

All-Spec Home Inspections

Joseph Dunlap Certified Inspector

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SUMMARY REPORT

Client: Jane Smith
Realtor: Erine Realtor, Worldwide Realty
Inspection Address: 1234 American Dr., Anywhere, PA 12345
Inspection Date: 1/12/2008 Start: 12:00 pm End: 2:30 pm
Inspected by: Joseph Dunlap

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

Components and Conditions Needing Service

Exterior

Exterior Components

Wood & Masonry Decks

- The ledger boards are not bolted and we recommend additional bearing support

Electrical

Main Panel

Wiring Observations

- There were open splices in the branch wiring that should be evaluated and repaired by an electrician

Kitchen

Kitchen

Dishwasher

- The dishwasher would not operate and needs serviced or replaced

Bedrooms

1st Guest Bedroom

Inspection Address: 1234 American Dr., Anywhere, PA 12345
Inspection Date/Time: 1/12/2008 12:00 pm to 2:30 pm

Dual-Glazed Windows

- A window lock is missing or would not engage and needs to be serviced to be functional

Bathrooms

Main Hallway Bathroom

Sink Countertop

- The sink countertop is not secure and should be serviced

Laundry

Laundry Area

Gas Valve & Connector

- The flex type gas line valve needs properly attached to the wall so the flex line does not get damaged

Garage

Double-Car Garage

Floor Drain

- The floor drain was draining slow and should be serviced

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Jane Smith

INSPECTION ADDRESS

1234 American Dr., Anywhere, PA 12345

INSPECTION DATE

1/12/2008 12:00 pm to 2:30 pm

REPRESENTED BY:

Erine Realtor

Worldwide Realty



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GENERAL INFORMATION

Inspection Address: 1234 American Dr., Anywhere, PA 12345
Inspection Date: 1/12/2008 Time: 12:00 pm to 2:30 pm
Weather: Clear and Dry - Temperature at time of inspection: 60-70 Degrees

Inspected by: Joseph Dunlap

Client Information: Jane Smith
567 Pittsburgh St., Anywhere, PA 12345
Phone: 111-111-1111
Mobile: 222-222-2222
EMail: allspechome@comcast.net

Buyer's Agent: Worldwide Realty
Erine Realtor
111 Hometown Dr., Hometown, PA 15001
Phone: 123-456-7890
Email: hometownusa@usa.com

Structure Type: Wood Frame
Foundation Type: Basement
Furnished: No
Number of Stories: Two

Structure Style: Townhouse

Estimated Year Built: 2000

PLEASE NOTE:

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The observations and opinions expressed within this report are those of All-Spec Home Inspections and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of ASHI and NAHI, and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the closing by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: 13

SCOPE OF WORK

You have contracted with All-Spec Home Inspections to perform a generalist inspection in accordance with the standards of practice established by ASHI and NAHI, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect you home from a booklet published by The environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air, land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change those filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products

is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the EPA or a similar state agency, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent before the closing.

Exterior

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

Site & Other Observations

Condominium Disclaimer

Informational Conditions

Because this is a report on a condominium or townhouse inspection, we do not inspect or report on the condition of the roof, the foundation, grading and drainage, or components beyond the unit, which we believe to be the responsibility of the home owners' association.

Grading & Drainage

Interior-Exterior Elevations

Informational Conditions

In the area adjacent to the home there are similar elevations between the exterior grade and the interior of the house. Such conditions are not ideal, and moisture intrusion could result. The base of the walls should slope away from the home and sidewalk areas should be sealed and monitored.

House Wall Finish

House Wall Finish Type

Informational Conditions

The house walls are finished with a combination of brick and vinyl siding.

House Wall Finish Observations

Informational Conditions

The house wall finish is in acceptable condition. However normal maintenance type and wear and tear type conditions may exist cleaning or painting and caulking.

Exterior Components

Driveways

Informational Conditions

The driveway is in acceptable condition.

Fascia & Trim

Informational Conditions

The soffit and fascia are in acceptable condition.

Sliding Glass Doors

Informational Conditions

The sliding glass door is tempered and in acceptable condition.

Exterior Doors

Informational Conditions

The exterior doors are in acceptable condition.

Wood & Masonry Decks

Components and Conditions Needing Service

The ledger boards are not bolted and we recommend additional bearing support. Recommend having a licensed contractor evaluate and repair.



Steps & Handrails

Informational Conditions

The steps are in acceptable condition.

Guardrails

Informational Conditions

The guardrail, or guardrails, is an adequate height and in acceptable condition. However, standards for guardrails are not uniform. Nonetheless, common safety standards require them to be a minimum of forty-two inches high when the standing surface is thirty inches or more above grade. Also, guardrail pickets should be no more than four inches apart for child safety.

Windows

Informational Conditions

The windows are in acceptable condition. However, in accordance with industry standards, we do not test every window in the house, and particularly if the house is furnished. We do test every unobstructed window in every bedroom to ensure that at least one facilitates an emergency exit.

Screens

Informational Conditions

We do not evaluate window screens and storm doors or windows, because many people choose to remove them for aesthetic reasons. Also, they are easily damaged and can be removed after our inspection. Therefore, we choose to disclaim them.

Outlets

Informational Conditions

The exterior outlets that were tested are functional and include ground-fault protection and proper cover.

Lights

Informational Conditions

The lights outside the doors of the residence are functional. However, we do not inspect or evaluate decorative lights and low voltage lighting or dusk to dawn type lighting.

Hose Bibs

Informational Conditions

The hose bibs are functional but we may not have located and tested every one on the property.

Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more

structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Structural Elements

Identification of Foundation Wall Structure

Informational Conditions

The walls are comprised of cement blocks or masonry components. There are typical settlement and stress cracks in a few areas and do not appear to be structural in nature. We recommend that any small cracks should be sealed and monitored for further movement.

Identification of Floor Structure

Informational Conditions

The floor structure consists of a poured slab that may or may not include reinforcing steel.

Identification of Ceiling Structure

Informational Conditions

The ceiling structure consists of standard joists.

Identification of Roof Structure

Informational Conditions

Some parts of the house have been built with no access into attic area there for we can not identify what we can not see.

Roof/Attic

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Composition Shingle Roof

General Comments

Informational Conditions

There are a wide variety of composition roofs, which are comprised of asphalt materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are not warranted by manufacturers to last less than ten years, and are typically not guaranteed against leaks by the installer. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge areas and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage. If skylights have been installed they are generally the one of the first areas to leak.

Method of Evaluation

Informational Conditions

We were unable to access the second-story roof due to its height, and evaluated it with the use of binoculars from various vantage points.

Estimated Age

Informational Conditions

The roof appears to be the same age as the residence.

Roofing Material

Informational Conditions

The roof is in acceptable condition, but this is not a guarantee against leaks. For a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification.

Flashings

Informational Conditions

The roof flashings and roof penetration in acceptable condition. The metal flashing will need maintenance type painting as needed.

Gutters & Drainage

Functional Conditions

The gutters appear to be in acceptable condition. However, without water in them it is difficult to judge whether they have leaks or are correctly pitched to direct water into the downspouts, but they should function as they were intended. We do not and can not inspect any underground drainage pipes. We also recommend some type of leaf guard over the gutters if there is not one installed.

Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene

styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

Potable Water Supply Pipes

Water Main Shut-off Location

Informational Conditions

The main water shut-off valve is located in the basement area of the residence.

Copper Water Pipes

Informational Conditions

The visible potable water pipes are in acceptable condition. There may be some minor discoloration or corrosion but there were no visible leaks on the day on inspection.

General Gas Components

Gas Main Shut-Off Location

Informational Conditions

The gas main shut-off is located at the front of the residence . You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.

Gas Supply Pipes

Informational Conditions

The visible interior portions of the gas pipes appear to be in acceptable condition.

Gas Water Heaters

General Comments

Informational Conditions

There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not properly secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed, or a Watts 210 gas shut-off valve.

Age Capacity & Location

Informational Conditions

Hot water is provided by a 8 year old, 40 gallon, water heater that is located in the basement. The ages of the components were a guess based on serial numbers and the condition of the units and may not be exact.

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Vent Pipe & Cap

Informational Conditions

The vent pipe is functional.

Waste & Drainage Systems

General Comments

Informational Conditions

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the closing. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of roofer service, most of which are relatively inexpensive.

Type of Material

Informational Conditions

The visible portions of the drainpipes are a modern ABS or PVC type.

Drain Waste & Vent Pipes

Functional Conditions

Based on industry recommended water tests, the visible drainpipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition.

Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the closing, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

Main Panel

General Comments

Informational Conditions

National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

Service Entrance

Informational Conditions

The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

Panel Size & Location

Informational Conditions

The residence is served by a 150 amp, 240 volt panel, located inside the garage.



Main Panel Observations

Informational Conditions

The panel and its components have no visible deficiencies.

Wiring Observations

Components and Conditions Needing Service

There were open splices in the branch wiring that should be evaluated and repaired by an electrician. Recommend that a licensed electrician evaluates and repairs or replaces defects. The open splice were observed in the garage front wall



Circuit Breakers

Informational Conditions

There are no visible deficiencies with the circuit breakers.

Grounding

Informational Conditions

The panel is double-grounded to a driven rod and to a water pipe.

Heat and Air Conditioning

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

HVAC Split Systems

Age & Location

Informational Conditions

The heating and air-conditioning are provided by a single split-system, consisting of a 8 year old furnace with an evaporator coil , and a 8 year-old condensing coil that is located on the exterior of the building. The ages of the components were a guess based on serial numbers and the condition of the units and may not be exact. Check with the seller to confirm the ages.

Furnace

Informational Conditions

The furnace is functional. A carbon monoxide test was preformed on the furnace at start up and the results were at 0 ppm.

Vent Pipe

Informational Conditions

The vent pipe has no visible deficiencies.

Gas Valve & Connector

Informational Conditions

The gas valve and connector are in acceptable condition.

Condensate Drainpipe

Informational Conditions

The condensation is pumped and discharges into the sink.

Condensing Coil

Informational Conditions

The condensing coil responded to the thermostat and is functional.

Condensing Coil Disconnect

Informational Conditions

The electrical disconnect at the condensing coil was present.

Differential Temperature Readings

Informational Conditions

The air-conditioning responded and achieved an acceptable differential temperature split between the air entering the system and that coming out, of fifteen degrees or more.

Thermostats

Informational Conditions

The thermostat is functional.

Metal Ducting

Functional Conditions

The ducts have no visible deficiencies. They may or may not be insulated with fiberglass.

Living Areas

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the closing.

Main Entry

No Recommended Service

Informational Conditions

We have evaluated the entry, and found it to be in acceptable condition.

Living Room

No Recommended Service

Informational Conditions

We have evaluated the living room, and found it to be in acceptable condition.

Dining Room

No Recommended Service

Informational Conditions

We have evaluated the dining room, and found it to be in acceptable condition.

Basement Area

General Comments

Informational Conditions

Moisture in basements is a perennial problem, involving a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion or dampness is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in the basement is not maintained above the dew point. Regardless, we are not mold specialists, and if you or any member of your family are sensitive to allergens you should schedule a specialist inspection.

Lights

Functional Conditions

The lights are functional.

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Outlets

Functional Conditions

The outlets that were tested are functional.

Floor Drain

Informational Conditions

The floor drains were tested and functional.

Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

Kitchen

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Functional Conditions

The walls and ceiling are in acceptable condition.

Sink & Countertop

Informational Conditions

The sink and countertop are functional.

Cabinets

Functional Conditions

The cabinets are functional, and do not have any significant damage.

Faucet

Functional Conditions

The sink faucet is functional.

Trap and Drain

Functional Conditions

The trap and drain are functional.

Garbage Disposal

Functional Conditions

The garbage disposal is functional.

Gas Range

Functional Conditions

The gas range is functional, but was neither calibrated nor tested for its performance.

Dishwasher

Components and Conditions Needing Service

The dishwasher would not operate and needs service or replaced.

The dishwasher would not operate and needs serviced or replaced - *Continued*



Exhaust Fan or Downdraft

Functional Conditions

The exhaust fan and light were functional.

Lights

Informational Conditions

The light is functional.

Outlets

Informational Conditions

The outlets that were tested are functional and include ground-fault protection.

Hallway

Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails.

Primary Hallway

No Recommended Service

Informational Conditions

We have evaluated the hallway, and found it to be in acceptable condition.

Stairs

Our evaluation of staircases is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails.

Main Stairs

Floor Treads & Risers

Informational Conditions

The stair design has open risers and this can be a safety hazard for small children.



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Smoke Detector

Informational Conditions

We do not evaluate smoke and carbon monoxide detectors as part of our service . However, they are an important safety features, and should be installed or certified as being compliant.

Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Primary Attic

Attic Access Location

Informational Conditions

There is no overhead attic access or knee wall access therefore we can not inspect what we can not see.

Bedrooms

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Master Bedroom

Doors

Functional Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Informational Conditions

The windows that were unobstructed were checked, and found to be functional.

Outlets

Functional Conditions

The outlets that were unobstructed and able to be tested are functional.

1st Guest Bedroom

Doors

Functional Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Components and Conditions Needing Service

A window lock is missing or would not engage and needs to be serviced to be functional.



Outlets

Functional Conditions

The outlets that were unobstructed and able to be tested are functional.

Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Powder Room

Doors

Functional Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Sink Faucet Valves & Connectors Trap & Drain

Functional Conditions

The sink and its components are functional.

Toilet

Functional Conditions

The toilet is functional.

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Exhaust Fan

Functional Conditions

The exhaust fan is functional.

Lights

Functional Conditions

The lights are functional.

Outlets

Informational Conditions

The outlets are functional and include ground-fault protection.

Main Hallway Bathroom

Doors

Functional Conditions

The door is functional.

Flooring

Informational Conditions

The floor is worn or cosmetically damaged, which you should view for yourself.



Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Sink Countertop

Components and Conditions Needing Service

The sink countertop is not secure, and should be serviced. Needs to be glued to the base cabinet.



Sink Faucet Valves & Connectors Trap & Drain

Functional Conditions

The sink and its components are functional.

Tub-Shower

Functional Conditions

The tub/shower is functional.

Toilet

Functional Conditions

The toilet is functional.

Exhaust Fan

Functional Conditions

The exhaust fan is functional.

Lights

Functional Conditions

The lights are functional.

Outlets

Functional Conditions

The outlets are functional and include ground-fault protection.

Laundry

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

Laundry Area

Sink

Functional Conditions

The laundry sink is functional, and does not need service at this time.

Faucet

Functional Conditions

The laundry sink faucet is functional.

Valves & Connectors

Informational Conditions

The washing machine valves and connectors were available. However, because they are not in daily use they typically become stiff or frozen.

Trap & Drain

Functional Conditions

The trap and drain are functional.

Gas Valve & Connector

Components and Conditions Needing Service

The flex type gas line valve needs properly attached to the wall so the flex line does not get damaged. Recommend having a licensed plumber evaluate and repair.



Dryer Vent

Informational Conditions

There was a dryer vent present.

Outlets

Functional Conditions

The outlets that were tested are functional.

Garage

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. However, we are not an authority in such matters, and you may wish to discuss this further with a structural engineer. In addition, and inasmuch as garage door openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

Double-Car Garage

Slab Floor

Functional Conditions

The slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

Walls & Ceiling

Informational Conditions

The walls are sheathed and in acceptable condition.

Firewall Separation

Functional Conditions

The firewall separating the garage from the residence was present.

Entry Door Into the House

Informational Conditions

The house entry door is solid core, or fire-rated, and conformance with fire-safety regulations.

Garage Door & Hardware

Functional Conditions

The left garage doors and its hardware are functional.

Automatic Opener

Informational Conditions

The garage door opener is functional with infra-red sensors properly installed placed at the door opening six inches above grade.

Lights

Functional Conditions

The lights are functional, and do not need service at this time.

Outlets

Informational Conditions

The grounded outlets are functional and acceptable. You may want to upgraded to ground fault outlets to meet today's standards..

Hose Bib

Informational Conditions

The hose bib was functional.

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Floor Drain

Components and Conditions Needing Service

The floor drain was draining slow and should be serviced. Recommend having a licensed plumber evaluate and repair.



AFFILIATIONS AND CERTIFICATIONS



Certified Inspector of American Home Inspector Training Institute
American Society of Home Inspectors Membership #246361
PRO-ASHI Membership
PA Licensed Pest Control Operator: # 854332
PA DEP Licensed Radon Tester: # 2418

REPORT CONCLUSION

1234 American Dr., Anywhere, PA 12345

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

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