

# CLASSIC

## *Home Inspections*

### Inspection Report

#### Mrs. Sample Report

**Property Address:**  
2009 Sample Drive  
Anytown PA 19422



#### Classic Home Inspections

**Harlan Glebe**  
**P.O. Box 1245**  
**Blue Bell, PA 19422**  
**610 212 2769**



## Table of Contents

- [Cover Page](#)
- [Table of Contents](#)
- [Intro Page](#)
- [General Summary](#)
- [1 Roofing](#)
- [2 Exterior](#)
- [3\(A\) Attached Garage](#)
- [3\(B\) Detached Garage](#)
- [4 Interiors](#)
- [5 Structural Components](#)
- [6 Plumbing System](#)
- [7 Electrical System](#)
- [8 Heating / Central Air Conditioning](#)
- [9 Insulation and Ventilation](#)
- [10 Built-In Kitchen Appliances](#)
- [Back Page](#)

<b>Date:</b> 4/30/2009	<b>Time:</b> 12:01:57 PM	<b>Report ID:</b> SAMPLE
<b>Property:</b> 2009 Sample Drive Anytown PA 19422	<b>Customer:</b> Mrs. Sample Report	<b>Real Estate Professional:</b> Harlan Glebe Classic Home Inspections

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered prior to the close of escrow.

**Inspected - Appears Functional** : The item, component, or unit was visually observed, and if no other comments were made, then the item appeared to be functioning as intended, allowing for normal wear and tear.

**Repair or Replacement Recommended** : The item, component or unit was visually observed, and is not functioning as intended or needs further inspection by a qualified specialist. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**General Maintenance Item** : These are repairs that, in the opinion of the inspector, are regular maintenance items typical for all homes. Repair to these items is not urgent, but should be performed in the near future.

**Service Needed** : The item, component, or unit is functioning, but a service check-up is recommended to optimize performance.

**Limited Inspection** : The item, component, or unit was not fully inspected, and some form of limitation is preventing a complete inspection of the item/area. The report will state a reason for the limited inspecting of the item.

**Not Inspected** : The item, component, or unit was not inspected, and no representations of whether or not it was functioning as intended are made. The report will state a reason for not inspecting the item.

**Not Present** : The item, component or unit is not in this home or building.

**Style of Home:**  
Colonial

**Age Of Home:**  
approximately 20 years

**Home Faces:**  
North

**Client Is Present:**  
Yes

**Water Test:**  
No

**Weather:**  
Clear

**Temperature:**  
Below 60

**Rain in last 3 days:**  
No

## General Summary

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**Customer**  
Mrs. Sample Report

**Address**  
2009 Sample Drive  
Anytown PA 19422

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

## 2. Exterior

### 2.6 OTHER

#### Repair or Replace




(1) Small Propane tank (used for the living room fireplace and shop heaters) is located at S.E. corner of house. This location is considered a potential safety hazard. Recommend relocating at least 10' from from building and any window, by a qualified plumbing contractor. FYI: Recommend that tank also needs prep and paint maintenance to minimize further deterioration and that a base pad be installed to keep tank level and stable .

## 3(A). Attached Garage

### 3.5.A GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

#### Repair or Replace


### 3(A). Attached Garage

-  Both Garage Doors will reverse when met with resistance. There are no electronic reversing sensors on either door. Current standards require sensors, recommend that these be fitted by a qualified person.

## 4. Interiors

### 4.6 WINDOWS (REPRESENTATIVE NUMBER)




#### Repair or Replace

-  The right hand window in the in the 2nd floor master sitting room has a bad spring mechanism. It does does not hold the lower sash up when opened. This is considered a safety issue, I recommend having this repaired by a qualified contractor.

## 7. Electrical System


### 7.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

#### Repair or Replace

-  (1) Two exterior outlets in the front and rear of the house are not GFCI's. This is a potential safety hazard! Recommend replacing with proper GFCI protected outlets by a qualified electrician.
-  (2) Three outlets in the attached garage are not GFCI's. This is a potential safety hazard! Recommend replacing with proper GFCI protected outlets by a qualified electrician.
-  (3) The laundry receptacle is not a GFCI. This is a potential safety hazard! Recommend replacing with proper GFCI protected outlet by a qualified electrician.

### 7.7 SMOKE DETECTORS


#### Repair or Replace

-  Smoke detectors located in basement, 1st floor hallway and 2nd floor landing. Current standards require smoke detectors in all bedrooms. Recommend adding required placement of smoke detectors in all bedrooms by a qualified contractor.

## 8. Heating / Central Air Conditioning

### 8.0 HEATING EQUIPMENT

#### Repair or Replace

-  (1) The Air handler unit is 18 years old and does respond to thermostatic controls. Evaporator was rusty but functional. One of (4) of the supplemental heating coils was not operative and may be required below 32 degrees. The platform for exterior Heat pump unit is is not level, this is harmful to the compressor. The heat pump unit is also approximately 18 years old. Although operative, due to the age and condition, opinions on life expectancy will vary. I feel that the entire system is at or near the end of it's useful life. I recommend an inspection and evaluation by a qualified HVAC contractor prior to settlement.

## 8. Heating / Central Air Conditioning



(2) Two non-vented propane heaters are located in the basement shop area. These produce carbon monoxide and are a potential safety hazard! Recommend removal or venting to outside by HVAC contractor.

## 9. Insulation and Ventilation

### 9.0 INSULATION IN ATTIC

#### Repair or Replace



Blown in rock wool in attic. There is an obvious current or past presence of mice in the attic. I recommend an inspection by a pest control service to determine activity and possible access location as a preventative measure. I also recommend that a qualified contractor assess the insulation as to whether it has been disturbed enough to be effective at this time, and if it needs to be removed or replenished.

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

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# 1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

**IN NI NP RR    Inspection Items**

**1.0 ROOF COVERINGS**

**Roof Covering:** Architectural, Asphalt/Fiberglass

**Viewed roof covering from:** Walked roof

**Comments:**

The roof appears to be in good shape. These roofs are designed to last approximately 25 years. My estimation is that it has at least 10+ years of use left, assuming routine maintenance is performed.

FYI: There are minor nail pops on south side of main and lower roofs, this is minor but can do further damage to roof covering if not corrected. Recommend repair by qualified person.

**1.1 FLASHINGS**

**Comments:**

**1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS**

**Sky Light(s):** Two, Fixed, Custom-made

**Chimney (exterior):** Brick

**Comments:**

(1) FYI: Two Skylights at the at the Master bath and the Kitchen have peeling paint. Further deterioration may occur if not corrected. I recommend prep and paint repair as needed by a qualified contractor.



1.2 Picture 1

(2) The fireplace has never been used, for information purposes only. The chimney flue has no cap. I recommend having a cap and spark arrestor installed proactively. This will limit the

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**IN NI NP RR    Inspection Items**

**IN NI NP RR Inspection Items**

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possibility of deterioration and will be required if the chimney is used in the future.



1.2 Picture 2

 **1.3 ROOF DRAINAGE SYSTEMS****Comments:**

All are in place with proper extensions at time of inspection. FYI note: right rear roof drains into PVC piping under patio and to a french drain in rear yard.

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**IN NI NP RR Inspection Items**

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN	NI	NP	RR	Inspection Items
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>2.0 WALL CLADDING FLASHING AND TRIM</b>
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**Siding Style:** Lap

**Siding Material:** Full brick, Metal

Extra Info : Front Brick, three sides metal siding.

**Comments:**

The aluminum siding on the right side (facing front) has a mold like substance that is discoloring it. This is likely due to lack of sunlight throughout the day. I recommend repair / power washing by a professional company as desired. This maintenance note is for information only.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>2.1 DOORS (Exterior)</b>
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**Exterior Entry Doors:** Steel, Insulated glass

Extra Info : Side and rear have storm doors, Front entry no storm door.

**Comments:**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>2.2 WINDOWS</b>
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**Comments:**

(1) Steel lintels above double hung windows on front of house have surface rust.

Recommend prep and paint maintenance by a qualified painter. This is a maintenance item for your information.

(2) Screen is missing from window above main front entrance. This exists and is stored in attic of detached garage.

(3) Steel window frames are rusting. This is partly from being close to ground level.

Recommend prep and paint maintenance by qualified person. For information purposes, basement windows would benefit from installing window wells with domed enclosures to keep weather off and heat in.

IN	NI	NP	RR	Inspection Items
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**IN NI NP RR Inspection Items**

2.2 Picture 1

**2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS**

**Comments:**

Large rear patio and steps are matching pavers. Side door steps are also pavers.

**2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)**

**Driveway:** Asphalt

Extra Info : Asphalt drive with large paver inset area.

**Comments:**

(1) There is a negative slope of grade toward house at the left corner (facing rear) of foundation. This can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home.



2.4 Picture 1

(2) Driveway has separation crack. This will allow water to penetrate and may get worse. Recommend filling crack with driveway asphalt filler up to flush with surface. Recommend

**IN NI NP RR Inspection Items**

**IN NI NP RR Inspection Items**

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monitoring condition. This is for informational purposes only.



2.4 Picture 2


 **2.5 EAVES, SOFFITS AND FASCIAS****Comments:**

The wood dental fascia at eave across the front of home has peeling paint and has deteriorated. Further deterioration may occur if not repaired. A qualified contractor should inspect and do prep and paint maintenance as needed.



2.5 Picture 1

 **2.6 OTHER****Comments:**

 (1) Small Propane tank (used for the living room fireplace and shop heaters) is located at S.E. corner of house. This location is considered a potential safety hazard. Recommend relocating at least 10' from from building and any window, by a qualified plumbing contractor. FYI: Recommend that tank also needs prep and paint maintenance to minimize further deterioration and that a base pad be installed to keep tank level and stable .

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**IN NI NP RR Inspection Items**

**IN NI NP RR Inspection Items**

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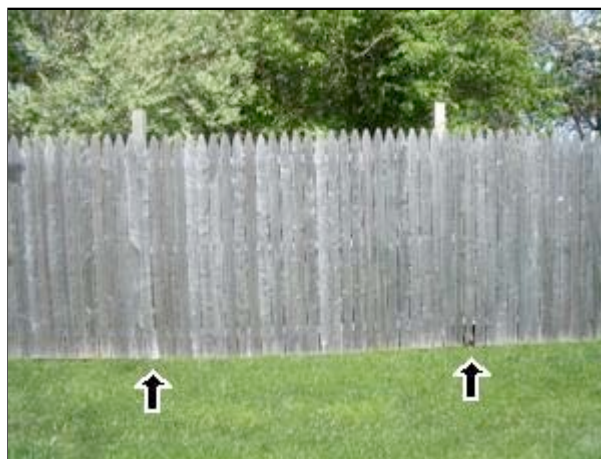


2.6 Picture 1



2.6 Picture 2

(2) Picket fence needs repairs by qualified person. Broken pickets, protective finish needed.



2.6 Picture 3

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**IN NI NP RR Inspection Items**

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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 3(A). Attached Garage

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

**IN NI NP RR Inspection Items**

**3.0.A GARAGE CEILINGS**

**Comments:**

**3.1.A GARAGE WALLS (INCLUDING FIREWALL SEPARATION)**

**Comments:**

**3.2.A GARAGE FLOOR**

**Comments:**

FYI: The concrete floor of the garage has typical minor settlement cracking.

**3.3.A GARAGE DOOR (S)**

**Garage Door Type:** Two automatic

**Garage Door Material:** Insulated, Metal

**Comments:**

Garage doors are steel / insulated and in good condition.

**3.4.A OCCUPANT DOOR FROM GARAGE TO INSIDE HOME**


**Comments:**

Door is steel and appropriate.

**3.5.A GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)**

**Auto-opener Manufacturer:** GENIE, 1/3 HORSEPOWER

**Comments:**

 Both Garage Doors will reverse when met with resistance. There are no electronic reversing sensors on either door. Current standards require sensors, recommend that these be fitted by a qualified person.

**IN NI NP RR Inspection Items**

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

### 3(B). Detached Garage

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

**IN NI NP RR Inspection Items**

**3.0.B GARAGE CEILINGS**

**Comments:**

North / front view of attached garage. FYI Approximately size 24' X 32'



3.0.B Picture 1

**3.1.B GARAGE WALLS (INCLUDING FIREWALL SEPARATION)**

**Comments:**

**3.2.B GARAGE FLOOR**

**Comments:**

**3.3.B GARAGE DOOR (S)**

**Garage Door Type:** One automatic

**Garage Door Material:** Insulated, Metal

**Comments:**

**3.4.B GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)**

**Auto-opener Manufacturer:** LIFT-MASTER, 1/2 HORSEPOWER

**Comments:**

Both Garage Doors will reverse when met with resistance. The sensors are in place for garage door and will reverse the door.

**IN NI NP RR Inspection Items**

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

## 4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Kitchen



Family Room



Dining Room



Living Room



Master Bedroom

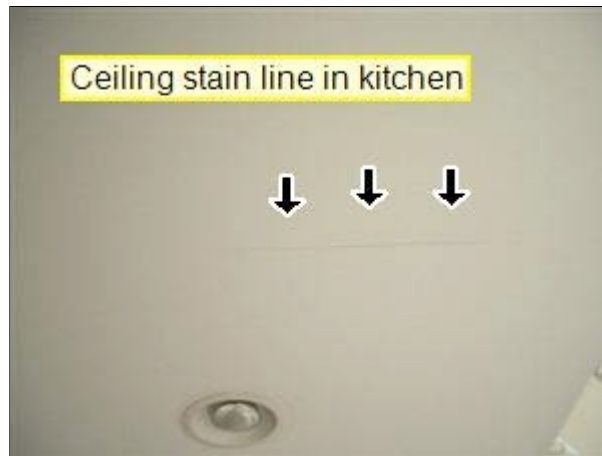


Sitting Room

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

**IN NI NP RR Inspection Items**    **4.0 CEILINGS****Ceiling Materials:** Drywall**Comments:**

The drywall on the kitchen ceiling reveals a light stain which appears to be from an old water leak from the master bath sink trap above. The moisture meter was used and it did not indicate an active leak. I recommend prep, prime and paint as needed. Master bathroom above showed no signs of active leaking at time of inspection. Recommend monitoring.



4.0 Picture 1

    **4.1 WALLS****Wall Material:** Drywall**Comments:**

The sheetrock on the wall reveals tape and nail bed areas (cosmetic) at the Kitchen. This is age related considered cosmetic. A qualified person should repair as needed.

    **4.2 FLOORS****Floor Covering(s):** Carpet, Hardwood T&G, Tile**Comments:**

The Sub floor squeaks in areas (nuisance only) at the sitting room next to the Master Bedroom. FYI: This can arise over time from the lack of Z clips on sub-flooring or nails coming loose from wood shrinkage. This is a small repair issue for your information. A qualified person should inspect and repair as needed, possibly if the carpet is replaced at some time.

    **4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS****Comments:**


The basement stairs at lower railing has no balusters. This was very common at the time when the house was built. Today's standards require that they be in place and no more than 4" apart. I would recommend that these be added especially if there will be small children present.

**IN NI NP RR Inspection Items**

**IN NI NP RR Inspection Items**

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    **4.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS****Cabinetry:** Wood**Countertop:** Cultured marble, Corian**Comments:**    **4.5 DOORS (REPRESENTATIVE NUMBER)****Interior Doors:** Hollow core, Masonite, Wood**Comments:**    **4.6 WINDOWS (REPRESENTATIVE NUMBER)****Window Types:** AGED, Thermal/Insulated, Double-hung**Window Manufacturer:** CARADCO**Comments:**

 The right hand window in the in the 2nd floor master sitting room has a bad spring mechanism. It does does not hold the lower sash up when opened. This is considered a safety issue, I recommend having this repaired by a qualified contractor.

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**IN NI NP RR Inspection Items**

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

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IN	NI	NP	RR	Inspection Items
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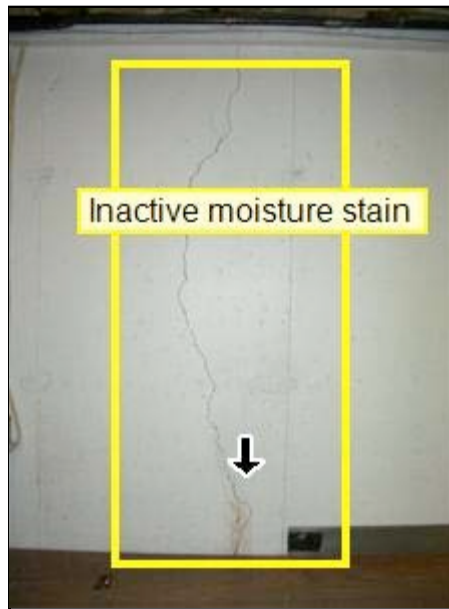
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)</b>
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**Foundation:** Poured concrete

**Method used to observe Crawlspace:** No crawlspace

**Comments:**

The small vertical crack in the foundation wall at the rear of home (South side of home) extends from sill to foundation. This shows inactive signs of water penetration staining. Owner commented that it has not been active in a number of years. Due to the fact that there is no negative grade toward the house, no repairs are foreseen at this time. This appears to be a typical settlement crack. I recommend monitoring during heavy rains which saturate the ground and raise the water table. This is my opinion and you may want a second opinion by a qualified building contractor.



5.0 Picture 1

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>5.1 WALLS (Structural)</b>
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**Wall Structure:** Masonry

**Comments:**

IN	NI	NP	RR	Inspection Items
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**IN NI NP RR Inspection Items**    **5.2 COLUMNS OR PIERS**

**Columns or Piers:** Steel lally columns

**Comments:**

    **5.3 FLOORS (Structural)**

**Floor Structure:** Slab

**Comments:**

Floating slab floor in basement has typical settlement cracks which appear inactive, due to the fact that the floor appears to have been painted a number of years ago. This is for information purposes only.

    **5.4 CEILINGS (structural)**

**Ceiling Structure:** 2X10

**Comments:**

    **5.5 ROOF STRUCTURE AND ATTIC**

**Roof Structure:** Stick-built, 2 X 6 Rafters, 2 X 8 Rafters, Sheathing

**Roof-Type:** Gable

**Method used to observe attic:** Walked

**Attic info:** Attic access, Pull Down stairs, Storage, Light in attic

**Comments:**

The attic access is located in 2nd floor hall closet by means of a pull down staircase. 2X6 roof rafters with collar ties and knee walls on both sides.



5.5 Picture 1

**IN NI NP RR Inspection Items**

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN	NI	NP	RR	Inspection Items
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS</b>
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**Washer Drain Size:** 2" Diameter

**Plumbing Waste:** PVC

**Comments:**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES</b>
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**Water Source:** Public

**Water Filters:** None

**Plumbing Water Supply (into home):** Copper

**Plumbing Water Distribution (inside home):** Copper

**Comments:**

Water meter is located at curb and read electronically.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS</b>
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**Water Heater Power Source:** Electric

**Water Heater Capacity:** 80 Gallon (plenty)

**Manufacturer:** GE

**Comments:**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>6.3 MAIN WATER SHUT-OFF DEVICE (Describe location)</b>
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**Comments:**

Main water shut-off is located at N.W. corner of basement.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>6.4 SUMP PUMP</b>
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**Comments:**

See 7.3

IN	NI	NP	RR	Inspection Items
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IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

### IN NI NP RR Inspection Items

#### 7.0 SERVICE ENTRANCE CONDUCTORS

**Electrical Service Conductors:** Below ground, Aluminum, 220 volts

**Comments:**

Main under ground service entrance. Ground rod not visible. ground goes to ground, but rod may be buried in asphalt.



7.0 Picture 1

#### 7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

**Panel capacity:** 200 AMP

**Panel Type:** Circuit breakers

**Electric Panel Manufacturer:** GENERAL ELECTRIC

**Comments:**

The main panel box is located in the attached garage. Proper clearance of 24" around panel

### IN NI NP RR Inspection Items

**IN NI NP RR Inspection Items**

and unobstructed to floor was not maintained when shelves were installed. Recommend these be moved back to allow proper safety / service service clearance around panel.



7.1 Picture 1

**7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE**


**Branch wire 15 and 20 AMP:** Copper

**Wiring Methods:** Romex

**Comments:**

**7.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

**Comments:**

 (1) Two exterior outlets in the front and rear of the house are not GFCI's. This is a potential safety hazard! Recommend replacing with proper GFCI protected outlets by a qualified electrician.


**IN NI NP RR Inspection Items**

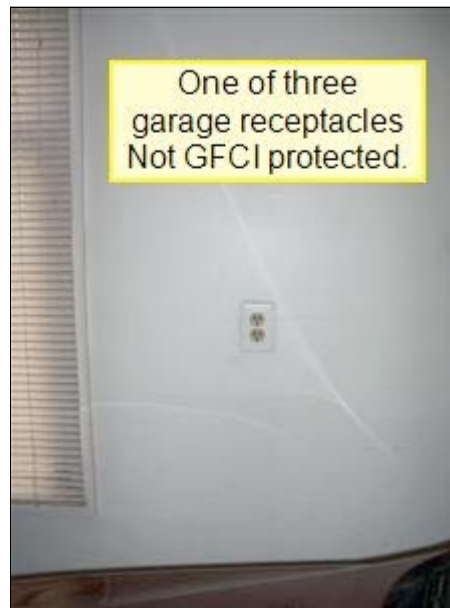
**IN NI NP RR Inspection Items**

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7.3 Picture 1

 (2) Three outlets in the attached garage are not GFCI's. This is a potential safety hazard! Recommend replacing with proper GFCI protected outlets by a qualified electrician.

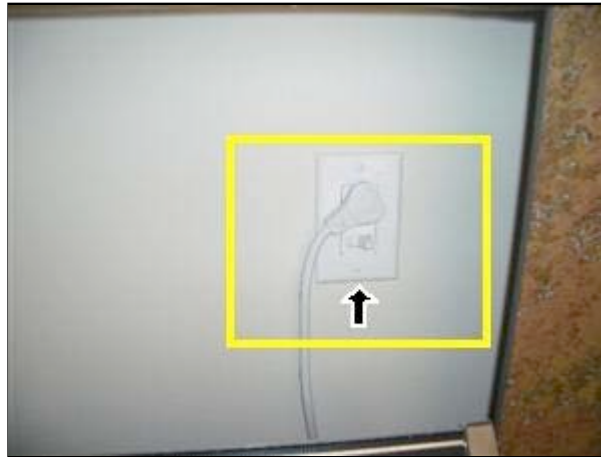


7.3 Picture 2

 (3) The laundry receptacle is not a GFCI. This is a potential safety hazard! Recommend replacing with proper GFCI protected outlet by a qualified electrician.

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**IN NI NP RR Inspection Items**

**IN NI NP RR Inspection Items**

7.3 Picture 3

(4) The existing sump pump uses an extension cord and should have its own GFCI outlet, or a single dedicated receptacle. Electrical issues are considered a hazard until repaired. I recommend a qualified licensed electrician correct. The sump pump does not have a back flow valve, I recommend that one be installed by a qualified plumber.



7.3 Picture 4

**7.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE**

**Comments:**

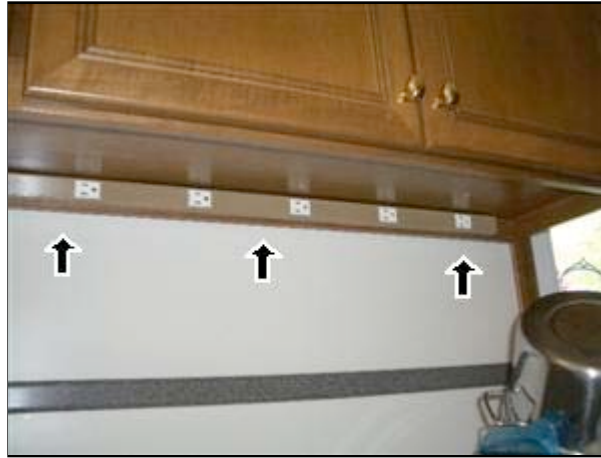
See connected devices

**IN NI NP RR Inspection Items**

**IN NI NP RR Inspection Items****☒ ☐ ☐ ☐ 7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)****Comments:**

(1) FYI Note: All three bathroom receptacles are daisy chained to the GFCI located in the 2nd floor master bathroom.

(2) FYI Note: Plug mold located under cabinets to the left of the kitchen sink are protected by a GFCI breaker in the main electric panel located in the attached garage. FYI: The plug mold next to the refrigerator is NOT GFCI protected because it is at least 6' away from the sink.



7.5 Picture 1

(3) FYI Note: Master bath Jacuzzi is protected by a GFCI breaker in the sub-electric panel located in the basement at the north wall.



7.5 Picture 2

**IN NI NP RR Inspection Items**

**IN NI NP RR Inspection Items** **7.6 LOCATION OF MAIN AND DISTRIBUTION PANELS****Comments:**

Main service panel: located in attached garage.

1st sub panel: located in the basement on north wall.

2nd sub panel: located in the detached garage.



7.6 Picture 1



7.6 Picture 2



7.6 Picture 3

 **7.7 SMOKE DETECTORS****Comments:**

Smoke detectors located in basement, 1st floor hallway and 2nd floor landing. Current standards require smoke detectors in all bedrooms. Recommend adding required placement

**IN NI NP RR Inspection Items**

**IN NI NP RR Inspection Items**

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of smoke detectors in all bedrooms by a qualified contractor.

    **7.8 CARBON MONOXIDE DETECTORS****Comments:**

Carbon monoxide detectors were not common when this house was constructed. Current standards require them. I would recommend that they be installed for maximum health and safety by a professional electrician.

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**IN NI NP RR Inspection Items**

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

### IN NI NP RR Inspection Items

#### 8.0 HEATING EQUIPMENT


**Heat Type:** Heat Pump Forced Air (also provides cool air)

**Energy Source:** Electric

**Number of Heat Systems (excluding wood):** Two

**Heat System Brand:** YORK

**Comments:**

 (1) The Air handler unit is 18 years old and does not respond to thermostatic controls. Evaporator was rusty but functional. One of (4) of the supplemental heating coils was not operative and may be required below 32 degrees. The platform for exterior Heat pump unit is not level, this is harmful to the compressor. The heat pump unit is also approximately 18 years old. Although operative, due to the age and condition, opinions on life expectancy will vary. I feel that the entire system is at or near the end of its useful life. I recommend an inspection and evaluation by a qualified HVAC contractor prior to settlement.



8.0 Picture 1

### IN NI NP RR Inspection Items

**IN NI NP RR Inspection Items**


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8.0 Picture 2



8.0 Picture 3

-  (2) Two non-vented propane heaters are located in the basement shop area. These produce carbon monoxide and are a potential safety hazard! Recommend removal or venting to outside by HVAC contractor.

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**IN NI NP RR Inspection Items**

**IN NI NP RR Inspection Items**

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8.0 Picture 4

    **8.1 NORMAL OPERATING CONTROLS****Comments:**

Controls are located in the family room. They are operating properly.



8.1 Picture 1

    **8.2 AUTOMATIC SAFETY CONTROLS****Comments:**    **8.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)**

**Ductwork:** Non-insulated

**Filter Type:** Disposable

**Filter Size:** 20x20

**Comments:**

Air handler in basement uses a 20' X 20" X 1" filter.

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**IN NI NP RR Inspection Items**

**IN NI NP RR Inspection Items**

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    **8.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM****Comments:**

FYI Note: First floor powder room does not have a heating source.

    **8.5 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)**

**Types of Fireplaces:** Solid Fuel, Vented gas logs

**Operable Fireplaces:** One

**Number of Woodstoves:** None

**Comments:**

Fireplace inspected. It has has never been used and has a terracotta flue.

    **8.6 GAS/LP FIRELOGS AND FIREPLACES****Comments:**

See 8.0 Heating equipment

    **8.7 COOLING AND AIR HANDLER EQUIPMENT**

**Cooling Equipment Type:** Heat Pump Forced Air (also provides warm air)

**Cooling Equipment Energy Source:** Electricity

**Central Air Manufacturer:** YORK

**Number of AC Only Units:** None

**Comments:**

See 8.0.1

    **8.8 NORMAL OPERATING CONTROLS****Comments:**

Controls did operate for the heating cycle Cooling not tested.

    **8.9 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM****Comments:**

FYI Note: First floor powder room does not have a heating / cooling source.

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**IN NI NP RR Inspection Items**

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The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.


IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

### IN NI NP RR Inspection Items

#### 9.0 INSULATION IN ATTIC

**Attic Insulation:** Blown, Rock wool

**Comments:**

 Blown in rock wool in attic. There is an obvious current or past presence of mice in the attic. I recommend an inspection by a pest control service to determine activity and possible access location as a preventative measure. I also recommend that a qualified contractor assess the insulation as to whether it has been disturbed enough to be effective at this time, and if it needs to be removed or replenished.



9.0 Picture 1

#### 9.1 INSULATION UNDER FLOOR SYSTEM

**Floor System Insulation:** Faced, Fiberglass, R-19

**Comments:**

First floor has no insulation under it. 2nd floor not visible.

#### 9.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

**Comments:**

FYI Note: Floating slab construction, not visible.

#### 9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

**Ventilation:** Gable vents, Ridge vents, Soffit Vents, Passive

**Comments:**

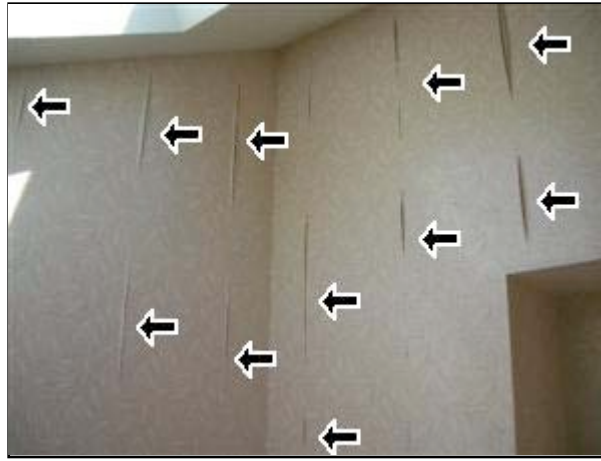
Attic has gable, soffit and ridge vents which appear to be adequate.

### IN NI NP RR Inspection Items

**IN NI NP RR Inspection Items**    **9.4 VENTING SYSTEMS (Kitchens, baths and laundry)****Exhaust Fans:** Fan only**Dryer Power Source:** 220 Electric**Dryer Vent:** Flexible Metal**Comments:**

(1) FYI Note: Kitchen has chemical filter hood, no vent to outside. Laundry vents through wall via metal flex tube. Bathrooms have proper vents through roof.

(2) Masterbath has a high vaulted ceiling. Wall paper is lifting badly, surfaces appear to be suffering from not enough ventilation. Recommend evaluation and repair by qualified building contractor.



9.4 Picture 1

    **9.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)****Comments:****IN NI NP RR Inspection Items**

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The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

IN	NI	NP	RR	Inspection Items
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>10.0 DISHWASHER</b> <b>Dishwasher Brand:</b> GENERAL ELECTRIC <b>Comments:</b>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>10.1 RANGES/OVENS/COOKTOPS</b> <b>Range/Oven:</b> KITCHEN AIDE <b>Comments:</b>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>10.2 RANGE HOOD</b> <b>Exhaust/Range hood:</b> KITCHEN AIDE <b>Comments:</b>
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>10.3 TRASH COMPACTOR</b> <b>Trash Compactors:</b> NONE <b>Comments:</b>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>10.4 FOOD WASTE DISPOSER</b> <b>Disposer Brand:</b> IN SINK ERATOR <b>Comments:</b>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>10.5 MICROWAVE COOKING EQUIPMENT</b> <b>Built in Microwave:</b> KITCHEN AIDE <b>Comments:</b>
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IN	NI	NP	RR	Inspection Items
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The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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