESSIBLE ELEMENTS ONLY.

REPAIR/REPLACE HAZARDOUS BROKEN PULL-DOWN STAIR.

**3.7** PULL-DOWN STAIR PLYWOOD COVER IS NOT FIRE-RATED.

**REVIEW FOLDER- GARAGE/SITE ELEMENTS (PAGE 9)- FOR GENERAL INFORMATION AND PERTINENT COMMENTS ON THE FOLLOWING ITEMS:** GARAGE OBSTRUCTIONS (PAGE 10) GARAGE DOOR OPENER (PAGE 10)

GARAGE/HOUSE FIREWALL/SEPARATION (PAGE 10)

**4. ATTIC (elements inspected where visible)**

**Styles & Materials**

**TYPE:**  
MULTIPLE AREAS

**INSPECTION METHOD:**  
ENTERED

**OBSTRUCTIONS/LIMITATIONS:**  
SOME AREAS  
INADEQUATE CLEARANCE  
STORAGE

**INSULATION TYPE:**  
BLANKET OVER LOOSE

**AMOUNT OF INSULATION:**  
3 TO 12 INCHES

**INSULATION LOCATION:**  
FLOOR

**FRAMING:**  
TRUSS

**AREAS OF PRIOR/CURRENT LEAKS:**  
CHIMNEY(S)  
VALLEY FLASHING  
PLUMBING VENT(S)

		EXC	GD	FR	PR	SC	NC	RF
4.0	FRAMING		X			X		X
4.1	SHEATHING		X					
4.2	VENTILATION			X				X
4.3	EXHAUST FAN					X	X	
4.4	INSULATION			X		X		

EXC GD FR PR SC NC RF

EXC=EXCELLENT, GD=GOOD, FR=FAIR, PR=POOR, SC=SEE COMMENTS, NC=NOT CHECKED, RF=REVIEW FOLDER

**Comments:**

**4.0** ALL RATINGS FOR VISIBLE AND ACCESSIBLE ELEMENTS ONLY.

ALL ELECTRICAL SPLICES MUST BE IN SECURED CAPPED JUNCTION BOXES.

**4.1** RATING APPLIES TO VISIBLE AND ACCESSIBLE AREAS ONLY.

**4.3** NOT TESTED - LOW TEMPERATURE

**4.4** ADD SEALED INSULATED HATCH/STAIR COVER FOR COMFORT AND ENERGY SAVINGS. [www.essnrg.com](http://www.essnrg.com)

FILL IN BARE AND LOW AREAS.

INSULATION LEVELS CAN BE IMPROVED FOR COMFORT AND ENERGY SAVINGS. CONTACT CONTRACTOR FOR COST ESTIMATES.

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**REVIEW FOLDER- ATTIC/INTERIOR ELEMENTS- FOR GENERAL INFORMATION AND PERTINENT COMMENTS ON THE FOLLOWING ITEMS:** LEAKAGE (PAGE 14), ATTIC OBSTRUCTION (PAGE 12), INSULATION (PAGE 13) VENTILATION PROVISIONS (PAGE 15)

TRUSS CONSTRUCTION (PAGE 15)

**5. INTERIORS**

**Styles & Materials**

**WINDOW TYPES (PREDOMINATE TYPE-SPOT CHECK):** DOUBLE HUNG  
**CONSTRUCTION:** WOOD FRAME  
**SMOKE AND CARBON-MONOXIDE DETECTORS (NOT CHECKED):** YES - RECOMMEND AGE-RELATED REPLACEMENT

**FIREPLACE:** BRICK

		EXC	GD	FR	PR	SC	NC	RF
5.0	CEILINGS		X					
5.1	WALLS		X					
5.2	FLOORS		X					
5.3	STAIRS		X					
5.4	WINDOWS (REPRESENTATIVE NUMBER)		X			X		
5.5	DOORS (REPRESENTATIVE NUMBER)		X					
5.6	AREAS OF PRIOR/CURRENT LEAKS					X		
5.7	FIREPLACE 1			X		X		
5.8	ADDITIONAL INTERIOR COMMENTS					X		

EXC GD FR PR SC NC RF

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**Comments:**

5.4 RATING EXCLUDES GARAGE WINDOW NOTED ABOVE.

WINDOWS WITH AIR CONDITIONERS OR OTHER OBSTRUCTIONS ARE NOT OPERATED OR INSPECTED.

5.6 CONSULT SELLER ABOUT ANY CONDITIONS NOTED: FAMILY ROOM WALL BELOW RESTRICTED VALLEY

5.7 HAVE FIREPLACE EVALUATED BY CERTIFIED CHIMNEY SWEEP FOR SAFETY. SOOT AND CREOSOTE BUILD-UP NOTED.

SHALLOW HEARTH NOTED. EXTEND HEARTH OR USE FIRE-RETARDANT HEARTH MAT TO PROTECT FLOOR.



5.7 Picture 1

5.8 INSTALL NEW WORKING SMOKE AND CARBON MONOXIDE DETECTORS AS NEEDED.

**REVIEW FOLDER- INTERIOR ELEMENTS (PAGE 12)- FOR GENERAL INFORMATION AND PERTINENT COMMENTS ON THE FOLLOWING ITEMS:** FLOOR COVERING (PAGE 13) WINDOWS/DOORS (PAGE 15) DOUBLE-GLAZED WINDOWS (PAGE 12)

ROOF LEAKAGE (PAGE 14)

**6. KITCHEN**

**Styles & Materials**

RANGE/OVEN:  
ELECTRIC

		EXC	GD	FR	PR	SC	NC	RF
6.0	PLUMBING/SINK		X					
6.1	FLOORING		X					
6.2	RANGE/OVEN				X	X		
6.3	DISHWASHER			X				
6.4	DISPOSAL			X				
6.5	RANGE/EXHAUST FAN		X					
6.6	CABINET EXTERIOR		X					
6.7	COUNTERTOP		X					
6.8	GFCI/ELECTRICAL		X					
6.9	ADDITIONAL KITCHEN COMMENTS					X		

EXC GD FR PR SC NC RF

EXC=EXCELLENT, GD=GOOD, FR=FAIR, PR=POOR, SC=SEE COMMENTS, NC=NOT CHECKED, RF=REVIEW FOLDER

**Comments:**

6.2 INSTALL ANTI-TILT BRACKET FOR RANGE/OVEN.

6.9 UNUSED APPLIANCES AND FIXTURES ARE SUBJECT TO UNEXPECTED FAILURE. THERMOSTATIC CONTROLS, ACCESSORIES OR OPERATIONAL CYCLES, REFRIGERATORS, WASHER, DRYER, MICROWAVE, TRASH COMPACTOR ARE NOT INSPECTED. MANUFACTURER'S RECALLED COMPONENTS ARE NOT NOTED BY OUR INSPECTOR. FOR SAFETY REASONS, INSPECTORS CAN NOT LIGHT UNLIT PILOTS.

REVIEW FOLDER- KITCHEN (PAGE 15)- FOR GENERAL INFORMATION AND PERTINENT COMMENTS ON THE FOLLOWING ITEMS:

**7. MASTER BATH****Styles & Materials**

PLUMBING ACCESS:  
NO

		EXC	GD	FR	PR	SC	NC	RF
7.0	SINK		X					
7.1	TOILET		X					
7.2	SHOWER/TUB		X					
7.3	TILE/WALLS		X			X		
7.4	FLOOR		X					
7.5	GFCI/ELECTRICAL		X					
7.6	VENTILATION		X					

EXC GD FR PR SC NC RF

EXC=EXCELLENT, GD=GOOD, FR=FAIR, PR=POOR, SC=SEE COMMENTS, NC=NOT CHECKED, RF=REVIEW FOLDER

**Comments:**

7.2 MONITOR ALL SHOWER PANS FOR FUTURE REPAIRS.

7.3 CAULK AND SEAL ALL JOINTS.

MANY TILE SYSTEMS HAVE HIDDEN LEAK AREAS WHICH ARE ONLY DISCOVERABLE DURING ACTUAL USE. THESE LEAKS MAY NOT BE DETERMINED DURING A HOME INSPECTION. HIDDEN DAMAGE IS POSSIBLE. MONITOR TILE AND SURROUNDING WALLS/CEILINGS FOR EVENTUAL LEAKAGE AND PLAN FOR REPAIR OR REPLACEMENT.

**REVIEW FOLDER- BATHROOM-(PAGE 15) FOR GENERAL INFORMATION AND PERTINENT COMMENTS ON THE FOLLOWING ITEMS:**

**8. HALL BATH**

**Styles & Materials**

PLUMBING ACCESS:  
NO

		EXC	GD	FR	PR	SC	NC	RF
8.0	SINK		X					
8.1	TOILET		X					
8.2	SHOWER/TUB		X					
8.3	TILE/WALLS		X			X		
8.4	FLOOR		X					
8.5	GFCI/ELECTRICAL		X					
8.6	VENTILATION		X					

EXC GD FR PR SC NC RF

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**Comments:**

**8.3 CAULK AND SEAL ALL JOINTS.**

MANY TILE SYSTEMS HAVE HIDDEN LEAK AREAS WHICH ARE ONLY DISCOVERABLE DURING ACTUAL USE. THESE LEAKS MAY NOT BE DETERMINED DURING A HOME INSPECTION. HIDDEN DAMAGE IS POSSIBLE. MONITOR TILE AND SURROUNDING WALLS/CEILINGS FOR EVENTUAL LEAKAGE AND PLAN FOR REPAIR OR REPLACEMENT.

**REVIEW FOLDER- BATHROOM-(PAGE 15) FOR GENERAL INFORMATION AND PERTINENT COMMENTS ON THE FOLLOWING ITEMS:**

**9. HALF BATH**

**Styles & Materials**

PLUMBING ACCESS:  
NO

		EXC	GD	FR	PR	SC	NC	RF
9.0	SINK		X					
9.1	TOILET		X					
9.2	FLOOR		X					
9.3	GFCI/ELECTRICAL		X					
9.4	VENTILATION		X					

EXC GD FR PR SC NC RF

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**REVIEW FOLDER- BATHROOM-(PAGE 15) FOR GENERAL INFORMATION AND PERTINENT COMMENTS ON THE FOLLOWING ITEMS:**

**10. BASEMENT (elements inspected where visible)**

**Styles & Materials**

**TYPE:**  
PARTIAL

**OBSTRUCTIONS/LIMITATIONS:**  
STORAGE  
HVAC SYSTEM  
INSULATION

**WALLS:**  
BLOCK

**FRAMING:**  
DIMENSIONAL LUMBER

**INSULATION: AMOUNT/TYPE:**  
3 1/2 INCHES

**INSULATION LOCATION:**  
RIM JOIST BAYS  
BASEMENT CEILING

**COLUMNS:**  
METAL  
MASONARY

**WATER PENETRATION:**  
NO SEEPAGE @ TIME OF INSPECTION  
EVIDENCE OF PRIOR PENETRATION

EXC GD FR PR SC NC RF

10.0	FOUNDATION WALLS		X			X	
10.1	FRAMING		X			X	
10.2	MAIN BEAM(S)		X				
10.3	STAIRS				X	X	
10.4	FLOOR		X				
10.5	ADDITIONAL BASEMENT COMMENTS					X	

EXC GD FR PR SC NC RF

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**Comments:**

**10.0** CLIENT MUST REVIEW TERMITE REPORTS. ALL RATINGS APPLY TO VISIBLE AND ACCESSIBLE AREAS ONLY. HIDDEN ISSUES MAY EXIST. MOLD/MILDEW INSPECTION NOT PERFORMED. REVIEW WATER PENETRATION HISTORY WITH SELLER.

**10.1** ALL RATINGS APPLY TO VISIBLE AND ACCESSIBLE AREAS ONLY. HIDDEN ISSUES MAY EXIST. CLIENT MUST REVIEW TERMITE REPORTS.

**10.2** ALL RATINGS WHERE VISIBLE AND ACCESSIBLE ONLY. HIDDEN SITUATIONS MAY EXIST.

**10.3** ADD GUARD RAILING(S) AT OPEN SIDE(S) FOR SAFETY.



10.3 Picture 1

**10.5** REVIEW WATER PENETRATION HISTORY WITH SELLER.

REVIEW FOLDER- FOUNDATION ELEMENTS (PAGE 17) -FOR GENERAL INFORMATION AND PERTINENT COMMENTS ON THE FOLLOWING ITEMS: WATERPROOFING (PAGE 20) WATER PENETRATION (PAGE 19)

**11. CRAWL SPACE (elements inspected where visible)**

**Styles & Materials**

<b>TYPE:</b> PARTIAL	<b>INSPECTION METHOD:</b> ENTERED	<b>OBSTRUCTIONS/LIMITATION:</b> INSULATED
<b>WALLS:</b> BLOCK	<b>FRAMING:</b> DIMENSIONAL LUMBER	<b>INSULATION: AMOUNT/TYPE:</b> 3 1/2 INCHES
<b>INSULATION LOCATION:</b> RIM JOIST BAYS CRAWLSPACE CEILING	<b>WATER PENETRATION:</b> NO SEEPAGE @ TIME OF INSPECTION EVIDENCE OF PRIOR PENETRATION	

		EXC	GD	FR	PR	SC	NC	RF
11.0	FOUNDATION WALLS		X					
11.1	FRAMING			X		X		
11.2	FLOOR		X					
11.3	VENTILATION		X					
11.4	ADDITIONAL CRAWLSPACE COMMENTS					X		

EXC GD FR PR SC NC RF

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**Comments:**

**11.0** CLIENT MUST REVIEW TERMITE REPORTS. ALL RATINGS APPLY TO VISIBLE AND ACCESSIBLE AREAS ONLY. HIDDEN ISSUES MAY EXIST. MOLD/MILDEW INSPECTION NOT PERFORMED. REVIEW WATER PENETRATION HISTORY WITH SELLER.

**11.1** ALL RATINGS APPLY TO VISIBLE AND ACCESSIBLE AREAS ONLY. HIDDEN ISSUES MAY EXIST. CLIENT MUST REVIEW TERMITE REPORTS.

MINOR OLD INSECT DAMAGE NOTED: SILL PLATE AT REAR. NO APPARENT NEED FOR REPAIR IS NOTABLE.

PREVIOUS INSECT TREATMENT NOTED.

CONTACT SPECIALISTS FOR FURTHER EVALUATION AND TREATMENT AS NEEDED



11.1 Picture 1

**11.4** REVIEW WATER PENETRATION HISTORY WITH SELLER.

**REVIEW FOLDER- SLAB/FOUNDATION/CRAWL SPACE (PAGE 17) -FOR GENERAL INFORMATION AND PERTINENT COMMENTS ON THE FOLLOWING ITEMS:** WATERPROOFING (PAGE 20) WATER PENETRATION (PAGE 19)

CRAWL SPACE FLOOR/OBSTRUCTIONS (PAGE 18)

WOOD DESTROYING INSECT TREATMENT (PAGE 20)

WOOD DESTROYING INSECT DAMAGE (PAGE 20)

**12. ELECTRICAL SYSTEMS**

**Styles & Materials**

**ELECTRICAL SERVICE CONDUCTORS:**  
 UNDER GROUND  
 ALUMINUM  
 240 VOLTS

**PANEL CAPACITY:**  
 - 200 AMP

**PANEL TYPE:**  
 CIRCUIT BREAKERS  
 PANEL GFCI

**MAIN DISCONNECT:**  
 NONE

**LOCATION:**  
 BASEMENT

**HOUSE WIRING- 15 and 20 AMP:**  
 COPPER  
 NM CABLE

		EXC	GD	FR	PR	SC	NC	RF
12.0	SERVICE ENTRANCE CONDUCTORS			X		X		
12.1	MAIN PANEL				X	X		X
12.2	WIRING/DEVICES (RANDOM SPOT CHECKED)			X		X		X

EXC GD FR PR SC NC RF

EXC=EXCELLENT, GD=GOOD, FR=FAIR, PR=POOR, SC=SEE COMMENTS, NC=NOT CHECKED, RF=REVIEW FOLDER

**Comments:**

**12.0** SEAL ENTRY CABLE AND METER SOCKET.

**12.1** CORROSION NOTED IN PANEL. HAVE LICENSED ELECTRICIAN CLEAN ALL CORRODED CONTACTS AND CHECK BREAKERS. SEAL OR REPLACE EXTERIOR SERVICE ELEMENTS.

NO ANTI-OXIDANT NOTED AT MAIN ALUMINUM CONDUCTOR CONNECTIONS. HAVE A LICENSED ELECTRICIAN CLEAN AND PROTECT THESE CONNECTIONS.

DOUBLE-TAPPED CIRCUIT BREAKERS NOTED MAY CREATE A FIRE HAZARD. HAVE A LICENSED ELECTRICIAN SEPARATE THE CIRCUITS ONTO INDIVIDUAL BREAKERS.

DOUBLE-TAPPED NEUTRAL BUSSES NOTED MAY CREATE A FIRE HAZARD. HAVE A LICENSED ELECTRICIAN SEPARATE THE CIRCUITS ONTO INDIVIDUAL BUSS POSITIONS.

INSTALL GROUND-JUMPER/BOND WIRE AT WATER METER.

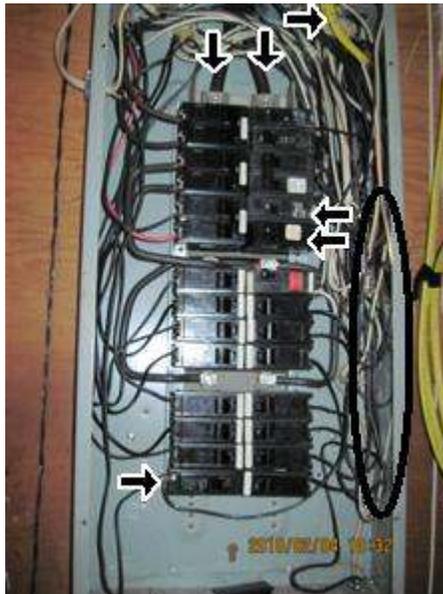
PANEL BOND SCREW WAS NOT INSTALLED. PANEL SHOULD BE BONDED.

WIRES OVER- AND/OR UNDER-STRIPPED IN PANEL.

TOO MANY DEVICES NEEDED TO SHUT DOWN SYSTEM. HAVE A LICENSED ELECTRICIAN REWIRE/REPLACE PANEL TO ALLOW NO MORE THAN 6 DEVICES FOR COMPLETE SYSTEM SHUT-DOWN.



12.1 Picture 1



## 12.1 Picture 2

12.2 SECURITY/ALARM SYSTEMS CAN ONLY BE EVALUATED BY A QUALIFIED PROFESSIONAL.

TEST ALL GFCI/AFCI DEVICES MONTHLY.

SOME OUTLETS/RECEPTACLES MAY BE SWITCH-CONTROLLED.

REVIEW WITH SELLER

UNGROUNDING OUTLETS NOTED: EXTERIOR AND GARAGE

CLEAN/SECURE GROUND CONNECTIONS.

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REVIEW FOLDER- ELECTRICAL (PAGE 21)- FOR GENERAL INFORMATION AND PERTINENT COMMENTS ON THE FOLLOWING ITEMS:

CIRCUIT SEPARATION (PAGE 21)

PANEL CONDITION (PAGE 22)

GROUNDING PROVISIONS (PAGE 21)

**13. PLUMBING SYSTEM**

**Styles & Materials**

**WATER SUPPLY WAS REPRESENTED TO BE:**  
PUBLIC - CONFIRM PRIOR TO SETTLEMENT

**DISPOSAL SYSTEMS WAS REPRESENTED TO BE:**  
PUBLIC - CONFIRM PRIOR TO SETTLEMENT

**WATER PIPING:**  
COPPER

**WASTE/DRAIN LINES:**  
CAST IRON  
COPPER

**SHUT OFF/ METER:**  
BASEMENT

**MAIN GAS SHUT-OFF LOCATION:**  
AT METER  
--OUTSIDE

**HOT WATER HEATER MANUFACTURER:**  
BRADFORD-WHITE

**WATER HEATER POWER SOURCE:**  
NATURAL GAS

**HWH CAPACITY:**  
40 GAL

**HWH ESTIMATED AGE:**  
12 YEARS

**HWH ESTIMATED ORIGINAL LIFE SPAN:**  
8 - 12 YEARS

		EXC	GD	FR	PR	SC	NC	RF
13.0	WATER PIPING		X					
13.1	WATER FLOW		X					
13.2	DRAIN/WASTE PIPING		X			X		
13.3	FIXTURE DRAINAGE		X					
13.4	GAS PIPING		X					
13.5	HOT WATER HEATER #1				X	X		X

EXC GD FR PR SC NC RF

EXC=EXCELLENT, GD=GOOD, FR=FAIR, PR=POOR, SC=SEE COMMENTS, NC=NOT CHECKED, RF=REVIEW FOLDER

**Comments:**

**13.0** UNDERGROUND SEWER AND WATER LINES ARE SUBJECT TO BLOCKAGE OR FAILURE WITHOUT NOTICE AND ARE BEYOND THE SCOPE OF A HOME INSPECTION

**13.2** CAST IRON AND LEAD DRAIN LINES OVER 50 YEARS OLD ARE IN OPERABLE CONDITION; ANTICIPATE EVENTUAL REPLACEMENT.

UNDERGROUND SEWER AND WATER LINES ARE SUBJECT TO BLOCKAGE OR FAILURE WITHOUT NOTICE AND ARE BEYOND THE SCOPE OF A HOME INSPECTION

**13.5** PIPE RELIEF VALVE WITHIN 6" OF FLOOR. PLAN FOR AGE-RELATED REPLACEMENT.



13.5 Picture 1

**REVIEW FOLDER- PLUMBING (PAGE 22) - FOR GENERAL INFORMATION AND PERTINENT COMMENTS ON THE FOLLOWING ITEMS:**  
RELIEF VALVE (PAGE 23)

**14. HEATING - FURNACE**

**Styles & Materials**

**MANUFACTURER:**  
AMERICAN STANDARD

**HEAT TYPE:**  
FORCED AIR  
HIGH EFFICIENCY

**FUEL:**  
NATURAL GAS

**NUMBER OF HEAT SYSTEMS (excluding wood):**  
ONE

**ESTIMATED AGE:**  
13 YEARS

**ESTIMATED ORIGINAL LIFE SPAN:**  
5 TO 20 YEARS

**DUCTWORK:**  
NON-INSULATED

**FILTER TYPE:**  
MEDIA CARTRIDGE

		EXC	GD	FR	PR	SC	NC	RF
14.0	FURNACE				X	X		X
14.1	CONTROLS		X					
14.2	BURNER		X					
14.3	FLUE PIPING (VISIBLE)				X	X		X
14.4	BLOWER		X					
14.5	DUCTWORK		X			X		X
14.6	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM					X		
14.7	ADDITIONAL HEATING COMMENTS					X		

EXC GD FR PR SC NC RF

EXC=EXCELLENT, GD=GOOD, FR=FAIR, PR=POOR, SC=SEE COMMENTS, NC=NOT CHECKED, RF=REVIEW FOLDER

**Comments:**

**14.0** MANUFACTURER'S RECALLED COMPONENTS ARE NOT NOTED BY OUR INSPECTOR. CARBON-MONOXIDE DETECTORS ARE RECOMMENDED WITH ANY MAJOR GAS/OIL/COAL FIRED APPLIANCE

-- HAVE SERVICE COMPANY CLEAN, ADJUST AND EVALUATE UNIT PRIOR TO SETTLEMENT.

EVIDENCE OF CONDENSATE LEAKAGE NOTED IN HIGH-EFFICIENCY FURNACE.



14.0 Picture 1

**14.3** VENT PIPING WAS NOT PRIMED BEFORE GLUING PER MFR. SPECIFICATIONS. REPIPE AS NEEDED.



14.3 Picture 1

**14.5** DUCT CLEANING IS RECOMMENDED. REMOVE HUMIDIFIER. INSTALL ALL MISSING DUCT REGISTERS.



14.5 Picture 1

**14.7** MANUFACTURER'S RECALLED COMPONENTS ARE NOT NOTED BY OUR INSPECTOR. HEAT EXCHANGERS CAN ONLY BE FULLY EVALUATED BY A SERVICE COMPANY. SERVICE HEATING UNITS ANNUALLY. SERVICE CONTRACT IS RECOMMENDED. CHANGE FILTERS MONTHLY. CLEAN DUCTS EVERY 5 YEARS. CHIMNEY INTERIORS NOT INSPECTED. CARBON MONOXIDE DETECTORS ARE RECOMMENDED WITH ANY MAJOR GAS/OIL/COAL APPLIANCE.

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**REVIEW FOLDER - HEATING & COOLING SYSTEMS (PAGE 24) - FOR GENERAL INFORMATION AND PERTINENT COMMENTS ON THE FOLLOWING ITEMS:** HEAT EXCHANGER CONDITION (PAGE 25) SYSTEM MAINTENANCE (PAGE 26)

CENTRAL HUMIDIFIER (PAGE 24)

HIGH EFFICIENCY UNIT (PAGE 25)

**15. AIR CONDITIONING**

**Styles & Materials**

**MANUFACTURER:**  
AMERICAN STANDARD

**TYPE:**  
CENTRAL  
ELECTRIC

**NUMBER OF A/C UNITS:**  
ONE

**ESTIMATED AGE:**  
13 YEARS

**ESTIMATED ORIGINAL LIFE SPAN:**  
12 TO 18 YEARS

**FILTER TYPE:**  
SAME AS HEAT

		EXC	GD	FR	PR	SC	NC	RF
15.0	COMPRESSOR/CONDENSER					X	X	
15.1	BLOWER		X					
15.2	DUCTWORK		X			X		
15.3	CONTROLS						X	

EXC GD FR PR SC NC RF

EXC=EXCELLENT, GD=GOOD, FR=FAIR, PR=POOR, SC=SEE COMMENTS, NC=NOT CHECKED, RF=REVIEW FOLDER

**Comments:**

**15.0** AC UNITS CAN NOT BE CHECKED WHEN TEMPERATURES ARE BELOW MANUFACTURERS RECOMMENDATION, USUALLY ABOVE 60 DEGREES CONSISTENTLY.

**HAVE SERVICE COMPANY CLEAN, SERVICE AND EVALUATE UNIT BEFORE SETTLEMENT**

**15.2** DUCT CLEANING IS RECOMMENDED.

**REVIEW FOLDER- HEATING& COOLING SYSTEMS (PAGE 24) - FOR GENERAL INFORMATION AND PERTINENT COMMENTS ON THE FOLLOWING ITEMS:** COLD WEATHER CHECK OF COOLING (PAGE 24)

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## General Summary



C. BLAINE ILLINGWORTH III, ASHI #101986  
HOUSEINSPECT

601 N. OLIVE STREET  
MEDIA, PA 19063  
1-800-747-6549  
www.houseinspect.us

Customer  
SAMPLE REPORT

Property Address  
YOUR HOUSE  
YOUR TOWN, PA

THIS "GENERAL SUMMARY" IS ONLY A SUMMARY OF THE ENTIRE REPORT AND DOES **NOT** **CONSTITUTE** THE FULL REPORT. A COMPLETED INSPECTION REPORT CONSISTS OF THE TERMINOLOGY, GLOSSARY, ASHI STANDARDS OF PRACTICE, CONTRACT/AGREEMENT AND FULL INSTANT (ON-SITE) REPORT AS PRESENTED AT THE INSPECTION.

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the Client read the complete report.

### TERMINOLOGY

The following terms are used to describe element conditions in the HouseInspect report.

**EXCELLENT**- Proven to be less than three years old and appears to be of superior quality.

**GOOD**- Functional at the time of inspection with no visible evidence of a material defect.

**FAIR**\*- Functional at time of inspection (deficiencies may exist) but beyond average and/or condition limits. Capable of being used or operated for an indeterminate period of time. Budget for replacement cost to avoid sudden unexpected expense.

**\*IMPORTANT NOTE:** When an element is in **FAIR** condition, there is at least a moderate probability that repair, replacement or other remedial work will be required now or in the near future.

**POOR**\*- Not functional at the time of inspection and/or with evidence of considerable wear; or considered a Material Defect.

**\*IMPORTANT NOTE:** If rated **POOR**, the element requires repair, replacement or other remedial work **now** or has a high probability of requiring such work in the near future.

**ESTIMATED ORIGINAL LIFE SPAN**- This represents the typical service life expected of elements of similar design, quality and type at the time of original installation. Such ages are presented as a **guide** for estimating the time for

replacement. These figures **do not represent the future life** from the time of inspection.

**CODE COMPLIANCE-** Building codes are often revised on a regular basis; existing structures, therefore, do not generally meet current code standards, nor are they required to be upgraded. Therefore, **no evaluation of Code Compliance is performed by our inspector.**

**MATERIAL OR MAJOR DEFECT** - Defect creating an unreasonable risk or a hazardous situation for people on the property, or requiring an expenditure over \$500 to repair, replace or correct, or an expenditure which represents a significant portion of the estimated replacement cost of the element.

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## **1. MAIN ROOFING**

### **1.3 FLASHINGS**

**POOR, SEE COMMENTS, REVIEW FOLDER**

SEAL FLASHINGS EVERY 3 TO 5 YEARS.

SEAL OR REPLACE ( 3) TORN PLUMBING VENT COLLAR(S).

NOT REFLASHED WITH ROOF-OVER. RE-SEAL AT SIDING EDGES

## **2. EXTERIOR**

### **2.3 WINDOWS**

**POOR, SEE COMMENTS, REVIEW FOLDER**

OBTAIN SCREEN INVENTORY BEFORE SETTLEMENT.

REPLACE DETERIORATED WINDOW SASH NOTED: (2) AT GARAGE

### **2.10 WIRING (EXTERIOR)**

**POOR, SEE COMMENTS, REVIEW FOLDER**

LIGHTING WITH MOTION AND/OR LIGHT SENSORS CAN NOT BE TESTED/INSPECTED.

ADD GFCI'S IN ALL (UNGROUNDING) GARAGE AND EXTERIOR OUTLETS.

### **2.12 GRADE AT HOUSE**

**POOR, SEE COMMENTS**

IMPROVE GRADE AWAY FROM FOUNDATION.

TRIM ALL TREES AND SHRUBS AWAY FROM ROOF AND SIDING.

REMOVE OR MINIMIZE WOOD-BASED MULCH FOR PLANTING BEDS.

## **5. INTERIORS**

### **5.6 AREAS OF PRIOR/CURRENT LEAKS**

SEE COMMENTS

CONSULT SELLER ABOUT ANY CONDITIONS NOTED: FAMILY ROOM WALL BELOW RESTRICTED VALLEY

## **6. KITCHEN**

### **6.2 RANGE/OVEN**

**POOR, SEE COMMENTS**

INSTALL ANTI-TILT BRACKET FOR RANGE/OVEN.

## **10. BASEMENT (elements inspected where visible)**

### **10.3 STAIRS**

**POOR, SEE COMMENTS**

ADD GUARD RAILING(S) AT OPEN SIDE(S) FOR SAFETY.

## **12. ELECTRICAL SYSTEMS**

### **12.1 MAIN PANEL**

**POOR, SEE COMMENTS, REVIEW FOLDER**

CORROSION NOTED IN PANEL. HAVE LICENSED ELECTRICIAN CLEAN ALL CORRODED CONTACTS AND CHECK BREAKERS. SEAL OR REPLACE EXTERIOR SERVICE ELEMENTS.

NO ANTI-OXIDANT NOTED AT MAIN ALUMINUM CONDUCTOR CONNECTIONS. HAVE A LICENSED ELECTRICIAN CLEAN AND PROTECT THESE CONNECTIONS.

DOUBLE-TAPPED CIRCUIT BREAKERS NOTED MAY CREATE A FIRE HAZARD. HAVE A LICENSED ELECTRICIAN SEPARATE THE CIRCUITS ONTO INDIVIDUAL BREAKERS.

DOUBLE-TAPPED NEUTRAL BUSSES NOTED MAY CREATE A FIRE HAZARD. HAVE A LICENSED ELECTRICIAN SEPARATE THE CIRCUITS ONTO INDIVIDUAL BUSS POSITIONS.

INSTALL GROUND-JUMPER/BOND WIRE AT WATER METER.

PANEL BOND SCREW WAS NOT INSTALLED. PANEL SHOULD BE BONDED.

WIRES OVER- AND/OR UNDER-STRIPPED IN PANEL.

TOO MANY DEVICES NEEDED TO SHUT DOWN SYSTEM. HAVE A LICENSED ELECTRICIAN REWIRE/REPLACE PANEL TO ALLOW NO MORE THAN 6 DEVICES FOR COMPLETE SYSTEM SHUT-DOWN.

## **13. PLUMBING SYSTEM**

### **13.5 HOT WATER HEATER #1**

**POOR, SEE COMMENTS, REVIEW FOLDER**

PIPE RELIEF VALVE WITHIN 6" OF FLOOR. PLAN FOR AGE-RELATED REPLACEMENT.

## **14. HEATING - FURNACE**

### **14.0 FURNACE**

**POOR, SEE COMMENTS, REVIEW FOLDER**

MANUFACTURER'S RECALLED COMPONENTS ARE NOT NOTED BY OUR INSPECTOR. CARBON-MONOXIDE DETECTORS ARE RECOMMENDED WITH ANY MAJOR GAS/OIL/COAL FIRED APPLIANCE

-- HAVE SERVICE COMPANY CLEAN, ADJUST AND EVALUATE UNIT PRIOR TO SETTLEMENT.

EVIDENCE OF CONDENSATE LEAKAGE NOTED IN HIGH-EFFICIENCY FURNACE.

**14.3 FLUE PIPING (VISIBLE)**

**POOR, SEE COMMENTS, REVIEW FOLDER**

VENT PIPING WAS NOT PRIMED BEFORE GLUING PER MFR. SPECIFICATIONS. REPIPE AS NEEDED.

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property. Hidden defects: If renovations are done to the property do not be surprised if hidden defects are exposed at that time. Possibility exists that every potential situation may not be identified by a limited time inspection.

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