



Your Inspection Report

123 Main Street
Harrisburg, PA 17102



PREPARED FOR:
JOHN SMITH

INSPECTION DATE:
Friday, September 19, 2008

PREPARED BY:
Enviroquest Inc.



ENVIROQUEST
www.evqharrisburg.com



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report

Enviroquest
1738 North 3rd Street, Suite A
Harrisburg, PA 17102

7172336144
7172332699
www.evqharrisburg.com
evq@comcast.net

Quality Inspection and Environmental Services done for your home the way we would do them in ours guaranteed.



November 1, 2013

Dear John Smith,

RE: Report No. 1483, v.11
123 Main Street
Harrisburg, PA
17102

Thank you for choosing Enviroquest to perform your Home Inspection. We hope the experience was both useful and enjoyable.

Please feel free to contact us with questions about the report or the home itself any time for as long as you own the home. Our consulting service via telephone is available at no cost to you for as long as you own the home. My cell phone number is (717) 443-2218.

Please visit our website at your convenience www.evqharrisburg.com
Thanks again for allowing us to work with you.

Sincerely,

Enviroquest Inc.
on behalf of
Enviroquest

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ENVIROQUEST
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INVOICE

November 1, 2013

Client: John Smith

Report No. 1483, v.11

For inspection at:

123 Main Street

Harrisburg, PA

17102

on: Friday, September 19, 2008

Whole House Inspection (up to 3000 sq ft)	\$300.00
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Wood Destroying Insect w/ Whole House Inspection	\$40.00
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Total	<u>\$340.00</u>
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PAID IN FULL - THANK YOU!

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SUMMARY

123 Main Street, Harrisburg, PA September 19, 2008

Report No. 1483, v.11

www.evqharrisburg.com

SUMMARY

ROOFING

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Potentially significant items (costs greater than \$1,000, 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.

WHAT REALLY MATTERS IN A HOME INSPECTION

Congratulations on buying your new home.

The process can be stressful. A home inspection is supposed to give you peace of mind, but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, checklist, photographs, environmental reports, and what the inspector himself says during the inspection. All this combined with the seller's disclosure and what you notice yourself makes the experience even more overwhelming. What should you do?

Relax. Most of your inspection will be maintenance recommendations, life expectancies and minor imperfections. These are nice to know about. However, the issues that really matter will fall into four categories:

1. Major defects. An example of this would be a significant structural failure.
2. Things that may lead to major defects. A small water leak coming from a piece of roof flashing, for example.
3. Things that may hinder your ability to finance, legally occupy, or insure the home. Structural damaged caused by termite infestation, for example.
4. Safety hazards. Such as a lack of GFCI-protection.

Anything in these categories should be corrected. Often a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect.

Keep things in perspective. Don't kill your deal over things that don't matter. It is inappropriate to demand that a seller address deferred maintenance, conditions already listed on the seller's disclosure, or nit-picky items.

INTRODUCTION, SCOPE, DEFINITIONS, & COMPLIANCE STATEMENT

INTRODUCTION:

The following numbered and attached pages are your home inspection report. The report includes pictures, information, and recommendations. This inspection was performed in accordance with the current Standards of Practice and Code of Ethics of the American Society of Home Inspectors. The Standards contain certain and very important limitations, exceptions, and exclusions to the inspection. A copy is available prior to, during, and after the inspection, and it is part of the report. The cost estimates and video are not part of the bargained-for report.

SCOPE:

This inspection complies and reflects with the provision of Act 114, Section 75, known as the PA Home Inspection Law. A home inspection is intended to assist in evaluating the overall condition of the dwelling. The inspection is based on observation of the visible, readily accessible and apparent condition of the structure and its components on this day. The results of this inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable or readily accessible in a competently performed inspection.

No warranty, guarantee, or insurance by PEACH Inspections is expressed or implied. This report does not include inspection for wood destroying insects, mold, lead or asbestos. A representative sampling of the

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building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection.

Unexpected repairs should be anticipated.

The person conducting your 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 are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections, and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including HVAC professionals, electricians, engineers, or roofers.

TO BE CONCISE, the following phrases have been used in the report to identify systems or components that need your attention prior to closing or purchasing the property:

MONITORING RECOMMENDED: Denotes a system or component needing further evaluation and/or close observation in order to determine if correction is needed.

REPAIR OR REPLACEMENT RECOMMENDED: Denotes a system or component that should receive normal maintenance, repair, or adjustment in order to function properly.

CORRECTION AND FURTHER EVALUATION RECOMMENDED: Denotes a system or component that is significantly deficient or at the end of its service life, and needs corrective action by a professional. We recommend the professional making any corrective action to inspect the property further (further evaluation), in order to discover and repair related problems that were not identified in the report. All corrections and evaluations must be made prior to closing or purchasing the property.

PENNSYLVANIA HOME INSPECTOR COMPLIANCE STATEMENT:

I represent that I am a full member in good standing of the American Society of Home Inspectors. My membership number is #203379. I will conduct a home inspection of the previously mentioned property in accordance with the ASHI Code of Ethics and Standards of Practice and the Home Inspection Agreement. I am in compliance with the Pennsylvania Home Inspection Law.

I carry all the state-required insurance.

John Staz - President of Enviroquest Inc.

[Home Improvement Costs](#)

Exterior

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • [Missing](#)

2 steps or more should have a hand rail.

Implication(s): Fall hazard

Location: Rear Exterior

Task: Provide

Time: Immediate

Cost: \$100 - \$200

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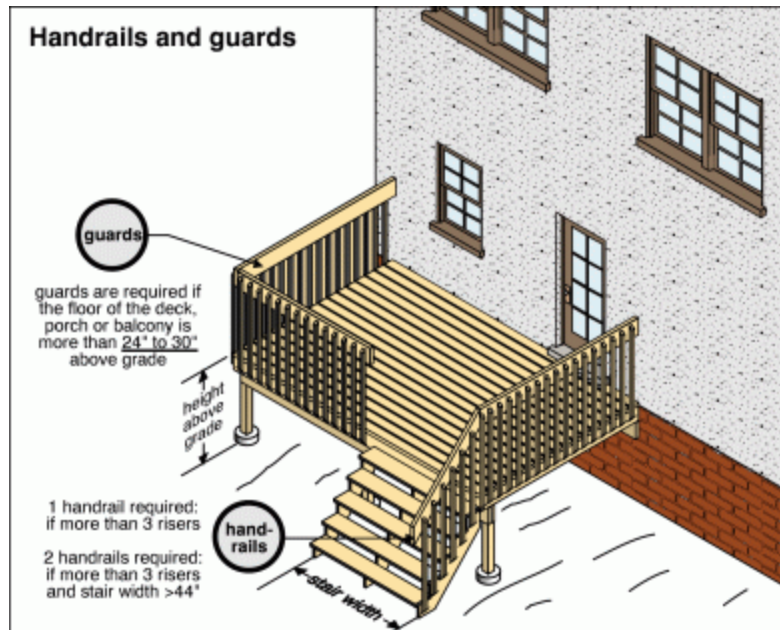
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[Click on image to enlarge.](#)



1. rail needed

Electrical

SERVICE DROP AND SERVICE ENTRANCE \ Service conductors

Condition: • [Conduit or cable covered by siding](#)

Implication(s): Electric shock

Location: Rear Exterior

Task: Repair

Time: Immediate

Cost: \$100 - \$500

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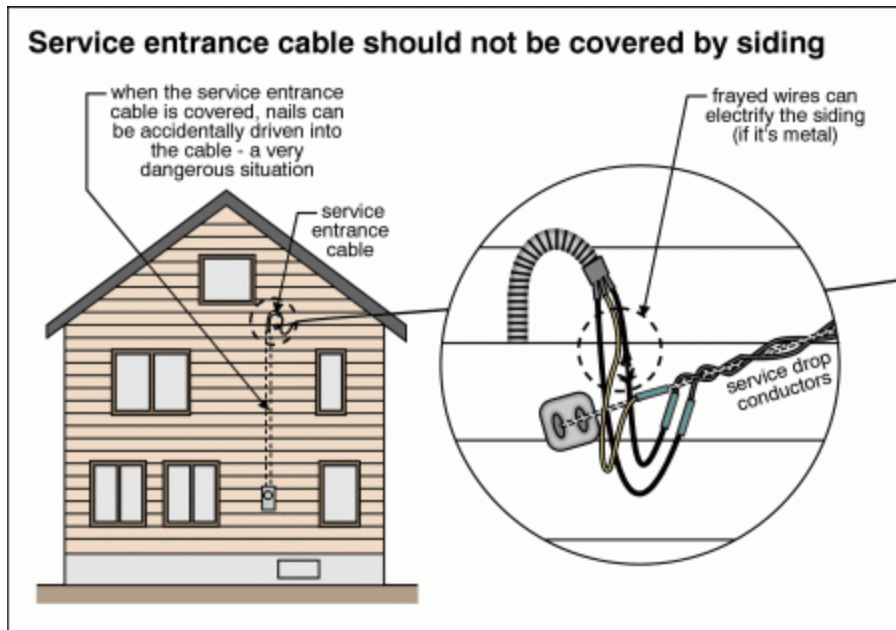
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2. cable covered with siding

DISTRIBUTION SYSTEM \ Junction boxes

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

Implication(s): Electric shock | Fire hazard

Location: Basement

Task: Repair

Time: Immediate

Cost: Minor

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3. cover j box

DISTRIBUTION SYSTEM \ Smoke detectors

Condition: • [Inoperative](#)

Implication(s): Fire hazard

Location: Various

Task: Correct

Time: Immediate

Cost: Less than \$100



4. missing in basement



5. not working 2nd floor

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Plumbing

FIXTURES AND FAUCETS \ Toilet

Condition: • [Loose](#)

Re install toilet.

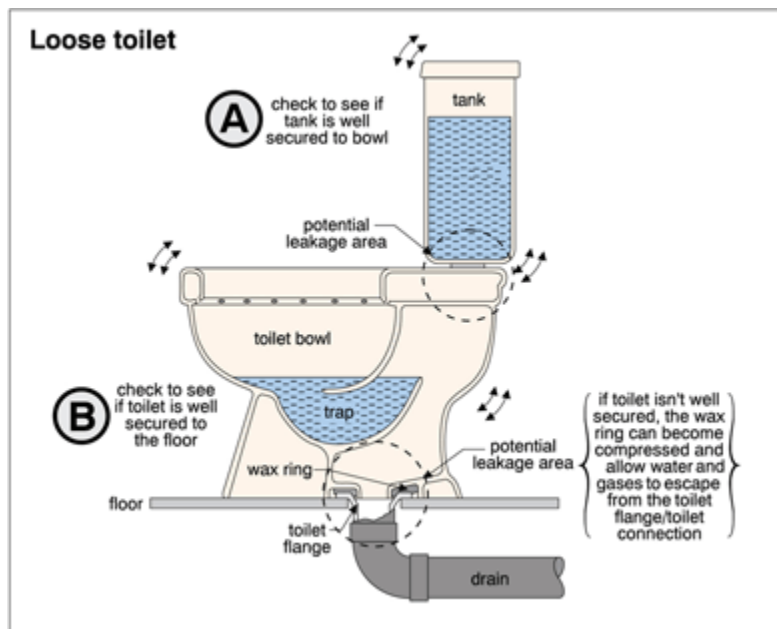
Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the house

Location: Third floor Bathroom

Task: Repair

Time: Immediate

Cost: Less than \$100



[Click on image to enlarge.](#)



6. loose toilet

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Interior

DOORS \ Hardware

Condition: • Lock on the front door; this is dangerous in case emergency exit is needed. Change to a hand turn dead bolt.

Location: Front First floor

Task: Replace

Time: Immediate

Cost: Less than \$100



7. keyed deadbolt

REPORT CONCLUSION & WALK-THROUGH

CONCLUSION:

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 problem. Also because our inspection is essentially visual, latent defects could exist. We can not see behind walls. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, basements may have water problems, and systems may fail without warning. We can not predict future events. For these reasons, you should keep a comprehensive insurance policy current.

This report was written exclusively for our Client. It is not transferable to other people. The report is only supplemental to a seller's disclosure.

Thank you for taking the time to read this report, and call us if you have any questions. We are always attempting to improve the quality of our service and our report.

PRE-CLOSING WALK THROUGH:

The walk-through prior to closing is the time for Client to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home

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inspection may be discovered during the walk-through. Client should be thorough during the walk-through. Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases PEACH of all responsibility. Client assumes responsibility for all known defects after settlement.

The following are recommendations for the pre-closing walk through your new house. Consider hiring a certified home inspector to assist you.

1. Check the heating and cooling system. Turn the thermostat to heat mode and turn the temperature setting up. Confirm that the heating system is running and making heat. Turn the thermostat to off and wait 20 minutes. Turn the thermostat to cool mode and turn the temperature setting down. Confirm the condenser is spinning and the system is making cool air. The cooling system should not be checked if the temperature is below 60 degrees or if the temperature was below freezing the night before the walk-through. And you should not operate a heat pump in the heating mode when it is over 75 degrees outside.

2. Operate all appliances.

3. Run water at all fixtures and flush toilets. Look for plumbing leaks.

4. Operate all exterior doors, windows, and locks.

5. Test smoke and carbon monoxide detectors.

6. Ask for all remote controls to any garage door openers, fans, gas fireplaces, etc.

7. Inspect areas that may have been restricted at the time of the inspection.

8. Ask seller questions about anything that was not covered during the home inspection.

9. Ask seller about prior infestation treatment and warranties that may be transferable.

10. Read the seller's disclosure.

Sincerely,

John Staz -President

[Priority Maintenance for Home Buyers](#)

Description

General: • We are not professional roofers. Feel free to hire one prior to closing.

We do our best to inspect the roof system within the time allotted. We inspect the roof covering, drainage systems, the flashings, the

skylights, chimneys, and roof penetrations. We are not required to inspect antennae, interiors of flues or chimneys which are not readily

accessible, and other installed accessories. This is not an exhaustive inspection of every installation detail of the roof system according to the

manufacturer's specifications or construction codes.

It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We

recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

Flat roofing material: • [Built-up](#) • [Synthetic rubber](#)

Probability of leakage: • Medium

Limitations

Inspection performed: • By walking on roof

Recommendations

FLAT ROOFING \ Built-up

1. Condition: • [Alligatoring](#)

No evidence of current leakage; monitor, keep roof coated (suggest elastometric coating) or replace as necessary.

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

Location: Rear Second floor

Task: Repair or replace

Time: If necessary

Cost: Depends on approach

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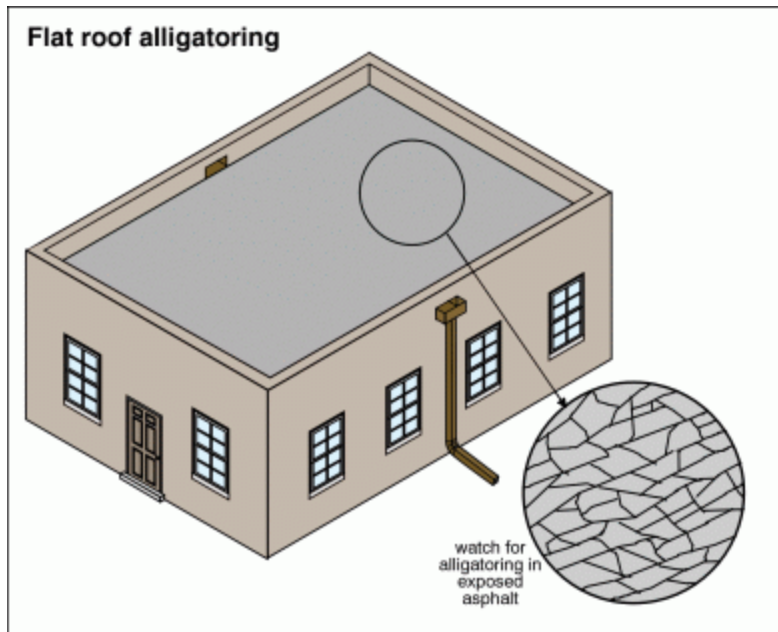
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[Click on image to enlarge.](#)



8.

EXTERIOR

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Description

General: • We are not exterior experts. Feel free to hire an exterior contractor prior to closing.

Water can be destructive and foster conditions that can be harmful to health. For this reason, the ideal property will have the ground around

the foundation perimeter that slopes away from the residence about 6 inches for the first 10 feet from the foundation.

And the interior floors will

be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into drains or trays

that carry or divert water away from the foundation. The sellers or occupants will have a more intimate knowledge of the site than we will have

during our limited visit. Recommend asking the seller about water problems including but not limited to water puddles in the yard, gutter or

downspout problems, water penetration into the lowest level of the structure, and drainage systems. Recommend closely monitoring and

inspecting the exterior during a heavy rainstorm to observe the way the surface water is managed. Standing puddles near the house foundation

are to be avoided.

Surface Water Management

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

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

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

Wall surfaces - masonry:

• [Brick](#)

The brick facade of the building is wavy. No evidence of recent movement. Consult a structural engineer for further evaluation or information.

Wall surfaces : • [Vinyl siding](#)

Walkway: • Concrete

Patio: • Brick

Limitations

Upper floors inspected from: • Ground level

Recommendations

WALLS \ Brick, stone and concrete

2. Condition: • [Mortar deterioration](#)

Some minor brick repairs are needed at the rear of the property.

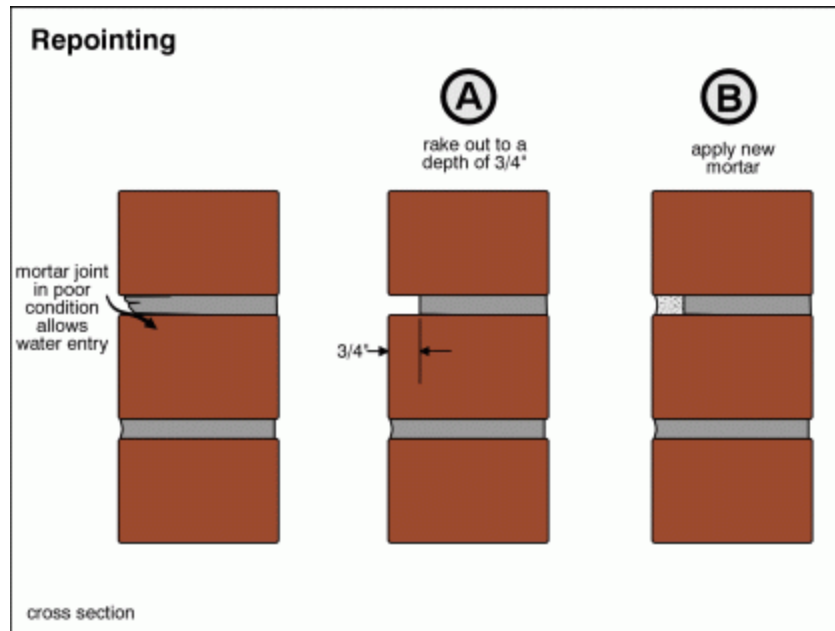
Implication(s): Chance of water entering house | Weakened structure | Chance of structural movement

Location: Rear Exterior

Task: Repair

Time: Less than 1 year

Cost: Depends on approach



[Click on image to enlarge.](#)



9. repoint



10. repoint

EXTERIOR

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PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards

3. Condition: • [Missing](#)

2 steps or more should have a hand rail.

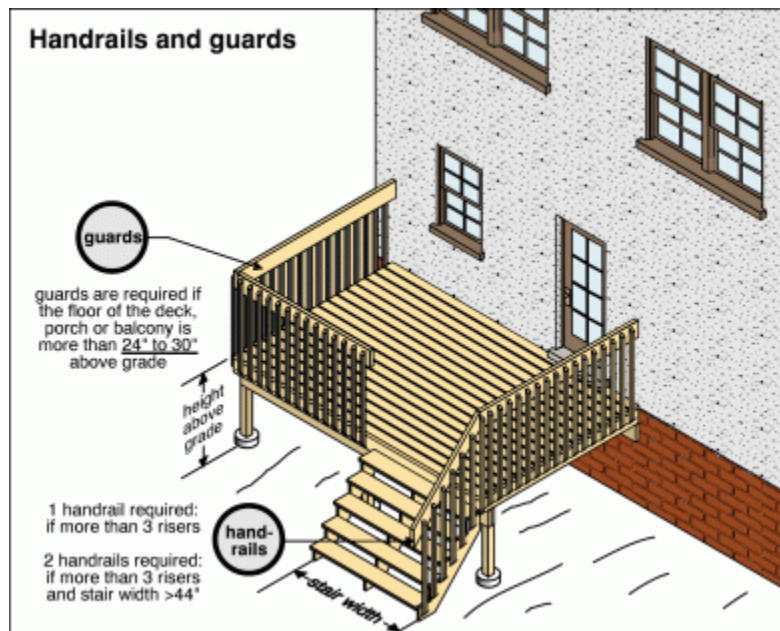
Implication(s): Fall hazard

Location: Rear Exterior

Task: Provide

Time: Immediate

Cost: \$100 - \$200



[Click on image to enlarge.](#)



11. rail needed

STRUCTURE

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Description

General: • We are not structural engineers. Feel free to hire one prior to closing to consult with and address concerns that you have with the property,

even if I do not identify any structural material defects.

We inspect the structural components including foundation and framing by probing a representative number of structural components where

deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any

finished surface or where no deterioration is visible.

Configuration: • [Basement](#)

Foundation material: • [Stone](#) • [Brick](#)

Floor construction: • [Joists](#) • Masonry columns

Exterior wall construction: • [Wood frame, brick veneer](#)

Roof and ceiling framing: • Not visible

Description

General: • We are not electricians. Feel free to hire an electrician prior to closing.

If we feel that it is safe enough to open the electrical panel, we will check the interior components of service panels and sub panels, the conductors, and the over-current protection devices. Inside the house, we will check a representative number of installed lighting fixtures,

switches, and receptacles. This is not an exhaustive inspection of every component and installation detail. There will be receptacles and

switches and lights that we will not have time to inspect. Ask property owner about all of the wall switches.

Therefore, it is essential that any recommendations that we may make for correction should be completed before the close of escrow,

because an electrician could reveal other problems or recommend repairs.

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

Service size: • [100 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [100 Amps](#)

Main disconnect/service box type and location: • [Breakers - basement](#)

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

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

Type and number of outlets (receptacles): • [Grounded - typical](#)

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

Smoke detectors: • [Present](#)

Recommendations

SERVICE DROP AND SERVICE ENTRANCE \ Service conductors

4. Condition: • [Conduit or cable covered by siding](#)

Implication(s): Electric shock

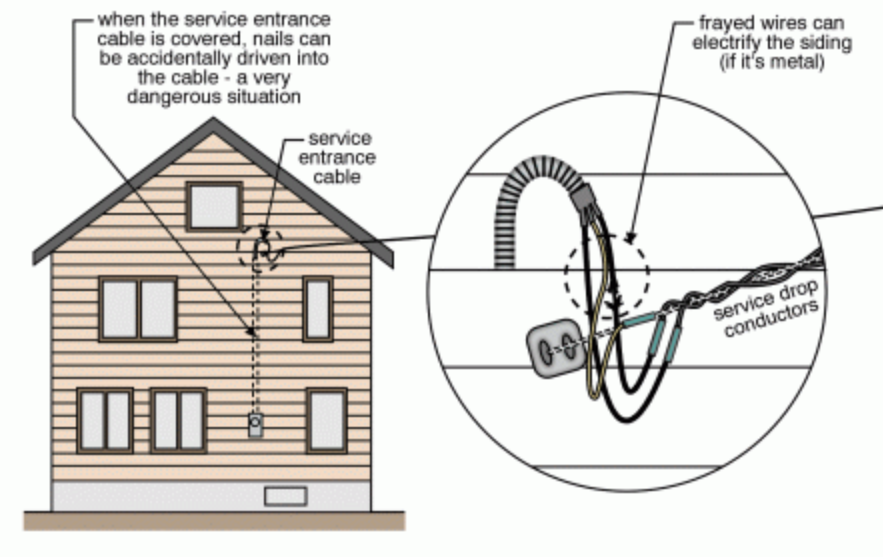
Location: Rear Exterior

Task: Repair

Time: Immediate

Cost: \$100 - \$500

Service entrance cable should not be covered by siding



[Click on image to enlarge.](#)



12. cable covered with siding

DISTRIBUTION SYSTEM \ Lights

5. Condition: • [Loose](#)

Implication(s): Electric shock | Fire hazard

Location: Second floor Bathroom

Task: Repair

Time: Immediate

Cost: Minor



13. loose light

DISTRIBUTION SYSTEM \ Junction boxes

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

Implication(s): Electric shock | Fire hazard

Location: Basement

Task: Repair

Time: Immediate

Cost: Minor



14. cover j box

DISTRIBUTION SYSTEM \ Smoke detectors

7. Condition: • [Inoperative](#)

Implication(s): Fire hazard

Location: Various

Task: Correct

Time: Immediate

Cost: Less than \$100



15. *missing in basement*



16. *not working 2nd floor*

Description

General: • We are not HVAC professionals. Feel free to hire one prior to closing.

This inspection of the heating system is a visual inspection using only the normal operating controls for the system. The inspection of the

heating is general and not technically exhaustive. A detailed evaluation of the interior components of the heating system is beyond the scope of

a home inspection. We do not inspect the humidifier or dehumidifier, the electronic air filter, and determine heating supply adequacy or

distribution balance. We do not operate the heating system when the air temperature is too hot, to prevent damaging the unit.

It is essential that any recommendation that we make for service, correction, or repair be scheduled prior to closing or purchasing the

property, because the hired-professional could reveal defects or recommend further repairs that could affect your evaluation of the property.

Note: Health is a deeply personal responsibility. You should have the air quality tested and the ductwork or baseboards cleaned as a

prudent investment in environmental hygiene, especially if any family member suffers from allergies or asthma.

Electric Heat Units

Electric Baseboard

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#)

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • [100,000 BTU/hr](#)

Efficiency: • [Conventional](#)

Approximate age: • [6 years](#)

Main fuel shut off at: • Basement

Failure probability: • [Low](#)

Chimney/vent: • [Masonry](#)

Chimney liner: • [Not visible](#)

Recommendations

GAS FURNACE \ Ducts, registers and grilles

8. Condition: • [Disconnected ducts](#)

This dumps heat into the basement. Close off asap to save gas.

Implication(s): Increased heating costs | Reduced comfort

Location: Basement

Task: Repair

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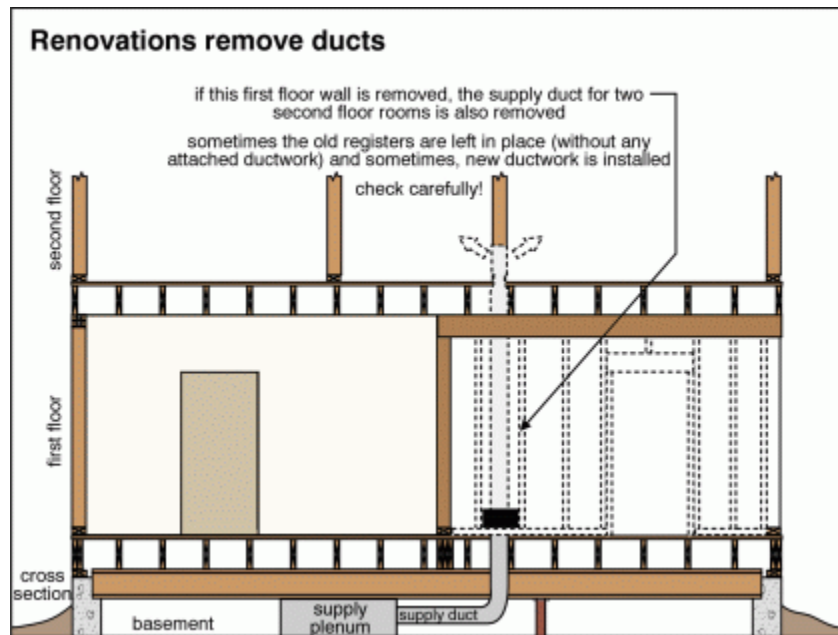
PLUMBING

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Time: Immediate

Cost: Less than \$100



[Click on image to enlarge.](#)



17. supply duct

9. Condition: • [Leaky joints](#)

Implication(s): Increased heating costs | Reduced comfort

Location: Basement

Task: Repair

Time: Immediate

Cost: Minor

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18. leaky joints

GAS FURNACE \ Mechanical air filter

10. Condition: • Filter housing is open which will result in dirty air being sucked into system. Filter is the wrong size for the housing. Recommend repair by an HVAC contractor.

Location: Basement

Task: Repair

Time: Less than 1 year

Cost: Less than \$100



19. open housing

Description

General: • We are not HVAC professionals. Feel free to hire one prior to closing.

We are not required to inspect the parts which are not readily accessible, like the coil, compressor, or valves. We do not inspect the

humidifier or dehumidifier, the electronic air filter, and determine cooling supply adequacy or distribution balance. We do not operate the cooling

system when the outside temperature is too cool, to prevent damaging the unit.

It is essential that any recommendation that we make for service, correction, or repair be scheduled prior to closing or purchasing the

property, because the hired-professional could reveal additional defects or recommend further repairs that could affect your evaluation of the

property.

Note: Health is a deeply personal responsibility. You should have the air quality tested and the ductwork or baseboards cleaned as a

prudent investment in environmental hygiene, especially if any family member suffers from allergies or asthma.

Limitations

Window unit:

- Window A/C excluded from inspection

Window units (2) connected by extension cords. Recommend receptacles (installation) to avoid using the extension cords.

Recommendations

General

11. • Weather proofing suggested at front basement windows, and near rear door. This will save on heating bills.

Location: Basement

Task: Upgrade

Time: Less than 1 year

Cost: Less than \$100

12. • Adding insulation to a home improves comfort and reduces heating and cooling costs. Virtually every home could have insulation added, although the cost effectiveness of adding insulation decreases with higher levels of existing levels of insulation. Typically, improving insulation in the attic the most effective approach. When adding insulation, it may also be necessary to improve attic ventilation.

If changes are planned for exterior walls, insulation improvements may be a cost effective part of this work.

Improving insulation levels in basements from the interior can also be quite cost effective, although there is usually less heat loss from these areas than from the attic, for example.

Reducing the amount of air leakage out of the home can have a dramatic impact on both comfort and fuel costs. There are companies that specialize in sealing homes to reduce air leakage. These improvements can be cost effective, especially for particularly leaky homes. This work is often incorporated with insulation improvements.

Description

General: • We are not plumbers. Feel free to hire one prior to closing. All bathroom fixtures, including toilets, tubs, showers, and sinks are inspected. Approximately 5 minutes of water is run at each fixture.

Readily visible water-supply and drain pipes are inspected. Plumbing access panels that we can find are opened, if readily accessible and

available to open. We do not perform water leak tests on drain lines or shower pans. We simply look for active leaks, which is quite limited by

our short time in the property.

Water supply source: • Public

Service piping into building: • [Galvanized steel](#)

Supply piping in building: • [Copper](#)

Water heater fuel/energy source: • [Gas](#)

Water heater type: • [Conventional](#)

Tank capacity: • [30 gallons](#)

Water heater approximate age: • 14 years

Water heater failure probability: • [High](#)

Waste disposal system: • [Public](#)

Waste piping in building: • [Plastic](#) • [Cast Iron](#)

Recommendations

FIXTURES AND FAUCETS \ Toilet

13. Condition: • [Loose](#)

Re install toilet.

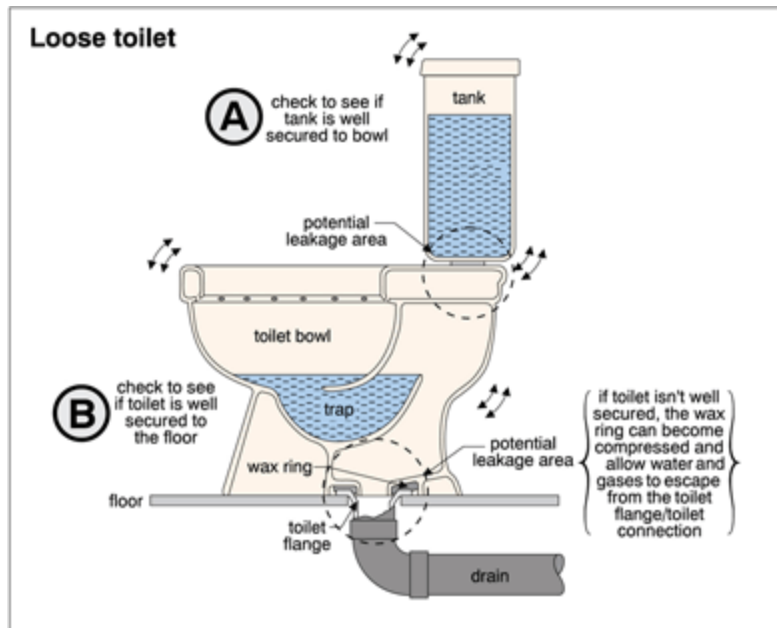
Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the house

Location: Third floor Bathroom

Task: Repair

Time: Immediate

Cost: Less than \$100



[Click on image to enlarge.](#)



20. loose toilet

FIXTURES AND FAUCETS \ Whirlpool bath

14. Condition: • Drain stop ineffective

Location: Second floor Bathroom

Task: Repair

Time: Immediate

Cost: Less than \$100

PLUMBING

123 Main Street, Harrisburg, PA September 19, 2008

Report No. 1483, v.11

www.evqharrisburg.com

SUMMARY

ROOFING

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21. stopper broken

Description

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

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

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

Glazing: • [Single](#) • [Double](#)

Exterior doors - type/material: • [Solid wood](#)

Party walls: • [Not visible](#)

Oven type: • Conventional

Oven fuel: • Gas

Range fuel: • Gas

Appliances: • Refrigerator • Dishwasher • Waste disposal • Door bell

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

Waste standpipe

Recommendations

DOORS \ Hardware

15. Condition: • Lock on the front door; this is dangerous in case emergency exit is needed. Change to a hand turn dead bolt.

Location: Front First floor

Task: Replace

Time: Immediate

Cost: Less than \$100



22. keyed deadbolt

INTERIOR

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END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS