

INSPECTION REPORT



For the Property at:
100 N WEST STREET
ANYTOWN, PA

Prepared for: TOM & JANE DOE
Inspection Date: Thursday, April 19, 2007
Prepared by: David Steinman



InspectOne
1899 Lititz Pike
Lancaster, PA 17601
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800-490-2826
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info@discoverinspectone.com

The One To Trust



October 16, 2008

Dear Tom & Jane Doe,

RE: Report No. 1854, v.4
100 N West Street
Anytown, PA
00001

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

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

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

The following paragraphs are required inclusions per laws of The Commonwealth Of Pennsylvania:

A Home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection. The results of this home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. No warranty or guarantee is expressed or implied.

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

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

Repair estimates created in this report are based on approximate costs for materials and labor for a professional proficient in the the repair type required, licensed by the Commonwealth of Pennsylvania if required, and in accordance with commonly accepted construction standards. Pricing guidelines have been made referencing Home Tech Remodeling And Cost Estimator, compiled and edited by Henry Reynolds, adjusted for the local geographical region of the subject property. The interested parties should consider obtaining an estimate from a contractor who performs the type of work involved.

THIS IS A DYNAMIC REPORT WHEN READ ONLINE.

In order to get the most from this report, notice the BLUE UNDERLINED ITEMS following brief keywords or descriptions in the main body of the report. If you wish to get further information on these BLUE UNDERLINED ITEMS, CLICK ON THE BLUE ITEMS, which are links (called hyperlinks) which will take you to a page outside of the main report body. In this way, you can learn more about your home, recommended repairs, or issues that you may wish to learn more about. To return to the main report body, click on the GREEN BACK BUTTON at the top or bottom of the page to return to the main report (this will take a bit of time-please be patient). You will have to repeat this for as many new layers you have explored to return to the report-good navigating!

Sincerely,

David Steinman
on behalf of
InspectOne

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Potentially significant items (Significant repair costs or immediate safety issues) over the short term are identified below. This Bottom Line summary must not be considered as the complete report. The entire report includes all of the text and reference material.

Exterior

Roof drainage \ Gutters

Condition: • [Improper slope, ponding](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Right side Second floor

Task: Repair

Time: Immediate

Cost: \$200 - \$300

Note: Front inside corner dumping onto porch roof

Electrical

Distribution system \ Junction boxes

Condition: • [Cover loose or missing](#)

Implication(s): Electric shock | Fire hazard

Location: Left side Basement

Task: Provide

Time: Immediate

Cost: Minor

Distribution system \ Outlets

Condition: • [GFI test faulty](#)

Implication(s): Electric shock

Location: Left side Exterior wall

Task: Replace

Time: Immediate

Cost: Less than \$100

Heating

Gas furnace \ Mechanical air filter

Condition: • Filter cap missing

Location: Right side

Task: Provide

Time: Immediate

Cost: Minor

Plumbing

Fixtures and faucets \ Basin, sink and laundry tub

Condition: • [Leak](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the house

Location: Basement

Task: Replace

Time: Discretionary

Cost: \$300 - \$600 each sink

Note: Two utility sink shells

Interior

Windows \ General

Condition: • [Water leaks](#)

Implication(s): Chance of damage to finishes and structure | Chance of damage to structure

Location: Attic

Task: Replace

Time: Immediate

Cost: \$2,500 - \$4,000

Note: Eight windows

This is the end of the Bottom Line section. The remainder of the report deals with individual systems in more detail. Please read each section carefully.

ROOFING

100 N West Street, Anytown, PA April 19, 2007

Report No. 1854, v.4
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THE BOTTOM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

DESCRIPTION

Sloped: • [Slate](#) • Composition

Flat: • [Metal](#)

LIMITATIONS

Inspection performed: • From second floor windows and ground • From ground

Inspection performed: • With binoculars

RECOMMENDATIONS

Flat roofing \ Metal

Condition: • [Asphalt on metal](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

EXTERIOR

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THE BOTTOM

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PLUMBING

INTERIOR

DESCRIPTION

Gutter & downspout material: • [Aluminum](#) • [Galvanized steel](#)

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge: • [Below grade](#) • [Above grade](#)

Lot slope: • [Flat](#)

Wall surfaces - wood: • [Boards](#)

RECOMMENDATIONS

Roof drainage \ Gutters

Condition: • [Improper slope, ponding](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

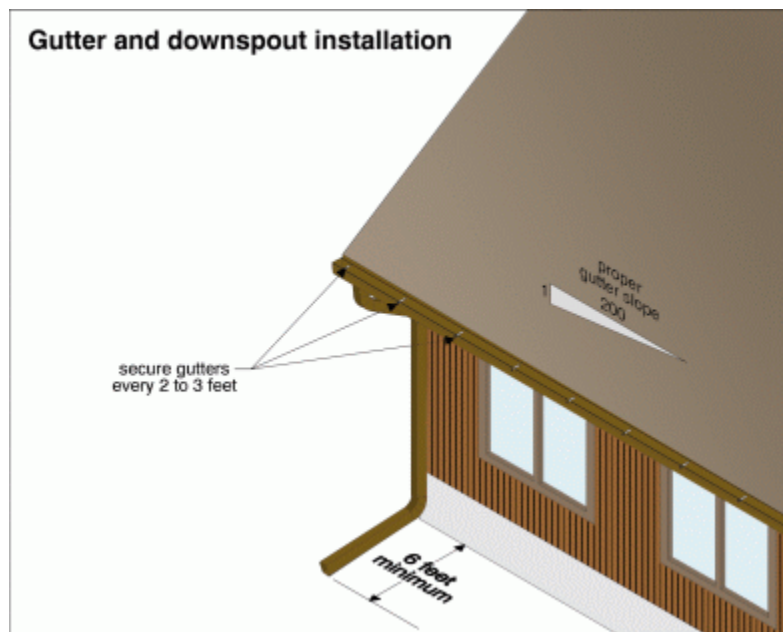
Location: Right side Second floor

Task: Repair

Time: Immediate

Cost: \$200 - \$300

Note: Front inside corner dumping onto porch roof



[Click on image to enlarge.](#)

EXTERIOR

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THE BOTTOM

ROOFING

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INTERIOR



1. Upper gutter inside corner

STRUCTURE

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THE BOTTOM

ROOFING

EXTERIOR

STRUCTURE

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HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

DESCRIPTION

Configuration: • [Basement](#)

Foundation material: • [Stone](#)

Floor construction: • [Joists](#) • [Concrete](#)

Roof and ceiling framing: • [Rafters/roof joists](#)

DESCRIPTION

Service entrance cable and location: • [Overhead aluminum](#)

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [200 Amps](#)

Main disconnect/service box type and location:

- [Breakers - basement](#)



2.

System grounding material and type: • [Copper - water pipe](#)

Auxiliary panel rating:

- [125 Amps](#)

Note: Two each

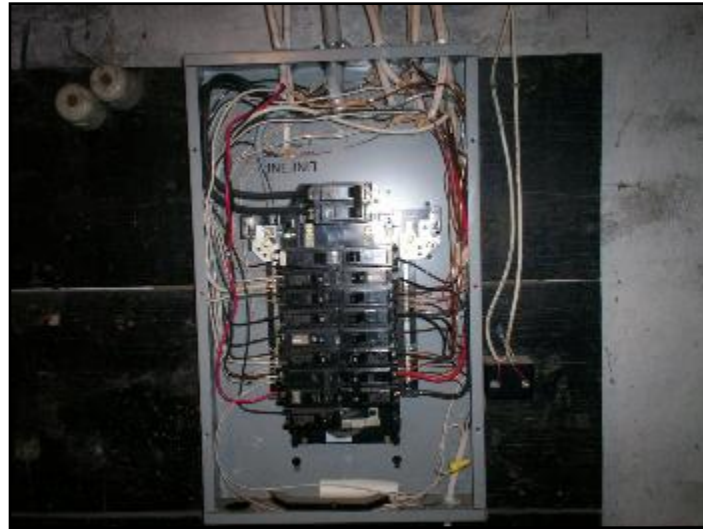
Auxiliary panel type and location: • Breakers-attic



3.

Auxiliary panel type and location:

- [Breakers - basement](#)



4.

Distribution wire material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets: • [Grounded - minimal](#) • [Ungrounded - typical](#) • [Ungrounded - upgraded](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • [GFCI - kitchen](#)

Smoke detectors: • We do not evaluate smoke detectors as part of our inspection. It is suggested to check with your local ordinance in order to determine the required number and location of smoke detectors. In addition, it is important to check units monthly for operation and to ensure battery is charged if applicable.

RECOMMENDATIONS

Distribution system \ Junction boxes

Condition: • [Cover loose or missing](#)

Implication(s): Electric shock | Fire hazard

Location: Left side Basement

Task: Provide

Time: Immediate

Cost: Minor



5.

Distribution system \ Outlets

Condition: • [GFI test faulty](#)

Implication(s): Electric shock

Location: Left side Exterior wall

Task: Replace

Time: Immediate

Cost: Less than \$100

HEATING

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THE BOTTOM

ROOFING

EXTERIOR

STRUCTURE

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HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

DESCRIPTION

Fuel: • [Gas](#)

System type:

• [Furnace](#)

Note: Two units

Approximate capacity: • [95,000 BTU/hr](#) • [80,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Approximate age: • [4 years](#) • [5 years](#)

Failure probability: • [Low](#)

Main fuel shut off at: • Basement

Auxiliary heat: • [Electric baseboard heater](#)

RECOMMENDATIONS

Gas furnace \ Mechanical air filter

Condition: • Filter cap missing

Location: Right side

Task: Provide

Time: Immediate

Cost: Minor



6.

COOLING & HEAT PUMP

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THE BOTTOM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

DESCRIPTION

Air conditioning type: • [Air cooled](#)

Cooling capacity:

• [24,000 BTU/hr](#)

Note: Two units

Compressor approximate age: • 4 years

Failure probability: • [Low](#)

LIMITATIONS

Inspection limited/prevented by: • Low outdoor temperature

INSULATION AND VENTILATION

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THE BOTTOM

ROOFING

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STRUCTURE

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COOLING

INSULATION

PLUMBING

INTERIOR

DESCRIPTION

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount: • [R-28](#)

LIMITATIONS

Attic inspection performed: • By entering attic, but access was limited

DESCRIPTION

Water supply source: • Public

Service piping into house: • [Copper](#)

Supply piping in house: • [Copper](#) • [Not visible](#)

Main shut off valve at the: • Front of the basement

Water flow (pressure): • [Functional](#)

Water heater fuel: • [Gas](#)

Water heater type: • [Conventional](#)

Tank capacity: • [30 gallons](#) • [40 gallons](#)

Water heater approximate age: • 1 year • 11 years

Water heater failure probability:

• [Medium](#)

Note: Older 30 gallon unit

• [Low](#)

Waste disposal system: • [Public](#)

Waste piping in house: • [Plastic](#) • [Cast Iron](#) • [Not visible](#)

RECOMMENDATIONS

Fixtures and faucets \ Basin, sink and laundry tub

Condition: • [Leak](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the house

Location: Basement

Task: Replace

Time: Discretionary

Cost: \$300 - \$600 each sink

Note: Two utility sink shells



7.



8.

DESCRIPTION

Major floor finishes: • [Carpet](#) • [Hardwood](#) • [Softwood](#)

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • [Single/double hung](#) • [Skylight](#)

Glazing: • [Primary plus storm](#)

Exterior doors: • [Wood](#) • [French](#)

Evidence of basement leakage:

- Efflorescence
- Stains
- Dampness



9.

• Water



10.



11.

INTERIOR

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COOLING

INSULATION

PLUMBING

INTERIOR



12.

- Loose concrete or mortar



13.

Oven type: • Conventional • Convection

Oven fuel: • Electricity

Range fuel: • Gas

Appliances: • Range hood • Dishwasher • Waste disposal • Door bell

Laundry facilities: • Laundry tub • Hot/cold water supply • Vented to outside • 120-Volt outlet • 240-Volt outlet

RECOMMENDATIONS

Windows \ General

Condition: • [Water leaks](#)

Implication(s): Chance of damage to finishes and structure | Chance of damage to structure

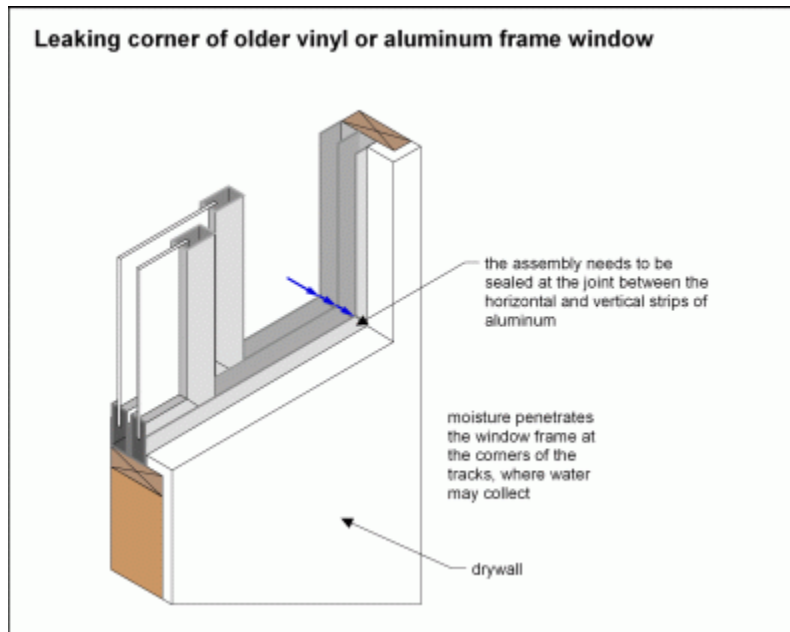
Location: Attic

Task: Replace

Time: Immediate

Cost: \$2,500 - \$4,000

Note: Eight windows



[Click on image to enlarge.](#)



14.



15.



16.

Condition: • [Original lower quality units](#)

Implication(s): Increased heating costs | Increased maintenance costs

Location: Throughout

Task: Replace

Time: When remodelling

Basement \ Leakage

Condition: • [Leakage - Read these articles before undertaking any action](#)

END OF REPORT