

REPORT SUMMARY

The following summary is not the entire report. We recommend that you read the entire report for additional details and important information.

By accepting this inspection report you understand and agree to all terms of the General Visual Home Inspection Agreement. It is recommended that all issues noted in this report are further evaluated by qualified contractors prior to settlement. If there are any questions or concerns about the inspection or the inspection report please contact our office prior to settlement.

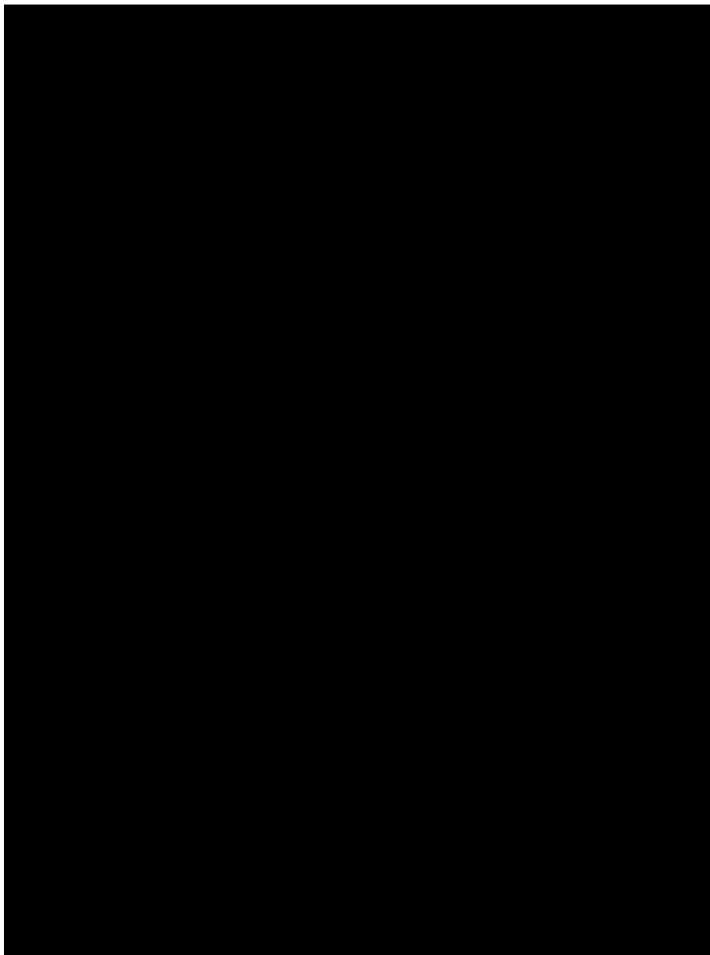
Property: [REDACTED]
Property Zip / Postal Code: **Willow Grove Pa. 19090**
Client: [REDACTED]
Address:

Real Estate Company:
Real Estate Agent: [REDACTED]
Inspector: **Bob Klebanoff**
Inspection Date & Time: **July 7, 2026**

Zip / Postal Code:

PROPERTY

PROPERTY



[REDACTED]

LANDSCAPE/HARDSCAPE



Remove the stump in the side flowerbed to reduce the risk of a wood destroying insect infestation.

EXTERIOR

EXTERIOR



Have a qualified contractor further evaluate and repair / replace the following to reduce the risk of continued deterioration: cracks in the back patio, sections of deteriorated block joints in the foundation wall,



ROOF SYSTEM

CHIMNEY/VENT



Have a qualified contractor further evaluate and repair / replace the following to reduce the risk of continued deterioration and subsequent damage: missing weather cap on the chimney liner, blistered stucco on the chimney in the basement, corrosion in the chimney cleanout, corrosion on the furnace chimney in the basement, masonry debris around the chimney in the attic



Corroded chimney seams



Corroded debris in the cleanout



Damaged chimney base



Masonry around the chimney in the attic

GARAGE

GARAGE



The garage has not been maintained. Budget for repairs and upgrades



Have a qualified contractor further evaluate and repair / replace the following to reduce the risk of continued deterioration: rot and deterioration in sections of the garage walls, cracked and settled sections of garage floor,

ELECTRICAL SYSTEM

ELECTRICAL



Have a qualified contractor further evaluate and repair / replace the following to reduce the risk of a safety hazard: service entrance cable was not secured, install GFCI protected circuits in the following receptacles: (garage,), no cover on the back patio receptacle and sockets were obstructed, unsecured branch wiring in the basement, sections of knob and tube wiring in the basement, open splices and junction boxes in the basement, open splice in the back left bedroom closet, loose bathroom light switch, several missing receptacle cover plates, damaged back right bedroom socket, several non-grounded three prong receptacles throughout the house,





BASEMENT / STRUCTURE / LOWER LEVEL

BASEMENT / LOWER LEVEL



Mice droppings in the basement and in the electrical panel. Have a qualified contractor further evaluate, exterminate and remove the droppings to reduce the

risk of a health hazard.

WALL



Discoloration on sections of the basement wall could be mold. See EPA web site for information on mold and contact our office if you would like to schedule testing.

PIPES/DUCTS



There appears to be asbestos wrap on sections of the basement ducts. Have a qualified contractor further evaluate and encapsulate and or remove to reduce the risk of a health hazard. (Asbestos is a hazard when it becomes friable and is disturbed)

FLOOR JOIST



Evidence of termite shelter tubes in sections of the basement ceiling joists and window lintel. Have a qualified contractor further evaluate, treat and repair to reduce the risk of continued infestation and subsequent damage.

HEATING / VENTILATION / AIR CONDITIONING

HVAC SYSTEM



Have a qualified contractor further evaluate and repair / replace the following to ensure proper operation: the UV light system was not installed over the AC coil)

SMOKE DETECTORS

Install the missing smoke detector in the basement and the second floor to reduce the risk of a safety hazard.

PLUMBING

PLUMBING



Have a qualified contractor further evaluate and repair / replace the following to reduce the risk of continued deterioration and ensure proper operation: Water in the old sump pit



The waste drains and storm drains have been upgraded. Ask the seller for all documentation.

HOT WATER HEATER

Install an extension tube on the hot water tank pressure relief valve to reduce the risk of a personal safety hazard.

BATHROOM

EXHAUST VENT

Have a qualified contractor install an exhaust vent in the basement bathroom

INTERIOR

INTERIOR



Have a qualified contractor further evaluate and repair / replace the following to reduce the risk of continued deterioration and ensure proper operation: cracks in the left front bedroom closet walls, shower doors come out of the track, cover the nails protruding from the attic stairway walls (safety hazard), loose hinge on the foyer closet door,

WINDOW

Have a qualified contractor repair / replace the following windows to ensure proper operation: back right bedroom side window did not stay open

STAIRWAY

Have a qualified contractor repair the following to reduce the risk of a safety hazard: no handrails on the attic steps and landing,

PROPERTY**LIMITATION**

- ☐ Restricted/No Access
☐ Debris/Obstruction
☐ Snow/Ice Cover
☒ Vegetation/Tree/Shrub

CONDITIONS

- ☐ Clear/Sunny
☒ Cloudy/Overcast
☐ Rain
☐ Wet Ground
 Approximate Temp: 75 F
 Approximate Hydrant Distance: ft.

BUILDING

Condition: Fair
 Type: Single Family
 Stories: Two
 Approx. Age: 80Yrs

LANDSCAPE / HARDSCAPE

- Condition: Fair
☒ Flower Bed
☒ Hedge/Shrub
☒ Tree/Vine
☐ Ravine
☐ Slopes to House
☐ Earth to Wood
☐ Site Erosion
☐ No Swale
 Other:

DRIVEWAY

- Condition: Good
 Type: Asphalt
☐ Slopes to House

PORCH/DECK/PATIO

- Condition: Fair
 Type: Various
☐ Slopes to House
☒ Crack
☐ Mildew/Mold
☐ Unsecured
☐ Rot/Deterioration
☐ Corrosion
☐ Repaint

RETAINING WALL

- Condition: N/A
 Type: N/A
☐ No Weep Holes
☐ Crack/Rot
☐ Not Stable
☐ Leans
☐ Deterioration

WALKWAY/PATH

- Condition: Fair
 Type: Concrete
☐ Slopes to House

LIGHTING

- Operational: Yes
☐ Unsecured
☐ None

RECEPTACLE

- Operational: No
☐ Install GFCI
☐ Reverse Polarity
☐ Damaged
☒ No Cover
☐ No Ground

RAILING

- Condition: Good
 Type: Wood
☐ Unsecured
☐ Incomplete
☐ None

PROPERTY

[REDACTED]

BUILDING

Recheck the following during the final walk through: windows, doors/locks, walls, floors, ceilings, appliances, plumbing, HVAC system, prior inaccessible or concealed areas and all repair work that was completed (obtain all work orders and warranty documentation).

LANDSCAPE/HARDSCAPE

Slope the ground away from the house to reduce the risk of water infiltration. Should have a positive slope of 1" per foot for a distance of 10' away from the house. Trim and maintain vegetation at least 12" away from the structure and trim back all trees to reduce the risk of moisture and insect damage.

Remove the stump in the side flowerbed to reduce the risk of a wood destroying insect infestation.

Overgrown vegetation in the backyard. Budget for landscaping

DRIVEWAY

Keep the driveway sealed to reduce the risk of deterioration.

WALKWAY/PATH

Keep all masonry cracks and joints sealed to extend the useful life of the surface.

EXTERIOR**LIMITATION**

- ☐ Restricted/No Access
☐ Debris/Obstruction
☐ Snow/Ice Cover
☒ Vegetation/Tree/Shrub
☐ Parged
☐ Seasonal Storm Window
☐ Clearance
 Other:

FOUNDATION WALL

- Condition: Fair
 Type: Block
☒ Not Exposed
☐ Damaged
☒ Crack
☐ Mildew/Mold
☐ Stain/Rot
☐ Frost Heave

WINDOWS

- Condition: Fair
 Operational: Yes
 Type: Vinyl
☐ Insp. w/ Binoculars
☐ Storm
☐ Weather Strip
☐ Damaged
☐ Unsecured
☐ Mildew/Mold
☐ Stain/Rot
☐ Poor Trim
☐ Repaint
☐ Recaulk

WINDOW WELL

- Condition: N/A
☐ Improper Drainage
☐ Damaged

WALL SURFACE

- Condition: Good
 Type: Vinyl Siding
☐ No Ground
 Clearance
☐ Damaged
☐ Crack/Spalling
☐ Mildew/Mold
☐ Stain/Rot
☐ Split/Loose
☐ Blister/Peel
☐ Repoint
☐ Repaint
☐ Recaulk

BASEMENT WALKOUT

- Condition: N/A
☐ Covered
☐ Crack/Spalling
☐ Mildew/Mold
☐ No Railing
☐ No Drain
☐ Leak
☐ Frost Heave
☐ Reparge
☐ Damaged

DOORS

- Condition: Good
 Operational: Yes
☒ Storm
☐ Binds
☐ Weather Strip
☐ Damaged
☐ Unsecured
☐ Mildew/Mold
☐ Stain/Rot
☐ Split/Dent
☐ Repaint
☐ Recaulk

LIGHTING

- Condition: Good
 Operational: Yes
☐ Unsecured
☐ None

RECEPTACLE

- Operational: No
☐ Install GFCI
☐ Reverse Polarity
☐ Damaged
☒ No Cover
☐ No Ground

EXTERIOR

Have a qualified contractor further evaluate and repair / replace the following to reduce the risk of continued deterioration: cracks in the back patio, sections of deteriorated block joints in the foundation wall,

FOUNDATION WALL

Seal all cracks and pipe penetrations in the foundation walls to reduce the risk of water infiltration.

WALL SURFACE

Seal all exterior wall penetrations and cracks to prevent water infiltration and related damages.

Keep all wood surfaces painted. Replace any rotted wood sections prior to painting.

DOORS

Door locks were not checked as part of this inspection. As a security measure, have the door locks re-keyed or replaced after settlement.

ROOF SYSTEM**LIMITATION**

☐ Flat ☒ Steep Slope ☐ Fragile
☐ Deck/Patio ☒ Height ☐ Rain Other: _____

INSPECTED BY

☒ Roof Edge ☐ No Access
☐ Binocular ☐ Walk On

MAIN ROOF

Condition: Good
 Type: Other
 Est. Age: 12yrs.
 Pitch: 8-12

COVERING

Condition: Good
 Type: Asphalt Shingle
 # of Layers: 1
☐ Nail Pop/Exposed
☐ Loose/Missing
☐ Broken
☐ Crack
☐ Patched
☐ Mildew/Mold
☐ Stain/Rot
☐ Worn
☐ Cun/Claw
☐ Fungus/Moss
☐ Improper Install

LIFE EXPECTANCY

Estimate: Middle

VISIBLE FLUE LINER

Condition: Damaged
 Type: Metal
☐ Rain Cap
☐ Unsecured
☐ Crack/Spalling
☐ Deterioration
☒ Corrosion
☐ Improper
☒ None
☐ Advise
 Cleaning/Sweeping

FLASHING

Condition: Good
 Type: Various
☒ Concealed
☒ Chimney
☒ Stack
☐ Dome
☐ Drip Edge
☐ Flat Roof
☐ Sky Light
☒ Roof to Wall
☐ Valley
☐ Roll Roofing
☐ Gap/Loose/Crack
☐ Deterioration
☐ Corrosion
☐ Tarred
☐ Reseal/Recaulk
☐ Improper
☐ Replace When Re-Roofing

GUTTER/DOWNSPT

Condition: Good
 Type: Aluminum
☐ Unsecured
☐ Incomplete
☐ Split/Dent
☐ Corrosion
☐ Leak

FASCIA/SOFFIT

Condition: Good
 Type: Aluminum
☐ Mildew/Mold
☐ Stain/Rot
☐ Corrosion
☐ Unsecured
☐ Not Vented

CHIMNEY/VENT

Condition: Damaged
 Type: Stucco
☒ Furnace
☐ Fireplace
☐ Gas Insert
☒ Other
☒ Crack/Spalling
☐ Leaning
☒ Deterioration
☒ Corrosion
☐ Loose
☐ Abandoned
☒ No Wind Cap
☐ Metal Liner Req'd.

CHIMNEY CAP

Condition: Poor
 Type: Masonry
☐ Unsecured
☐ Crack/Spalling
☒ Deterioration
☐ Corrosion
☐ None

ACCESSORIES

Condition: Good
☒ Air/Exhust
☐ Vent Stack
☒ Turbine
☐ Electric Mast
☐ Solar Panel
☐ Skylight
☐ Antenna
☐ Dish
☐ Unsecured

COVERING

Asphalt roof shingles are designed for 15 to 30 years of useful life.

FLASHING

Roof flashing is the most critical component of the roof system. Keep flashing sealed and secured to prevent a water leak.

GUTTER/DOWNSPOUT

Keep gutters and downspouts cleaned, sealed, aligned and secured to safely carry rain water away from the house. Extend all downspouts a minimum of 6' away from the foundation to reduce the risk of water infiltration.

CHIMNEY/VENT

The interior of the chimney is considered not readily accessible and is not inspected as part of the home inspection process. Have a qualified contractor service and inspect the chimney on a regular basis to ensure proper operation and to reduce the risk of a safety hazard.

Have a qualified contractor further evaluate and repair / replace the following to reduce the risk of continued deterioration and subsequent damage: missing weather cap on the chimney liner, blistered stucco on the chimney in the basement, corrosion in the chimney cleanout, corrosion on the furnace chimney in the basement, masonry debris around the chimney in the attic

Corroded chimney seams

Corroded debris in the cleanout

Damaged chimney base

Masonry around the chimney in the attic

SECONDARY ROOF**SECONDARY ROOF**

Condition: Fair
 Type: Gable
 Est. Age: 25yrs.
 Pitch: 8-12

LIFE EXPECTANCY

Estimate: End

COVERING

Condition: Poor
 Type: Asphalt Shingle
 # of Layers: _____
☐ Nail Pop/Exposed
☐ Loose/Missing
☐ Broken

☐ Crack
☐ Patched
☐ Mildew/Mold
☐ Stain/Rot
☒ Worn
☐ Cun/Claw
☐ Fungus/Moss
☐ Improper Install

GARAGE**OVERALL**

Condition: Fair
 Type: Detached
 Stalls: Double
☐ Insulated/Heated
☐ Attic Access

WINDOWS

Condition: Poor
 Operational: N/A
 Type: Wood
☐ Binds

FLOOR

Condition: Fair
 Type: Concrete
☐ Stain/Rot
☐ Crack
☐ Settlement

WALL

Condition: Damaged
 Type: Wood
☒ Stain/Rot
☐ No Fire Barrier

DOOR

Condition: Fair
 Type: Wood
 Operational: Yes

☐ Automatic
☒ Sectional
☐ Adjust
☐ Auto Stop
☐ No Safety Stop
☐ Binds
☐ Stain/Rot
☐ Corrosion

ACCESS DOOR

Condition: Poor
 Type: Wood
 Operational: N/A
 Access to: _____
☐ Auto Door Close
☐ Gas Proof
☒ Stain/Rot
☐ Corrosion

CEILING

Condition: Fair
 Type: Unfinished
☐ Stain/Rot
☐ No Fire Barrier
☐ Crack

LIGHTING

Condition: Good
 Operational: Yes
☐ Unsecured
☐ None

RECEPTACLE

Operational: Yes
☒ Install GFCI
☐ Reverse Polarity
☐ Damaged
☐ No Cover
☐ No Ground

CIRCUIT WIRE

☒ Concealed
☒ Unsecured
☐ Improper

GARAGE

The garage has not been maintained. Budget for repairs and upgrades

Have a qualified contractor further evaluate and repair / replace the following to reduce the risk of continued deterioration: rot and deterioration in sections of the garage walls, cracked and settled sections of garage floor,

ELECTRICAL SYSTEM**SERVICE ENTRANCE**

Type: 120/240 Volt
 Location: Overhead
☐ No Conduit
☒ Unsecured
☐ Frayed

ENTRANCE CABLE

Condition: Good
 Type: Aluminum
☐ Concealed

DISTRIBUTION PANEL

Condition: Good
 Location: Basement
☐ Not Opened
☐ Obstructed
☐ Non-Standard Install
☐ Unsecured
☐ Corrosion
☐ Obsolete

PANEL RATING

Amps: 200
☐ Room for Expansion

MAIN DISCONNECT

Type: Breaker

DISCONNECT RATING

Amps: 200
☐ Have Electrician Eval.

CIRCUIT WIRE

Type: Copper
☒ Concealed
☐ Armoured Cable
☐ Knob & Tube
☐ Double Tapping
☐ Improper
☐ Damaged
☐ Spliced
☐ Corrosion
☐ Scorched

FUSE

Type: Breaker
☐ Time Delay
☐ GFCI Breaker
☐ Blown/Broken
☐ Over-Fused

GROUNDING

Type: N/A
☒ Concealed
☐ Improper Connection
☐ Improper Install
☐ Meter By-Pass/Jumper

BONDING

Type: N/A
☒ Concealed
☐ Improper Connection
☐ Improper Install
☐ Unsecured
☐ Corrosion

ELECTRICAL

Have a qualified contractor further evaluate and repair / replace the following to reduce the risk of a safety hazard: service entrance cable was not secured, install GFCI protected circuits in the following receptacles: (garage,), no cover on the back patio receptacle and sockets were obstructed, unsecured branch wiring in the basement, sections of knob and tube wiring in the basement, open splices and junction boxes in the basement, open splice in the back left bedroom closet, loose bathroom light switch, several missing receptacle cover plates, damaged back right bedroom socket, several non-grounded three prong receptacles throughout the house,

DISTRIBUTION PANEL

Keep all open junction boxes, receptacles, light switches and exposed wires properly covered. Receptacles should not be overloaded and extension cords should not be used in place of permanent wiring. It is recommended that all receptacles in close proximity to water be GFCI protected.

AUXILIARY PANEL

Condition: Good
 Location: Garage
☒ Not Opened
☐ Concealed
☐ Improper Install
☐ Unsecured
☐ Obsolete
☐ Corrosion

DISCONNECT RATING

Amps: _____
☐ Have Electrician Eval.

PANEL RATING

Amps: _____
☐ Room for Expansion

FUSE

Type: Breaker
☐ Time Delay
☐ GFCI Breaker
☐ Blown/Broken
☐ Over-Fused
☐ Scorched

BASEMENT / STRUCTURE / LOWER LEVEL**LIMITATION**☐ Finished☒ Clutter/Obstruction☐ Dry Weather/Drought☒ Dry Ground**FLOOR**Condition: FairType: Concrete☐ Crack**WALL**Condition: PoorType: Block☒ Concealed☒ Mildew/Mold☒ Crack**CEILING**Condition: GoodType: Unfinished☐ Stipple☐ Stain/Rot**WINDOWS**Condition: PoorType: N/AOperational: N/AMovement: Casement☐ Not Tested☐ Bay/Bow☐ Thermal/Fixed☐ Mildew/Mold☒ Stain/Rot☐ Binds☒ Repaint**PIPES/DUCTS**☐ Insulated☐ Unsecured☐ Leak**HEAT SOURCE**Type: N/ADistribution: N/A☐ Thermostat**CRAWL SPACE**Condition: N/AExtent: N/A☐ Insulated**LIGHTING**Condition: GoodOperational: Yes☐ Unsecured☐ None/Minimal**RECEPTACLE**Operational: Yes☐ Install GFCI☐ Reverse Polarity☐ Damaged☐ No Cover☐ No Ground**CIRCUIT WIRE**☒ Concealed☐ Unsecured☐ Improper**BASEMENT STAIRWAY**Condition: FairType: Wood☐ Worn☐ Trip Hazard☐ Unsecured**RAILING**Type: Wood☐ Unsecured☐ Incomplete☐ Damaged☐ None**BEARING WALL**Condition: Good☒ Concealed**VENTILATION**☐ Mechanical☐ Blocked☐ Required☐ Concrete☐ Earth Floor☐ No Access☐ Vapor Barrier**FLOOR JOIST**Condition: Good☒ Concealed☐ Unsecured☐ Stain/Rot☐ Split**BRIDGING**Condition: N/AType: N/A☒ Concealed☐ Continuous**SILL PLATE**Condition: N/A☒ Concealed☐ Moisture Gasket☐ Mildew/Mold☐ Stain/Rot☐ No Anchors**BEAM**Condition: FairType: Wood☒ Concealed☐ Unsecured☐ Sag**POST**Condition: GoodType: Metal☒ Concealed☐ On Slab☒ Adjustable**DOORS**Condition: N/AType: N/AOperational: N/A☐ Binds☐ Mildew/Mold☐ Stain/Damp☐ Crack☐ Moisture Barrier

Reqd.

SLAB ON GRADECondition: N/ABase: N/A☐ Concealed☐ Floating☐ Crack/Spalling☐ Frost Heave☐ Settling☐ Leak**BASEMENT / LOWER LEVEL**

Mice droppings in the basement and in the electrical panel. Have a qualified contractor further evaluate, exterminate and remove the droppings to reduce the risk of a health hazard.

WALL

Keep all pipe penetrations and basement wall cracks sealed to reduce the risk of water infiltration. Dehumidify the basement to reduce the risk of moisture buildup, mold growth and promote good indoor air quality.

Discoloration on sections of the basement wall could be mold. See EPA web site for information on mold and contact our office if you would like to schedule testing.

Recommend dehumidifying in the warm months to reduce the risk of moisture damage and to maintain healthy indoor air quality.

PIPES/DUCTS

There appears to be asbestos wrap on sections of the basement ducts. Have a qualified contractor further evaluate and encapsulate and or remove to reduce the risk of a health hazard. (Asbestos is a hazard when it becomes friable and is disturbed)

FLOOR JOIST

Evidence of termite shelter tubes in sections of the basement ceiling joists and window lintel. Have a qualified contractor further evaluate, treat and repair to reduce the risk of continued infestation and subsequent damage.

POST

Adjustable posts installed. No apparent problem. Ask the seller for information

HEATING / VENTILATION / AIR CONDITIONING

LIMITATION ☐ Does Not Open ☐ Oil/Propane Tank Not Visible ☐ System Operating AC/Heat ☐ System Shut-Off/Inoperative ☒ Piping/Ducts Concealed ☐ Weather/Temperature		DATA PLATE ☐ Not Legible ☐ Incomplete Model: <u>Ruud</u> BTU Input: <u>75,000</u> Est. Age: <u>20yrs.</u>		SMOKE DETECTORS ☐ Basement ☐ 1st Floor ☒ 2nd Floor ☐ 3rd Floor Other: _____		CO DETECTORS ☐ Basement ☐ 1st Floor ☐ 2nd Floor ☐ 3rd Floor Other: _____	
LIFE EXPECTANCY Estimate: <u>Middle/End</u> THERMO/HUMIDISTAT Operational: <u>Yes</u> Location: <u>Liv rm</u> ☐ Standard ☒ Programmable ☐ Unsecured FUEL Type: <u>Gas</u> DISTRIBUTION METHOD Type: <u>Forced Air</u> BURNER Type: <u>Mid</u> HEATING SYSTEM ☐ Advise Service Contract AIR REQUIREMENT Source: <u>Internal</u> ☐ Inadequate		DUCT/JOINT/HOUSING ☐ Unsecured ☐ Corrosion ☐ Kink/Leak MOTOR/BLOWER ☒ Direct Drive ☐ Noisy FAN BELT ☐ Loose/Worn ☐ Misaligned FILTER ☐ Electric ☒ Disposable ☐ Permanent ☐ Dirty ☐ Missing ☐ Inoperable ☐ Undersized ☐ Damaged		VENTING ☒ Flue ☒ Sidewall ☒ Metal ☐ Plastic ☐ Improper Rises ☐ Unsecured ☒ Corrosion ☐ Soot CENTRAL HUMIDIFIER Operational: <u>N/A</u> ☐ Not Checked ☐ Water Shut Off ☐ Clean/Repair/Replace ☐ Damaged ☐ Mildew/Mold ☐ Unsecured ☐ Corrosion ☐ Leak		HVAC SYSTEM <i>Have a qualified contractor further evaluate and repair / replace the following to ensure proper operation: the UV light system was not installed over the AC coil)</i> SMOKE DETECTORS <i>Install the missing smoke detector in the basement and the second floor to reduce the risk of a safety hazard.</i> CO DETECTORS Recommend installing carbon monoxide and smoke detectors on all levels of the home and testing the units on a regular basis. HEATING SYSTEM Furnaces are designed for 20 to 25 years of useful life. The furnace is approaching the end its designed life, budget for repair / replacement. Limited visual access to the heat exchanger, no apparent problem at the time of the inspection. Recommend an annual preventive maintenance program with a qualified contractor to ensure proper operation and to extend the useful life of the system. MOTOR/BLOWER The filter should be changed or cleaned every three months to insure proper operation and to promote good indoor air quality. AC / HEAT PUMP Air conditioners are designed to last 10 to 15 years. The AC is approaching the end of its designed life, budget for repair / replacement. Have the system maintained on a regular basis to insure proper operation.	
GAS BURNER Operational: <u>Yes</u> ☐ Not Checked BURNER ☐ Corrosion ☐ Advise Adjustment		IGNITION Type: <u>Electric</u> HEAT SHIELD ☐ Missing ☐ Corrosion ☐ Soot		PROPANE TANK/PIPING ☐ Unsecured ☐ Corrosion ☐ Kink/Leak			
OIL BURNER BLOWER Operational: <u>N/A</u> ☐ Not Checked BURN CHAMBER ☐ Deterioration ☐ Advise Adjustment ☐ Burn Through ☐ Corrosion ☐ Crack/Soot		INSPECTION DOOR ☐ Missing ☐ Soot ☐ Sealed BAROMETRIC DAMPER ☐ Missing ☐ Unbalanced ☐ Sealed		OIL TANK/PIPING ☐ Basement ☐ Outside ☐ Buried ☐ No Fitter ☐ Unsecured ☐ Corrosion ☐ Kink/Leak			
AC / HEAT PUMP Operational: <u>Yes</u> ☐ Not Checked ☐ Evaporative ☒ Central ☐ Geo-Therm ☐ Air ☐ Through Wall ☐ Damaged Fins		☐ Corrosion ☐ Noisy ☐ Unsecured ☐ Not Level TEMP DIFFERENTIAL Supply Air: <u>64F</u> Return Air: <u>70F</u> ENERGY SOURCE Type: <u>Electric</u>		CONDENSATION LINE ☐ Improper Drain ☐ Corrosion ☐ Leak REFRIGERANT LINE ☐ Unsecured ☐ Not Insulated ☐ Leak			
HRV/Air Exchanger Operational: <u>N/A</u> ☐ Not Checked		☐ Dirty Filter ☐ Unsecured		☐ Corrosion ☐ Noisy			
ELECTRIC HEATING Operational: <u>N/A</u> Type: <u>N/A</u>		☐ Not Tested ☐ Loose Connection ☐ Damaged Fins		☐ Corrosion ☐ Scorched			

PLUMBING SYSTEM**LIMITATION**☐ Finished Basement☐ Private/Water Shut-Off☐ Private System

Other: _____

SUPPLYSource: PublicType: CopperOperational: YesMetered: Yes☐ Concealed**SHUT-OFF VALVE**Location: next to mtr☐ Not Tested☐ Corrosion☐ Leak**DISTRIBUTION PIPING**Condition: GoodType: Copper☒ Concealed☐ Unsecured☐ Corrosion☐ Leak**CROSS CONNECTION**

Location: _____

WATER QUALITY☐ Test Declined☐ Discoloration☐ Debris☐ Odor☐ Advise Water

Quality Test

WATER PRESSUREQuality: Typical**WELL PUMP**Type: N/A☐ Short Cycle☐ Corrosion☐ Leak☐ Advise Well Water

Quality/Recovery Test

STORAGE TANK☐ No Air Valve☐ Corrosion☐ Leak**HOSE BIBS**Operational: YesType: Typical☐ Not Checked☐ Shut-Off Valve☐ Unsecured☐ Corrosion☐ Leak☐ Recaulk**FLOOR DRAIN**Primer: N/A☐ None☐ Backed Up☐ No Water☐ No Trap**WASTE DRAINAGE**Condition: GoodType: Various☒ Concealed☐ Odor☐ Unsecured☐ Corrosion☐ Leak☐ Advise Septic Tank

Checked/Pumped

MAIN CLEANOUTCondition: GoodLocation: Basement☒ Concealed☐ Improper Plug**SEWAGE PUMP**Operational: N/A☐ Not Checked**VENT STACKING**Condition: FairType: Cast Iron☒ Concealed☐ Undersized☐ Unsecured☒ Corrosion☐ Leak**PLUMBING**

Have a qualified contractor further evaluate and repair / replace the following to reduce the risk of continued deterioration and ensure proper operation: Water in the old sump pit

The waste drains and storm drains have been upgraded. Ask the seller for all documentation.

WASTE DRAINAGE

Keep all drain pipes sealed and aligned.

Sections of the supply lines and waste drains are concealed. No apparent problems at the time of the inspection. Ask the sellers for all repair and maintenance documentation. Operate all fixtures and check all accessible plumbing during the final walk through.

HOT WATER HEATER

Hot water heaters are designed to last 10-15 years.

Install an extension tube on the hot water tank pressure relief valve to reduce the risk of a personal safety hazard.

SUMP PUMP

Sump pumps are designed to last 7 to 10 years.

HOT WATER HEATEROperational: YesType: GasCapacity: 40 Gal.☐ Rented☐ Dirty/Rusty/Odor☐ Unsecured☐ Corrosion☐ Leak**LIFE EXPECTANCY**Estimate: Typical**SUMP PUMP**Operational: Yes☐ Not Checked☒ Sumersible**FUEL SHUT OFF**Location: Next to unit☐ Concealed**RELIEF VALVE**☐ No Test Lever☐ Corrosion☐ Leak☐ None**DISCHARGE TUBE**☐ Undersized☐ Discharge☒ Missing**BURN CHAMBER**☐ Not Checked☐ Needs Adjustment**VENTING**Condition: Good☒ Flue☒ Sidewall☐ Power Vented☐ Improper Rise☐ Unsecured☐ Corrosion☐ Soot☐ Permanent Connection☐ No/Improper Cover☐ Corrosion☐ Suspect Installation

LAUNDRY**FLOOR**Condition: N/AType: N/A☐ Worn☐ No Drain**WALL**Condition: N/AType: N/A☐ Unfinished☐ Patched**CEILING**Condition: N/AType: N/A☐ Stipple☐ Patched**DOOR**Condition: N/AType: N/AOperational: N/A☐ Binds**LIGHTING**Operational: Yes☐ Unsecured☐ None**RECEPTACLE**Operational: Yes☐ Install GFCI☐ Reverse Polarity☐ Damaged☐ No Cover☐ No Ground**WINDOWS**Condition: N/AType: N/AOperational: N/AMovement: N/A☐ Not Tested☐ Bay/Bow☐ Thermal/Fixed☐ Mildew/Mold☐ Stain/Rot☐ Binds☐ Repaint**DRYER VENT**Condition: GoodVents to: Other☐ With Other Exhaust☐ Plastic Duct☐ Unsecured**TUB/FAUCET**Operational: N/A☐ Plastic☐ Unsecured☐ Corrosion☐ Leak☐ Slow Drain**TRAP/DRAIN**Condition: Good☐ Unsecured☐ Corrosion☐ Leak☐ Slow Drain☐ Improper Trap**WASHER**Operational: Yes

Make: _____

DRYEROperational: Yes

Make: _____

HEAT SOURCEType: CentralDistribution: N/A☐ Thermostat**WASHER**

Recommend installing metal mesh water supply hoses to reduce the risk of a rupture and subsequent water damage.

Recommend metal / metal flex duct for dryer vents to reduce the risk of a safety hazard.

FIREPLACETYPE ☐ Built-In ☐ Free Standing ☐ Gas Insert ☐ Wood Insert ☐ Metal Liner ☐ Firebrick ☐ External Air Supply**FIREPLACE FRONT**Condition: N/AType: N/A☐ Soot/Stain**DOOR/SCREEN**Operational: N/AType: N/A☐ Binds☐ Poor Fit☐ Unsecured☐ Corrosion☐ Crack☐ None**HEARTH**Condition: N/A☐ None☐ Raised**FIREBOX**Condition: N/A☐ Not Checked☐ Fan**DAMPER**Operational: N/A☐ Sticks☐ Creosote☐ Unsecured☐ Corrosion☐ None**GAS INSERT**Condition: N/A☐ Not Checked☐ Fan**WOOD/PELLET STOVE**Condition: N/A☐ Not Tested☐ Soot☐ Suspect Installation☐ Cert. Not Apparent**CHIMNEY**

(Visually Accessible Components)

Condition: N/A

BATHROOMLOCATION ☒ Basement ☐ 1st Floor ☒ 2nd Floor ☐ Other: _____**WATER PRESSURE**Quality: Typical**FLOOR**Condition: GoodType: Ceramic☐ Worn☐ Crack/Stain**WALL**Condition: GoodType: Drywall☐ Patched☐ Crack/Stain**CEILING**Condition: GoodType: Drywall☐ Crack/Stain☐ Patched**WINDOWS**Condition: GoodType: VinylOperational: YesMovement: Double Hung☐ Not Tested☐ Bay/Bow☒ Thermal/Fixed☐ Mildew/Mold☐ Stain/Rot☐ Binds☐ Repaint**DOOR**Condition: GoodType: WoodOperational: Yes☐ Binds**LIGHTING**Operational: Yes☐ Unsecured☐ None**RECEPTACLE**Operational: Yes☐ Install GFCI☐ Reverse Polarity☐ Damaged☐ No Cover☐ No Ground**EXHAUST VENT**Operational: Yes☐ Advise Installation**SINK**Condition: Good☐ Worn☐ Chip/Scratch**FAUCET**Operational: Yes☐ Sticks☐ Unsecured☐ Corrosion☐ Leak☐ No Shut-off**TRAP/DRAIN**Condition: Good☐ Corrosion☐ Leak☐ Improper Trap☐ Slow Drain☐ Unsecured**VANITY**Condition: GoodType: Wood☐ Worn☐ Unsecured☐ Scratch☐ Mildew/Stain☐ Missing Hardware☐ Loose Hardware**COUNTER**Condition: GoodType: Solid Surface☐ Scratch☐ Worn☐ Mildew/Stain☐ Regrout/Recaulk☐ Unsecured**TOILET**Operational: Yes☐ Loose☐ Crack☐ Leak☐ No Shut-off**TUB/ENCLOSURE**Condition: N/AType: N/A☐ Worn☐ Crack☐ Mildew/Stain☐ Regrout/Recaulk☐ Unsecured**FAUCET/SHOWER HEAD**Operational: N/A☐ Not Tested☐ Sticks/Clogged☐ Unsecured☐ Corrosion☐ Leak**JETTED TUB**Operational: N/A☐ Not Tested☐ GFCI Protected☐ Motor Access☐ Corrosion☐ Leak**SHOWER ENCLOSURE**Condition: FairType: Ceramic☐ Worn☐ Crack☐ Mildew/Stain☐ Regrout/Recaulk☒ Unsecured**FAUCET/SHOWER HEAD**Operational: Yes☐ Not Tested☐ Sticks/Clogged☐ Unsecured☐ Corrosion☐ Leak**HEAT SOURCE**Type: CentralDistribution: Air Register☐ Thermostat**EXHAUST VENT****Have a qualified contractor install an exhaust vent in the basement bathroom****TUB/ENCLOSURE**

Keep all tubs and showers / enclosures caulked and grouted to reduce the risk of water leaks.

KITCHEN**FLOOR**Condition: GoodType: Ceramic☐ Worn☐ Crack/Stain**WALL**Condition: GoodType: Drywall☐ Patched☐ Crack/Stain**WINDOWS**Condition: GoodType: VinylOperational: YesMovement: Double Hung☐ Not Tested☐ Bay/Bow☒ Thermal/Fixed☐ Mildew/Mold☐ Stain/Rot☐ Binds☐ Repaint**DOORS**Condition: N/AType: N/AOperational: N/A☐ Binds**CABINETS**Condition: GoodType: Wood☐ Scratch☐ Worn☐ Miss./Loose Hdwr.☐ Mildew/Stain☐ Unsecured☐ Other**BUILT-IN APPLIANCES****DISHWASHER**Operational: Yes**GARBAGE DISPOSAL**Operational: Yes**COUNTER**Condition: GoodType: Solid Surface☐ Scratch☐ Worn☐ Mildew/Stain☐ RegROUT/Recaulk☐ Unsecured**CEILING**Condition: GoodType: Drywall☐ Patched☐ Crack/Stain**CEILING FAN**Operational: N/A☐ None☐ Unsecured**LIGHTING**Operational: Yes☐ None☐ Unsecured**RECEPTACLE**Operational: Yes☐ Reverse Polarity☐ No Ground☐ Open Ground☐ Damaged/No Cover☐ Install CFGI**SINK**Condition: GoodType: Stainless Steel☒ Single☐ Double☐ Worn☐ Chip/Scratch**STOVE/OVEN/RANGE**Operational: Yes**REFRIGERATOR**Operational: Yes**FAUCET**Operational: Yes☐ Sticks☐ Unsecured☐ Corrosion☐ Leak☐ No Shut-off**TRAP/DRAIN**Condition: Good☐ Corrosion☐ Leak☐ Improper Trap☐ Slow Drain☐ Unsecured**RANGE HOOD**Operational: Yes☐ Cooktop Exhaust☐ Corrosion☐ No Light☐ Noisy☐ No Exhaust**EXHAUST VENT**☐ Concealed☒ Ductless☐ Into Attic☐ To Exterior☐ With Other Exhaust☐ Improper☐ Unsecured**FILTER**Condition: Good☐ None☐ Greasy☐ Unsecured**HEAT SOURCE**Type: CentralDistribution: Air Register☐ Thermostat**MICROWAVE**Operational: Yes☐ Tested On/Off☐ Did Not Check Full

Cycle

SINK

Water temperature measured in the kitchen sink is 119 degrees. Water temperature should be maintained at 125 degrees or less to reduce the risk of personal injury.

BUILT-IN APPLIANCES

All of the appliances functioned at the time of the inspection. Recheck the appliances during the walk through to insure proper operation.

ATTIC**LIMITATION**
☐ No Access ☐ Sealed ☐ Stored Items ☐ Looked In ☒ Entered ☐ Hatch ☐ Pull Down ☒ Insulated
STRUCTURECondition: Good

- ☐ Truss
☒ Rafter
☐ Warped
☐ Split
☐ Stain/Rot
☐ Sag/Loose

SHEATHINGCondition: GoodType: Board

- ☐ Mildew/Mold
☐ Sag/Loose
☐ Stain
☐ Condensation

INSULATIONCondition: FairType: FiberglassEstimated Depth: "

- ☐ None
☐ Radiant Barrier
☐ Vapor Barrier
☐ Concealed
☐ Finished
☐ Blown/Loose
☐ Sprayed
☐ Required

EXHAUST DUCTCondition: N/A

- ☒ Concealed
☐ Not Insulated
☐ Into Attic
☐ Metal
☐ Plastic/Flex

VENTILATIONCondition: Good

- ☐ Soffit
☒ Gable End
☐ Turbine
☒ Mechanical
☐ Baffles
☐ Roof/Ridge
☐ Blocked
☐ Required
☐ None

ELECTRICALCondition: Fair

- ☒ Concealed
☐ Abandoned
☐ Knob & Tube
☐ Open Splice
☐ Frayed

INSULATION

Increase attic insulation to conserve energy. Consider applying closed cell spray insulation in the attic to increase energy conservation.

VENTILATION

Increase the attic ventilation to extend the life of the roof system and reduce the risk of moisture buildup and related damages.

INTERIOR**FLOOR**Condition: Fair

- ☐ Carpet
☒ Ceramic
☐ Vinyl
☒ Wood
☒ Worn
☒ Crack/Stain

WALLCondition: Fair

- ☒ Drywall/Plaster
☐ Brk/Blk/Stone
☐ Composite
☐ Wood
☐ Patched
☒ Crack/Stain

WINDOWSCondition: GoodType: VinylOperational: YesMovement: Other

- ☐ Not Tested
☐ Bay/Bow
☐ Thermal/Fixed
☐ Mildew/Mold
☐ Stain/Rot
☐ Binds
☐ Repaint

CEILING FANOperational: Yes

- ☐ None
☐ Unsecured

CEILINGCondition: Good

- ☒ Drywall/Plaster
☐ WP./Stipple
☐ Tile
☐ Wood
☐ Patched
☐ Crack/Stain

DOORCondition: FairOperational: Yes

- ☐ Composite
☒ Hinged
☐ Pocket/Bi-Fold
☐ Wood
☐ Binds

PATIO DOORCondition: GoodOperational: Yes

- ☒ Hinged
☐ Metal/Vinyl
☐ Sliding
☐ Wood
☐ Binds

CLOSET DOORCondition: FairOperational: Yes

- ☒ Bi-Fold
☒ Hinged
☐ Sliding
☐ Light
☐ Binds

STAIRWAYCondition: GoodType: Wood

- ☐ Worn
☐ Trip Hazard
☐ Unsecured

RAILINGType: Wood

- ☐ Unsecured
☐ Incomplete
☐ Damaged
☐ None

LIGHTINGOperational: Yes

- ☐ None
☐ Unsecured

RECEPTACLEOperational: Yes

- ☐ Switched
☐ Reverse Polarity
☒ No Ground
☐ Open Ground
☐ Damaged/No Cover

HEAT SOURCE

- ☐ Thermostat
☐ Electric
☒ Air Register
☐ Radiant
☐ Convect/Radiator
☐ Various
☐ None

INTERIOR

Have a qualified contractor further evaluate and repair / replace the following to reduce the risk of continued deterioration and ensure proper operation: cracks in the left front bedroom closet walls, shower doors come out of the track, cover the nails protruding from the attic stairway walls (safety hazard), loose hinge on the foyer closet door,

A house of this age may contain lead paint, see information on lead paint. Keep all painted surfaces cleaned and sealed to reduce the risk of a safety hazard.

Older homes may have been constructed with asbestos and other hazardous materials. See EPA web site for information on asbestos. Inspecting and testing building materials is not part of the general home inspection. Contact our office if you have any questions.

WALL

House filled with furniture and stored items at the time of inspection, check inaccessible areas during final walk through.

WINDOW

Have a qualified contractor repair / replace the following windows to ensure proper operation: back right bedroom side window did not stay open

STAIRWAY

Have a qualified contractor repair the following to reduce the risk of a safety hazard: no handrails on the attic steps and landing,

LIMITATIONS

Snow Cover/Obstruction – Areas in report noted as “not visible” have not been inspected because of snow cover or other obstruction impeding a visual inspection.

Occupied Home– The home is occupied by seller/tenant with their personal belongings and furniture which may limit some areas to inspect.

Skylight – Skylights are an excellent source of light to dwellings, but frequently have condensation problems and are always a risk for potential future water leaks because flashings require regular ongoing maintenance by an experienced roofer.

Solarium– Solariums in most cases are installed as an addition to the main structure to necessitate additional living space. They are high maintenance and most often have condensation problems which can be controlled but never eliminated. Expect a need for frequent re-glazing of panes and/or replacement of thermal units as this structure ages and deteriorates. Also, with dramatic seasonal changes in temperature, it is difficult to control the interior climate of this part of the dwelling.

Built-up Roofs– This roof is constructed of a built-up membrane that is essentially hidden from view. As such it is difficult to inspect fully without destructive testing which is beyond the scope of the inspection. This inspection is limited to reviewing and describing the roof system and does not guarantee or warranty now or in the future that the roof will not leak.

Finished Basements– The finishing of the basement prevents visual inspection of foundation walls, floors, mechanical and structural components. Normal ☐ High ☐ moisture readings were found at time of inspection. Despite these test results, a dry basement at this time or at any time in the future is not guaranteed.

Circuit Sizing– The inspector is required to address the compatibility of conductors and overcurrent devices. In some instances, general trade procedures include over-sizing overcurrent devices to guard against nuisance (e.g. air conditioning units, dryers). The inspector is not required to evaluate such general trade procedures, but to inform you of incompatibility.

Standard and Mid-Efficiency Furnace– Only a limited section of the heat exchanger could be viewed with a light and mirror. Dismantling the furnace to thoroughly inspect the heat exchanger is beyond the scope of this inspection. You are advised to obtain the services of a qualified gas fitter/technician to perform a complete inspection of your furnace prior to the start of the heating season.

High Efficiency Furnace – No part of the exchanger or the burner area could be viewed. Dismantling the furnace to thoroughly inspect the heat exchanger is beyond the scope of this inspection. You are advised to obtain the services of a qualified gas fitter/technician to perform a complete inspection of your furnace prior to the start of the heating season.

Chimney – The interior of chimneys and their flue liners are not visible on our visual inspection. You are advised to obtain the services of a qualified chimney sweeper or other qualified personnel to perform a complete inspection and tune up of your fireplace/stove prior to using the appliance.

Heat Pumps – Heat pumps are complex systems that require frequent maintenance and repair costs once they reach the age of five to ten years or more. Only qualified technicians can properly inspect all the cycles of these units because it is technically exhaustive and beyond the scope of this visual inspection. At this time the heating ☐ cooling ☐ cycle could not be checked due to seasonal temperature limitations. Heat pumps are not a practical source of heating when temperatures fall below 32° F.

Septic System and/or Well – Have not been inspected. Both the septic system and the quality/quantity of the well water supply are beyond the scope of this inspection. Obtain the services of a qualified technician to perform a complete evaluation of your septic tank and leaching field and/or well water quality and recharge rate.

Common Areas – In general, the inspector is not required to review or assess common areas in multi-unit developments. Attached common areas may include roads, paths, landscaping, integral roofs and wall systems. As a matter of courtesy, the inspector will provide a general overview of what you should consider with respect to these areas. This may include evaluation of roof and external building attachments that may affect you via future additional service fees.

Vintage Homes – (homes built prior to 1950) – Character homes have inherent defects because they were built without the benefit of the standardized Building Codes. You must keep in mind that the defects noted throughout this report are typical of such dwellings because of normal wear and tear throughout the years. Often, maintenance repairs are ongoing and done based on your budget. If you tried to repair or improve all at once, costs could become high to the point where it is not practical or affordable to you at this time. Repairs or improvements which you would like to repair in the immediate future or have been advised to do, should be quoted prior to purchase by qualified contractors for costs and methods of repair.

Inspections are conducted in accordance with the ASHI Standards of Practice. All limitations apply. Contact our office prior to settlement if you have any questions.