

Property Inspection Report

**INDEPENDENT
PROPERTY INSPECTION
CONSULTANTS**



412-561-5969

**REGISTERED BUILDING INSPECTORS
AND ENVIRONMENTAL INSPECTION SERVICES**

www.pittsburghrealestateassessments.com



123 Your Street, Pittsburgh, PA 15222

Inspection Date:

Mar 6, 2016

This confidential report is prepared exclusively for:

Mr. or Ms. Home Buyer

Prepared By:

Independent Property Inspection Consultants

Report Number:

2016-12345

Inspector:

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Real estate agent/Broker:

NA

Report Overview

CONVENTIONS USED IN THIS REPORT

REPORT SECTION - Condition Terms:

SATISFACTORY: Indicates the component is functionally consistent with its original purpose but may show signs of normal wear and tear and deterioration.

MARGINAL: Indicates the component will probably require repair or replacement anytime within five years.

POOR: Indicates the component will need repair or replacement now or in the very near future.

SUMMARY SECTION CATEGORIES:

MAJOR CONCERNS: Significant item(s) that have failed or have potential of failing soon. Systems or components that are considered significantly deficient.

MONITOR: Item(s) that should be monitored to see if conditions worsen.

SAFETY HAZARD: Item(s) or conditions that are unsafe and in need of prompt attention.

Maintenance: Items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.

THE SCOPE OF THE INSPECTION

Please note that this is a visual inspection. All components designated for inspection in the Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

BUILDING DATA

Approximate Age:	65
Style:	Single Family
Main Entrance Faces:	North
State of Occupancy:	Unoccupied but furnished
Weather Conditions:	Cloudy
Recent Rain:	No
Ground Cover:	Dry
Temperature:	38

THE HOUSE IN PERSPECTIVE

Well Built / Aging Systems meaning improvements to heating and electrical systems recommended.

Report Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Potential Safety Hazards

Electrical

The electrical system is a 200 Amp GE Main Panel with the same over current protection. The branch wiring is Romex cable and BX cable. The vast majority of outlets in the home are non grounded indicating the age of the general interior wiring. On circuits where BX cable is being used grounded outlets may be used. There are 12 single pull circuits and 1 two pull circuit for the range circuit. The safety hazard to be evaluated is for bonding and continuity of the branch circuits and outlets. It is also recommended that ground fault circuit interrupters be installed in all outside outlets and outlets within 6 feet of a water source. This includes the garage. General upgrades are recommended.

Items to Monitor

Heating

The heating system is older and has an efficiency rating of between 50-60 percent. The replacement of the system should be considered. The current system is operational and will likely continue as it was a well designed system for its time. The ductwork output at the registers needs balance which is typical of most systems inspected in older homes.

Maintenance

Roof

It is recommended that a rain shield and bird screen protector be added to the top of the chimney flue to protect them from damage. This is optional.

Grounds

Service Walks

Material Concrete Flagstone Gravel Brick Other
Condition Satisfactory Marginal Poor Trip hazard Typical cracks Settling cracks

Stoops/Steps

Material Concrete Wood Railing/Balusters recommended
Condition Satisfactory Marginal Poor Safety Hazard Uneven risers Rotted Cracked Settled
Comments The porches are freshly painted.

Deck/Balcony

Material Wood Metal Composite Railing/Balusters recommended
Condition Satisfactory Marginal Poor Wood in contact with soil
Finish Treated Painted/Stained Patched Safety Hazard Improper attachment to house Railing loose

Fence/Wall

Type Brick Block Wood Metal Chain Link Rusted Vinyl N/A
Condition Satisfactory Marginal Poor Loose Blocks/Caps Typical cracks
Gate N/A Satisfactory Marginal Poor Planks missing/damaged **Operable:** Yes No

Driveway/Parking

Material Concrete Asphalt Gravel/Dirt Brick Other
Condition Satisfactory Marginal Poor Settling Cracks Typical cracks Trip hazard Fill cracks

Landscaping affecting foundation

Negative Grade: East West North South Satisfactory Wood in contact with/improper clearance to soil
 Recommend window wells/covers Trim back trees/shrubberies Recommend additional backfill

Retaining wall

Material Brick Concrete Concrete block Railroad ties Timbers Other _____
Condition Satisfactory Marginal Poor Safety Hazard Leaning/cracked/bowed Drainage holes recommended

Hose bibs

Condition Satisfactory Marginal Poor **Operable:** Yes No **Anti-siphon valve** Yes No

Grounds Pictures



Rear Area Concrete



Rear Basement Door Area



Typical Walkways Present

Exterior

Chimney(s)

Viewed From Roof Ladder at eaves Ground (Inspection Limited) With Binoculars
Chase Brick Stone Metal Blocks Framed
Flue Tile Metal Unlined Not Visible
Evidence of Scaling Cracks Creosote Not evaluated Have flue(s) cleaned and re-evaluated
Condition Satisfactory Marginal Poor Recommend Repair **Rain Cap/Spark Arrestor** Yes No

Comments Recommend bird screen and rain cap be installed on top of chimney flue to preserve cap.

Gutters/Scuppers/Eavestrough

Material Copper Vinyl/Plastic Galvanized/Aluminum **Leaking** Corners Joints Hole in main run
Extension needed North South East West
Condition Satisfactory Marginal Poor Rusting Downspouts needed Recommend repair Needs cleaning

Siding

Material Stone Slate Block/Brick Fiberboard Fiber-cement Stucco Wood Asphalt Metal/Vinyl
Condition Satisfactory Marginal Poor Recommend Repair/Painting

Comments The exterior siding or brick is cracking in some locations due to window lintel deterioration and metal expansion. A couple of lintels will need replaced to preserve exterior brick.

Trim

Material Wood Fiberboard Aluminum/Steel Vinyl Stucco Other _____
Condition Satisfactory Marginal Poor Recommend Repair/Painting Damaged wood

Fascia

Material Wood Fiberboard Aluminum/Steel Vinyl Stucco Other _____
Condition Satisfactory Marginal Poor Recommend Repair/Painting Damaged wood

Caulking

Condition Satisfactory Marginal Poor Recommend around windows/doors/masonry ledges/corners/utility penetrations

Windows

Material Wood Metal Vinyl Aluminum/Vinyl Clad **Screens** Glazing Compound/Caulk needed

Condition Satisfactory Marginal Poor Failed/Fogged Insulated Glass Wood rot Recommend Repair/Painting

Slab-On-Grade/Foundation

Foundation Wall Concrete block Poured concrete Post-Tensioned concrete Not Visible Other _____

Condition Satisfactory Marginal Monitor Have Evaluated Not Evaluated

Concrete Slab N/A Not Visible Satisfactory Marginal Monitor Have Evaluated

Service Entry

Service Entry Underground Overhead Weather head/mast needs repair Overhead wires too low

Condition Satisfactory Marginal Poor

Exterior receptacles Yes No **Operable:** Yes No **Condition** Satisfactory Marginal Poor

GFCI present Yes No **Operable:** Yes No Safety Hazard Reverse polarity Open ground(s)

Comments Service Entrance Clearance Poor. Installation was approved by Steel City Inspections.

Building(s) Exterior Wall Construction

Type Not Visible Framed Masonry Other **Door condition:** Satisfactory

Exterior Door

Main Entrance **Weatherstripping:** Satisfactory **Door condition:** Satisfactory

Patio **Weatherstripping:** **Door condition:**

Rear door **Weatherstripping:** Satisfactory **Door condition:** Satisfactory

Other door **Weatherstripping:** **Door condition:**

Other _____

Exterior Pictures



Poor clearance of electrical service entrance.



Window lintels and maintenance needed



Damaged Lintel and expansion thru brick.



Repair attempt to brick.



Electrical Ground on Water Meter



Rain Cap & Bird Screen Rec. To Chimney

Roof

Roof Visibility

- None
 All
 Partial
 Unable to walk on tile
 Unable to walk on roof

Inspected From

- Roof
 Ladder at eaves
 Ground
 With Binoculars

Style of Roof

- Roof # 2 N/A
 Roof # 3 N/A
 Roof # 4 N/A

Roof # 1 Pitch Medium Layers 1 Age 15 Location All Style Gable Type Asphalt shingles

Comments The shingles on the east side of the house appear older and with a different shingle exposure. It is likely it was applied earlier than the other roof areas.

Ventilation System

- Soffit
 Ridge
 Gable
 Roof
 Turbine
 Powered
 Other _____

Comments Improved ventilation for all roofs recommended. The subject gable is minimum for roof area.

Flashing

- Material**
 Not Visible
 Galv/Alum
 Asphalt
 Copper
 Foam
 Rubber
 Lead
 Painted sheet metal
- Condition** Satisfactory
 Rusted
 Missing
 Separated from chimney/roof
 Recommend Sealing

Skylights

- Condition**
 N/A
 Cracked/Broken
 Satisfactory
 Marginal
 Poor

Plumbing Vents

- Condition**
 Satisfactory
 Marginal
 Poor
 Not Visible
 Not Present

Roof General Comments:

Maintenance:

It is recommended that a rain shield and bird screen protector be added to the top of the chimney flue to protect them from damage. This is optional.

Roof Pictures



Subject



Subject



Garage



East side of subject.

Garage/Carport

Type

- None
 Attached
 Detached
 1-Car
 2-Car
 3-Car
 4-Car

Comments Not included in inspection requested but briefly inspected.

Automatic Opener

- Yes
 No
 Operable
 Inoperable

Safety Reverse

- Operable
 Inoperable
 Need(s) adjusting
 Safety hazard
 Photo eyes and pressure reverse tested

Roofing

- Same as house
 Approx. age: 15
 Approx. layers: 1
 Type Asphalt shingles

Gutters/Eavestrough

Condition Same as house Satisfactory Marginal Poor

Comments The in ground leader drains are broken and not being used. Drainage is to ground discharge, the same as the house.

Siding

Material Same as house Wood Metal Vinyl Stucco Masonry Slate Fiberboard Fiber Cement

Condition Satisfactory Marginal Poor Recommend Repair/replace Recommend painting

Trim

Material Same as house Wood Aluminum Vinyl
Condition Satisfactory Marginal Poor Recommend Repair/replace Recommend painting

Floor

Material Concrete Gravel Asphalt Dirt Other
Condition Satisfactory Typical cracks Large settling cracks Recommend evaluation/repair Safety hazard
Burners less than 18" above floor Yes No N/A

Sill Plates

Condition Not Visible Floor level Elevated Rotted/Damaged Recommend repair

Overhead Door(s)

Material Wood Fiberglass Masonite Metal Composite Recommend repair
Condition Marginal Hardware loose Safety Cable Recommended Weatherstripping missing/damaged Loose

Exterior Service Door

Condition Damaged/Rusted Satisfactory Marginal Poor

Electrical Receptacles

Reverse polarity Yes No **Open ground** Yes No Safety Hazard
GFCI Present Yes No Operable: Yes No Handyman/extension cord wiring Recommend GFCI Receptacles
Comments Electrical improvements to lights and outlets recommended as part of routine maintenance.

Fire Separation Walls & Ceiling Present Missing

Condition Satisfactory Recommend repair Holes walls/ceiling Safety hazard(s)
Moisture Stains Present Yes No **Typical Cracks** Yes No
Fire door Not verifiable Not a fire door Needs repair Satisfactory
Auto closure N/A Satisfactory Inoperative Missing
Comments Not Applicable

Garage/Carport Pictures



Entrance Front Garage



Garage Service Door



Garage broken loose leader



Garage Broken Loose Leader



Backside of garage.



Garage Floor Conditions

Electrical

Main panel

Location Basement
 Condition Satisfactory Marginal Poor
 Adequate Clearance to Panel Yes No
Amperage/Voltage Unknown 60 amp 100 amp 125 amp 150 amp 200 amp 400 amp 120v/240v
Breakers/Fuses Breakers Fuses
 Appears grounded Yes No Not Visible
GFCI breaker Yes No
 Operable: N/A Yes No
 AFCI breaker Yes No
 Operable: N/A Yes No
Main wire Copper Aluminum Not Visible Double tapping
 Condition Satisfactory Marginal Poor
Branch wire Copper Aluminum Not Visible Solid Branch Aluminum Wiring Safety Hazard
Branch wire condition Satisfactory Poor Recommend electrician evaluate/repair
 Romex BX cable Conduit
 Knob/Tube Double tapping
 Wires undersized/oversized breaker/fuse Panel not accessible
 Not evaluated Reason: _____

Electrical General Comments:

Safety Hazard:

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Electrical Pictures



Main Service Panel & Approval



BX Cable in Ceiling Area



Grounding & Bonding Water Meter



BX Cable in Furnace Area



Electrical Outlet Garage



Hidden wiring electrical in ceiling.

Plumbing

Water service

Main shut-off location: Basement Southeast Corner

Water entry piping Not Visible Copper/Galv PVC Plastic CPVC Plastic Polybutylene Plastic PEX Plastic Lead

Lead other than solder joints Yes No Unknown Service entry

Visible water distribution piping Copper Galvanized PVC Plastic CPVC Plastic Polybutylene Plastic PEX Plastic
 Not Visible

Condition Satisfactory Marginal Poor **Flow** Satisfactory Marginal Poor

Water pressure over 80 psi Recommend plumber evaluate Recommend pressure regulator box

Pipes Supply/Drain Corroded Leaking Valves broken/missing Dissimilar metal Cross connection: Yes No
 Not Visible

Drain/Waste/Vent pipe Copper Cast iron Galvanized PVC ABS Brass Polyethylene Not Visible

Condition Satisfactory Marginal Poor **Support/Insulation** N/A **Type:**

Traps proper P-Type Yes No P-traps recommended **Drainage** Satisfactory Marginal Poor

Interior fuel storage system N/A Yes No **Leaking:** Yes No

Gas entry piping N/A Copper Brass Black iron Stainless steel CSST Not Visible

Condition Satisfactory Marginal Poor Recommend plumber evaluate

Comments The gas line entrance enters under the building slab which is not typical but is likely from its location from the street. The interior valve is extremely tight. If gas must be secured use valve at outside gas meter.

The drain on the sink in the basement bathroom area was not properly installed. While functioning properly and not likely to be a problem it is proper you be made aware of the condition. The supply lines for water in the house may contact a little of galvanized piping since rusty water released when valve open. It may also be the sacrificial rod in the hot water tank which is designed to do this if sitting for a long period of time.

Water heater

Brand Name: State Select

Capacity: 40

Approx. age: 2013 Mfg.

Type Gas Electric Oil LP Other

Combustion air venting present N/A Yes No

Seismic restraints needed N/A Yes No

Relief valve Yes No **Extension proper:** Yes No Missing Recommend repair Improper material

Vent pipe N/A Satisfactory Pitch proper Improper Rusted Recommend repair

Condition Satisfactory Marginal Poor

Comments Improved combustion air in to hot water tank area recommended. The draft of the flue was good when checked.

Plumbing Pictures



Hot Water Tank



Gas Line Entrance Basement



Gas Meter Near Street Rear



Poor Installation Sink Drain



Meter Box Access Rear



Drainage lines Basement

Heating

Heating system	
Unit #1 Brand name: Lenox - K5-100S	Location Basement
System condition <input type="checkbox"/> Satisfactory <input checked="" type="checkbox"/> Marginal <input type="checkbox"/> Poor <input type="checkbox"/> Recommended HVAC technician examine	Approx. age: 50+
Energy source <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> LP <input type="checkbox"/> Solid fuel <input type="checkbox"/> Other	
Warm air system <input checked="" type="checkbox"/> Belt drive <input type="checkbox"/> Direct drive <input type="checkbox"/> Gravity <input checked="" type="checkbox"/> Central system <input type="checkbox"/> Floor/wall unit	
Heat exchanger <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Sealed <input type="checkbox"/> Not Visible <input checked="" type="checkbox"/> Visual w/mirror <input type="checkbox"/> Flame distortion <input type="checkbox"/> Rusted <input type="checkbox"/> Carbon/soot buildup	
Carbon monoxide <input type="checkbox"/> N/A <input type="checkbox"/> Detected at plenum <input type="checkbox"/> Detected at register <input checked="" type="checkbox"/> Not tested	
Combustion air venting present <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Controls Disconnect: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Normal operating and safety controls observed	
Distribution <input checked="" type="checkbox"/> Metal duct <input type="checkbox"/> Insulated flex duct <input checked="" type="checkbox"/> Cold air returns <input type="checkbox"/> Duct board <input type="checkbox"/> Asbestos-like wrap <input type="checkbox"/> Safety Hazard	
Flue piping <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Rusted <input type="checkbox"/> Improper slope <input type="checkbox"/> Safety hazard <input type="checkbox"/> Recommend repair <input type="checkbox"/> Not Visible	
Filter <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Standard <input type="checkbox"/> Electrostatic <input checked="" type="checkbox"/> Satisfactory <input type="checkbox"/> Needs cleaning/replacement <input type="checkbox"/> Missing <input type="checkbox"/> Electronic not tested	
When turned on by thermostat <input checked="" type="checkbox"/> Fired <input type="checkbox"/> Did not fire Proper operation: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not tested	
Heat pump <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Supplemental electric <input type="checkbox"/> Supplemental gas	
Sub-slab ducts <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Satisfactory <input type="checkbox"/> Marginal <input type="checkbox"/> Poor Water/Sand Observed: <input type="checkbox"/> Yes <input type="checkbox"/> No	

Heating General Comments:

Item to Monitor:

The heating system is older and has an efficiency rating of between 50-60 percent. The replacement of the system should be considered. The current system is operational and will likely continue as it was a well designed system for its time. The ductwork output at the registers needs balance which is typical of most systems inspected in older homes.

Maintenance:

The heating system is older and has an efficiency rating of between 50-60 percent. The replacement of the system should be considered. The current system is operational and will likely continue as it was a well designed system for its time. The ductwork output at the registers needs balance which is typical of most systems inspected in older homes.

Heating Pictures



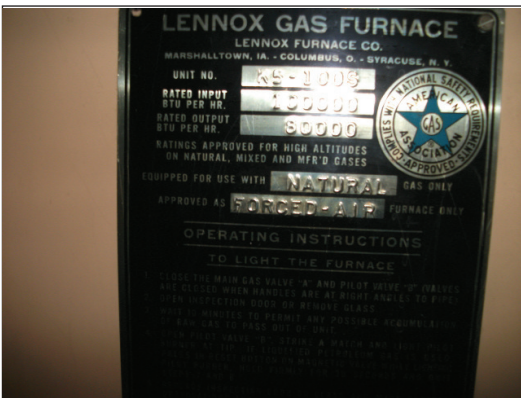
Flue for Furnace and HWT



Belt Driven Circulation Motor



Dual Filter Area



Furnace Information Plate



Front of Furnace Open

Kitchen

Countertops

Condition Satisfactory Marginal Recommend repair/caulking

Cabinets

Condition Satisfactory Marginal Recommend repair/caulking

Plumbing

Faucet Leaks Yes No **Pipes leak/corroded** Yes No **Functional drainage** Satisfactory Marginal Poor

Sink/Faucet Satisfactory Corroded Chipped Cracked Need repair **Functional flow** Satisfactory Marginal Poor

Walls & Ceiling

Condition Satisfactory Marginal Poor Typical cracks Moisture stains

Heating/Cooling Source Yes No

Floor

Condition Satisfactory Marginal Poor Sloping Squeaks

Appliances

Disposal N/A **Operable:** Yes No Not tested **Trash Compactor** N/A **Operable:** Yes No Not tested

Dishwasher N/A **Operable:** Yes No Not tested **Exhaust fan** N/A **Operable:** Yes No Not tested

Range N/A **Operable:** Yes No Not tested **Refrigerator** N/A **Operable:** Yes No Not tested

Oven N/A **Operable:** Yes No Not tested **Microwave** N/A **Operable:** Yes No Not tested

Range/Oven Gas Electric **Cooktop** N/A **Operable:** Yes No Not tested

Other _____ **Operable:** Yes No Not tested

Dishwasher airgap Yes No **Dishwasher drain line looped** Yes No **Receptacles present** Yes No **Operable:** Yes No

GFCI Yes No **Operable:** Yes No **Recommend GFCI Receptacles:** Yes No Potential Safety Hazard(s)

Open ground/Reverse polarity: Yes No Potential Safety Hazard(s)

Kitchen Pictures



General Kitchen View

Laundry

Laundry

Faucet leaks Yes No **Pipes leak** Yes No Not Visible **Cross connections** Yes No Potential Safety Hazard
Heat source present Yes No **Room vented** Yes No
Dryer vented N/A Wall Ceiling Floor Not vented Plastic dryer vent not recommended
 Not vented to exterior Recommend repair Safety hazard
Electrical **Open ground/reverse polarity:** Yes No Safety Hazard
GFCI present Yes No **Operable:** Yes No **Recommend GFCI Receptacles:** Yes No
Appliances Water heater Furnace/Boiler **Washer:** Yes No **Dryer:** Yes No
Washer hook-up lines/valves Satisfactory Leaking Corroded Not Visible
Gas Shut-off Valve: N/A Yes No Cap needed Safety Hazard Not Visible

Laundry Pictures



Rooms

Location: _____ **Type:** _____

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage
Moisture stains Yes No **Where:** Ceilings in Basement - Not Believed Active
Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard
Electrical **Operable:** Yes No **Switches:** Yes No Operable **Receptacles:** Yes No Operable
Open ground/Reverse polarity: Yes No Safety Hazard Cover plates missing **Holes:** N/A Doors Walls Ceilings
Heating source present Yes No Not visible **Egress restricted** N/A Yes No
Doors Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass Broken/Missing hardware
Windows Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass Broken/Missing hardware
Ceiling fan N/A Satisfactory Marginal Poor Recommend repair/replace

Rooms Pictures



Basement



Bedroom



Dining Room

Bathroom 1

Location: First Floor **Type:** Full

Sinks **Faucet leaks:** Yes No **Pipes leak:** Yes No

Tubs N/A **Faucet leaks:** Yes No **Pipes leak:** Yes No Not Visible

Showers N/A

Toilet **Bowl loose:** Yes No **Operable:** Yes No Cracked bowl Toilet leaks

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other

Condition Satisfactory Marginal Poor Rooted floors **Caulk/Grouting needed:** Yes No

Drainage Satisfactory Marginal Poor **Water flow** Satisfactory Marginal Poor

Moisture stains present Yes No Walls Ceilings Cabinetry

Doors Satisfactory Marginal Poor **Window** None Satisfactory Marginal Poor

Receptacles present Yes No **Operable:** Yes No **GFCI** Yes No Recommend GFCI **Operable:** Yes No

Open ground/Reverse polarity Yes No **Potential Safety Hazard** Yes No Recommend GFCI Receptacles

Heat source present Yes No **Exhaust fan** Yes No **Operable:** Yes No Noisy

Bathroom1 Pictures



First floor bathroom



First Floor Bathroom



Basement Toilet

Basement

Stairs

Condition Satisfactory Marginal Poor Typical wear and tear Need repair

Handrail Yes No **Condition** Satisfactory Loose Handrail/Railing/Balusters recommended

Headway over stairs Satisfactory Low clearance Safety hazard

Foundation

Condition Satisfactory Marginal Have evaluated Monitor

Material ICF Brick Concrete block Fieldstone Poured concrete

Horizontal cracks **Step cracks** **Vertical cracks** **Covered walls** **Movement apparent North**

Walls Comment: The basement foundation is mostly not accessible due to finished basement conditions. The basement area under the porch is freshly painted. (Please ignore the movement apparent comment - this is a flaw in the software that is under development)

Floor

Material Concrete Dirt/Gravel Not Visible Other _____

Condition Satisfactory Marginal Poor Typical cracks Not Visible

Seismic bolts N/A Not Visible Appears Satisfactory Recommend evaluation

Drainage

Sump pump Yes No Working Not Working Needs cleaning Pump not tested

Floor drains Yes No Not visible Drains not tested

Girders/Beams

Condition Not visible Satisfactory Marginal Poor

Material Steel Wood Concrete LVL Not visible

Columns

Condition Not visible Satisfactory Marginal Poor
Material Steel Wood Concrete Block Not visible

Joists

Condition Not visible Satisfactory Marginal Poor
Material Steel Wood Truss Not visible 2x8 2x10 2x12 Engineered I-Type Sagging/altered joists

Sub floor N/A Not Visible Appears Satisfactory

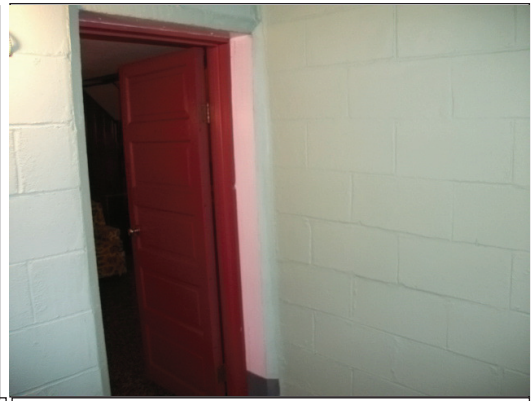
Basement Pictures



Open Basement Area



Open Basement Area



Open Basement Area



Mechanical Area Walls

Interior

Windows/Glass

Condition Satisfactory Marginal Poor Needs Repair Representative number of windows operated Painted shut
 Glazing compound needed Cracked glass Hardware missing Broken counter-balance mechanism

Evidence of Leaking Insulated Glass N/A Yes No **Safety Glazing Needed:** Yes No

Security Bars Present: Yes No Not tested Safety Hazard Test release mechanism before moving in

Comments Not evaluated

No Fireplace

Stairs/Steps/Balconies

Balconies N/A Satisfactory Marginal Have evaluated Monitor

Handrail N/A Satisfactory Marginal Poor Safety hazard Hand Rail/Railing/Balusters recommended

Stairs N/A **Risers/Treads** Satisfactory Marginal Poor Risers/Treads uneven Trip hazard

Smoke/Carbon Monoxide detectors

Smoke Detector Present Yes No **Operable:** Yes No Not tested Recommend additional

CO Detector Present Yes No **Operable:** Yes No Not tested Recommend additional

Attic/Structure/Framing/Insulation

Access Stairs Pulldown Scuttlehole/Hatch No Access Closet door

Inspected from Access panel In the attic Other _____

Location Hallway Garage Bedroom Closet Other _____ Sidewalls _____

Access limited by: _____ **Flooring** Complete Partial None

Insulation Fiberglass Batts Loose Cellulose Foam Vermiculite Rock wool Other _____

Depth: _____ Recommend baffles at eaves Damaged Displaced Missing Compressed

Installed in Rafters/Trusses Walls Between ceiling joists Underside of roof deck Not Visible Recommend add insulation

Ventilation Ventilation appears adequate Recommend additional ventilation

Fans exhausted to Attic: Yes No Recommend repair **Outside:** Yes No Not visible

HVAC Duct N/A Satisfactory Damaged Split Disconnected Leaking Repair/Replace Recommend Insulation

Chimney chase N/A Satisfactory Needs repair Not Visible

Structural problems observed Yes No Recommend repair Recommend structural engineer

Roof structure Rafters Trusses Wood Metal Collar ties Purlins Knee wall Not Visible Other _____

Ceiling joists Wood Metal Not Visible **Sheathing** Plywood OSB Planking Rotted Stained Delaminated

Evidence of condensation Yes No **Evidence of moisture** Yes No **Evidence of leaking** Yes No

Interior Pictures



Attic conditons



Attic conditons



Attic conditons



Attic areas.

AN INSPECTION VERSUS A WARRANTY

A home inspection is just what the name indicates, an inspection of a home...usually a home that is being purchased. The purpose of the inspection is to determine the condition of the various systems and structures of the home. While an inspection performed by a competent inspection company will determine the condition of the major components of the home, no inspection will pick up every minute latent defect. The inspector's ability to find all defects is limited by access to various parts of the property, lack of information about the property and many other factors. A good inspector will do his or her level best to determine the condition of the home and to report it accurately. The report that is issued is an opinion as to the condition of the home. This opinion is arrived at by the best technical methods available to the home inspection industry. It is still only an opinion.

A warranty is a policy sold to the buyer that warrants that specific items in the home are in sound condition and will remain in sound condition for a specified period of time. Typically, the warranty company never inspects the home. The warranty company uses actuarial tables to determine the expected life of the warranted items and charges the customer a fee for the warranty that will hopefully cover any projected loss and make a profit for the warranty seller. It is essentially an insurance policy

The service that we have provided you is an inspection. We make no warranty of this property. If you desire warranty coverage, please see your real estate agent for details about any warranty plan to which their firm may have access.

