



Property Inspection Report

XXXXXX Place
XCXXXX, PA 190XX
Prepared for: Mr. & Mrs.XXXXXXX



Prepared by: Insight Home Inspections, Inc.
XXXXXXXXXX
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Home Inspections, Radon reduction systems, Radon testing, Water testing, WDI inspections

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Pennsylvania Home Inspector Compliance Statement

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Inspection Report Summary

National Association of Home Inspectors *Standards of Practice and Code of Ethics*

Home Maintenance Guide

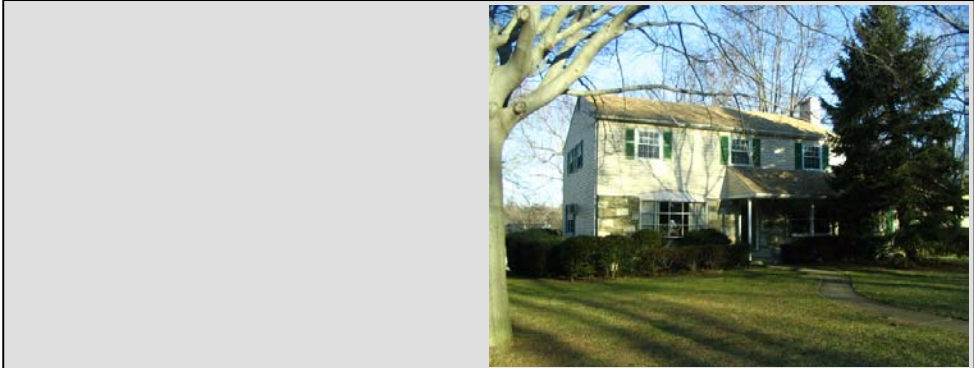
Home Inspection Definitions

Home Inspection: *A non-invasive, visual examination of some combination of the mechanical, electrical or plumbing systems or the structural and essential components of a residential dwelling designed to identify MATERIAL DEFECTS.*

Material Defects: *A problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life is not itself a MATERIAL DEFECTS*



INSPECTION CONDITIONS



INSPECTION GUIDELINES:

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection.

The results of this home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. No warranty or guaranty is expressed or implied.

If the person conducting your home inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of any opinion as to the structural integrity of a building or its component parts, you may be advised to seek a professional opinion as to any defects or concerns mentioned in the report.

This home inspection is not to be construed as an appraisal and may not be used as such for any purpose.

CLIENT & SITE INFORMATION:

DATE OF INSPECTION:	February 8, 2006.
TIME OF INSPECTION:	08:30 AM.
CLIENT NAME:	Mr. & Mrs. XXXXXX
MAILING ADDRESS:	xXX West Avenue.
CITY/STATE/ZIP:	Bryn Mawr, PA 19010.
INSPECTION LOCATION:	XXXXX Place.
INSPECTION SITE CITY/ STATE/ZIP:	XXXXX, PA 190XX.

CLIMATIC CONDITIONS:

WEATHER:	Clear.
SOIL CONDITIONS:	Dry.



APPROXIMATE OUTSIDE TEMPERATURE:

30-40 degrees.

BUILDING CHARACTERISTICS:

ESTIMATED AGE OF HOUSE: 35-40 years.

BUILDING TYPE: Colonial.

STORIES: 2.

SPACE BELOW GRADE: Basement.

UTILITY SERVICES:

WATER SOURCE: Public.

SEWAGE DISPOSAL: Public.

UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

AREA: Suburb.

CERTIFIED HOME INSPECTOR: Edward Schluth #200177.

HOUSE OCCUPIED? Yes.

CLIENT PRESENT: Yes.

PEOPLE PRESENT: Buyer's agent (Selling Agent), Purchaser, Homeowner, Listing agent.

PAYMENT INFORMATION:

TOTAL FEE: XXX includes radon testing and WDI inspection.

PAID BY: Check.

UNDERSTANDING THE REPORT

When "APPEARS SERVICEABLE" is noted it means that the component inspected was operational or is doing its intended function. Even so a component may be listed as serviceable, there may be correction needed to the component if a problem exists. These problems shall be noted. Some serviceable items may also show normal wear and tear. Other conditions are noted, if applicable, in the body of the report. **Please read the entire report for all items.**

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. **Permit research or determining if any components within or outside of the residence were constructed with permits and are built to national and the local jurisdictions specifications is**

This inspection has been done according to the standards of practice and code of ethics of the National Association of Home Inspectors (NAHI). Please see the applicable NAHI standards of practice in the report for procedures and limitations.

DRIVEWAY:

TYPE:

Asphalt.

CONDITION:

Appears serviceable. Cracks noted are typical. Keep in mind to keep cracks well sealed where there is potential for water entry. This will help prevent cracking during freezing weather.

Keep in mind in the future to seal any areas where water can enter and cause damage. When water gets in cracks or areas where the control joints are not properly sealed, it causes damage especially in the colder months when freezing can cause expansion. This leads to further cracking and damage and can lead to costly repairs. Concrete drives often crack due to drying and shrinkage. Excessive cracks often cause trip hazards. Asphalt driveways need regular maintenance and resealing. When sealing exterior cracks and openings, We recommend using a good grade exterior silicone caulk such as GE Exterior Silicone. Cheap caulk will deteriorate quickly.

SIDEWALKS:

TYPE:

Concrete.

CONDITION:

Appears serviceable. Cracks noted are typical.

Walks can become cracked by tree roots and settlement. Excessive cracks can often be repaired by replacing sections of the sidewalk. Keep in mind not to use rock salt to melt snow and ice. We recommend using calcium chloride or equivalent in icy conditions to prevent damage to walks.

CURBS:

CONDITION:

Appears serviceable.

LANDSCAPING:

CONDITION:

Maintained in most areas. Recommend trimming tree branches away from structure. Branches in contact with the house can damage the structure and allow easy access for wood destroying insects into the house. Large trees are noted on the property. Recommend contacting a qualified tree surgeon after you move into the property to provide assessment and recommendations regarding necessary maintenance needed for trees.



Keep branches trimmed away from structure

GRADING:

SITE:



Low area at front of house.

Soil needed along foundation to promote drainage.

Gentle to moderate slope. Grade at foundation appears serviceable in most areas. Adjustment is recommended to grade in a few locations (front of house between tree and house and at rear of property along the foundation). Add soil in any areas of settlement or poorly sloped areas around foundation to promote drainage away from the foundation. It is a good practice to have at least 1/4 inch per foot sloping away for the first 10 feet if possible. A good fill soil is recommended that contains some clay. Avoid using permeable soil such as topsoil and sandy materials.

PATIO:

TYPE:

Brick.

CONDITION:

Appears serviceable.

Patios are similar to driveways and sidewalks with respect to cracks and movement. Patios should be installed to drain water away from the house.

PORCH:

TYPE:

Open design at front of house. Wood framed with asphalt shingles at rear of house.

CONDITION:

Appears serviceable. Concrete patio appears serviceable. Carpet restricts viewing of rear porch concrete floor. Overall condition appears serviceable. Asbestos type shingle siding in rear porch present. Note that some tiles that appear to be asbestos actually are cement tiles. We do not determine if the shingles actually contain asbestos. This type of shingle is not a health risk as long as they are not broken. Casement windows present. One of the casement windows along the driveway is difficult to lock. Adjustments/repair needed to hardware.



Window is difficult to latch

CONDITION:



Repair missing stone at front of house. Sealant needed where vinyl siding meets stone.

Appears serviceable, Cracks noted are typical, Recommend sealing any cracks or openings to prevent water entry which can cause damage. Typically silicone type caulk is used for exterior sealing. Sealing is an ongoing part of exterior maintenance and should be performed as needed or every few years. Sealant and repair to one of the stones is recommended at front of house. Mortar is recommended along the side of the house where stone front meets the vinyl siding to prevent moisture entry.

Masonry patching is needed at foundation area of the rear porch enclosure.



Masonry patching needed

TRIM:

MATERIAL:

Wood and Metal.

CONDITION:

Appears serviceable, Keep in mind in the future to keep areas sealed where different materials meet. Any areas where water can enter during a heavy rain can cause structural damage if not maintained. Maintain building water tightness. Exterior trim and portions of window framing are rotted on the front of the house (living room window). Repairs or sealant recommended to damaged trim (left side of window) to prevent potential for moisture entry at side of window. Future upgrades to window may be needed.



Rotted window frame

CHIMNEY:

MATERIAL:

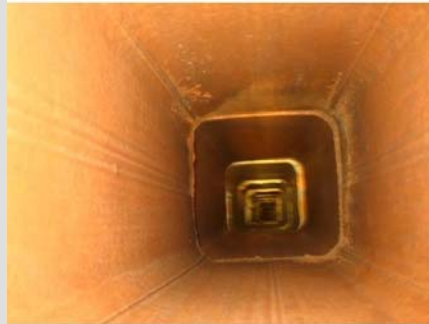
Concrete block with mortar coating.



CONDITION:

Appears serviceable. Recommend installing a rain cap in the future to prevent any excess moisture damage to flue liner and possible staining on the inside chimney wall as well as keeping birds and animals out. Keep in mind to maintain the chimney crown, masonry surfaces and flashings. This can be done by applying mortar and stucco to the top of the chimney and sealant around the flashings to keep water from entering cracks and causing damage.

LINER CONDITION:



Inside of furnace liner.



Inside of fireplace liner.

Flue liners appear serviceable. Viewing of the flue liner is limited in scope to what is visual to the inspector. If further evaluation of flue liner is desired we recommend contacting chimney companies that are capable of running a camera through the chimney for a full evaluation. Chimney inspections are recommended annually to limit risks associated with a dirty chimney. Cleaning is recommended yearly to prevent creosote and soot deposits which are highly flammable and create a fire hazard.

BASEMENT:

**ACCESSIBILITY/STAIRS/
DOORS:**

Basement is fully accessible, Basement is partially finished. Stairs are serviceable. Handrail difficult to grab at top of railing due to distance from wall. Minor improvements recommended.

BASEMENT WALLS - TYPE:

Masonry block.

CONDITION:

Appears serviceable. Typical cracks noted. Walls not fully visible due to stored items and finishing materials.

MOISTURE RELATED FINDINGS:



Staining in corners indicates periodic moisture.



Staining and elevated levels of moisture present on paneling.

Current water penetration was not noted however signs of typical moisture were found. The following type of staining/moisture was observed: Dry stains and stained/discolored areas. Seen at front and rear right corner of foundation. Stains were dry at the time of the inspection. Recommend checking with seller as to history of leaks. Potential for future leakage in any areas of previous staining exists. Recommend sealing walls in the future with a drylok type paint where accessible to help minimize moisture infiltration. Evidence of minor water seepage was observed at the front of the foundation wall. Wood paneling is stained at the floor and has moisture readings from 7-13% at the bottom of the paneling. Recommend having section of paneling removed to make sure no microbial growth (mold) is present at this location. Concrete block foundations are porous and subject to occasional seepage however moisture contact with building materials should be avoided. Further evaluation is recommended to determine where moisture is entering. We can not predict the frequency or amount of future water penetration. There is always the potential for moisture entry during a heavy rainfall with any type of foundation that has areas below grade. It is important to maintain positive grading and pitch away from the foundation.

BEAMS:

Wood beam construction, Appears serviceable. Beams are not fully visible.

ATTIC AND INSULATION:

**ACCESSIBILITY AND
 CONDITION:**



Attic area.



Rear of attic area.



Stains on framing was dry.

Attic is partial, Accessible, No problems were observed at the time of the inspection. Stains observed on wood in attic area indicate previous leakage in a few locations. Stains observed were dry at the time of the inspection. Stains were checked with a moisture meter at the time of the inspection and levels were normal. Wood and insulation was dry in the surrounding area. Recommend checking with sellers if they are aware of previous leakage. The stains may be from prior to having the roof replaced.

**ROOF FRAMING
 OBSERVATIONS:**

Conventional framing, No problems were observed at the time of the inspection.



INSULATION TYPE AND CONDITION:

Fiberglass batts, Insulation is installed between ceiling joists, Appears serviceable, A few of the soffit vents are being blocked by insulation that is installed up against the roof. We recommend pulling back the insulation to allow air circulation to take place. Styrofoam inserts call "raft-R-mates" can be purchased at a small cost to keep insulation away from roof sheathing and allow proper air flow.



Soffits are blocked with insulation

DEPTH AND R-FACTOR:

Approximately 5-6 inches, Approximately R-19 to R-26.

VENTILATION:

Ventilation is provided and appears serviceable. Attic fans tested OK at the time of the inspection.

ROOF:

STYLE:



Roof

Gable.

TYPE:

Composition shingles.

ROOF ACCESS:

ROOF COVERING STATUS:

Walked on roof.



Several shingles are cracked through to felt paper.



Damage/Deterioration/Defects noted. Several of the shingles at the front of the upper roof have cracks present through shingles. This is an indication of older shingles that have sustained excess weathering and aging. No evidence of active leakage was observed from interior locations. Anticipate on the need for replacement of the roof in the near future. Recommend having a licensed roofer further assess the roof to make repairs or replace as needed.

ROOF COMMENTS:



Shingles at rear of house beginning to curl. Cracked shingles at front roof.

TYPICAL MAINTENANCE RECOMMENDED. This usually consists of repair/replacement of damaged/missing shingles and sealing any exposed nails and flashings. This maintenance should help insure the weather tightness of the

building and should be performed on a regular basis. Beginning stages of curling was viewed on the rear lower roof. This is an indication of an older roof that will need replacement within the next few years.

APPROXIMATE AGE:

Appears to be approximately 18-20 years based upon a visual inspection of the roof. Check with seller to determine exact age. Determining the exact age of the roof is beyond the scope of the inspection. The approximate age that is given is to help determine when to anticipate the need for replacement. There is no guarantee that the age given is accurate as all roofs weather different. Typical life expectancy from asphalt composition shingles is from 18-25 years or more depending on the quality of the shingles used. Anticipate the need to replace the roof covering in the not too distant future.

EXPOSED FLASHINGS:

TYPE AND CONDITION:

Metal, Metal with neoprene seals. Appears serviceable, Monitor neoprene seals in the future and seal around vent pipes should cracks occur in the future. Neoprene seals tend to crack as a result of direct exposure to the sun. Regular maintenance and inspections advised.

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:



Full, Appears serviceable, Loose gutter is present at front of lower porch roof. Recommend securing these to the structure with appropriate fasteners. Debris in gutter. Gutters should be cleaned regularly to avoid drains from backing up and causing interior water damage. Route downspouts away from the building with proper splash blocks or downspout extensions. The further water is taken away from the foundation, the less the risk of water infiltrating through the foundation.

BATHROOM AREA:

BATH LOCATION:

Second floor, Between bedrooms.

CONDITION OF SINK:

Appears serviceable, Counters/cabinets appear serviceable, The following problems were noted at the sink: Minor leaks are present at overflow channel below sink due to rusting of the channel. Sealant/repair is needed to prevent leakage. Anticipate on the need to replace the sink in the near future due to the rusting. Patching will be only a temporary repair.



Minor leakage at rusted overflow channel

CONDITION OF TOILET:

The following problems were noted at the toilet: Toilet is loose due to the flange sitting higher than the floor. Repairs recommended to prevent toilet from moving which can damage the drain pipe. Shimming the toilet will typically prevent movement and should not cost much to repair. Replacing or lowering the toilet flange would be more costly and require the assistance of a licensed plumber. Further evaluation and repairs recommended.



Flange sits higher than floor (loose)

TUB/SHOWER PLUMBING FIXTURES:

Appears serviceable, Drain appears serviceable, Shower head appears serviceable.

TUB/SHOWER AND WALLS:

Tub and shower areas appear serviceable. Shower walls appear serviceable, Enclosure appears serviceable.

CONDITION OF FLOOR:

Appears serviceable, Minor crack noted at threshold.

BATH VENTILATION:

Appears serviceable. Consider installing an exhaust fan to provide additional ventilation.

OTHER OBSERVATIONS:

Outlets within 6 feet of the sink are not GFCI protected (light fixture above sink) GFCI outlets recommended for safety.

BATHROOM AREA:

BATH LOCATION:

Master bedroom.

CONDITION OF SINK:

Appears serviceable, Drain appear serviceable. The following problems were noted at the sink: Sink has surface crack but was not leaking at the time of the inspection. Monitor closely in the future and replace sink as needed.

CONDITION OF TOILET:

The following problems were noted at the toilet: Toilet is loose due to the flange sitting higher than the floor. Repairs recommended to prevent toilet from moving which can damage the drain pipe. Shimming the toilet will typically prevent movement and should not cost much to repair. Replacing or lowering the toilet flange would be more costly and require the assistance of a licensed plumber. Further evaluation and repairs recommended.



Loose toilet due to raised flange

TUB/SHOWER PLUMBING FIXTURES:

Appears serviceable, Drain appears serviceable, Shower head appears serviceable.

TUB/SHOWER AND WALLS:

Shower walls appear serviceable, Enclosure appears serviceable, Periodic re-caulking and grouting of tub and shower areas is an ongoing maintenance task which should not be neglected. Areas which should be examined periodically are vertical corners, horizontal grout lines at walls near floor areas, the underside of shower curbs, faucet trim plates and any other areas specifically mentioned in this report. Siliconized acrylic latex caulk is the product of choice, as it has long life and easy clean-up.

CONDITION OF FLOOR:

Appears serviceable.

BATH VENTILATION:

Appears serviceable, Consider installing an exhaust fan to provide additional ventilation.

OTHER OBSERVATIONS:

Outlets within 6 feet of the sink are not GFCI protected (light fixture above sink) GFCI outlets recommended for safety.