



Your Inspection Report

123 Main Street
Harrisburg, PA



PREPARED FOR:
JOHN SMITH

INSPECTION DATE:
Friday, September 19, 2008

PREPARED BY:
Enviroquest Inc.



ENVIROQUEST
www.evqharrisburg.com



CERTIFIED INSPECTOR

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

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



ENVIROQUEST
www.evqharrisburg.com

March 13, 2009

Dear John Smith,

RE: Report No. 1483, v.5
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

March 13, 2009

Client: John Smith

Report No. 1483, v.5

For inspection at:

123 Main Street

Harrisburg, PA

17102

on: Friday, September 19, 2008

Whole House Inspection (up to 3000 sq ft)	\$300.00
Wood Destroying Insect w/ Whole House Inspection	\$40.00
Total	<u>\$340.00</u>

PAID IN FULL - THANK YOU!

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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.

[Home Improvement Costs](#)

Exterior

Porches, decks, steps, patios and balconies \ Handrails and guards

Condition: • [Missing](#)

Implication(s): Fall hazard

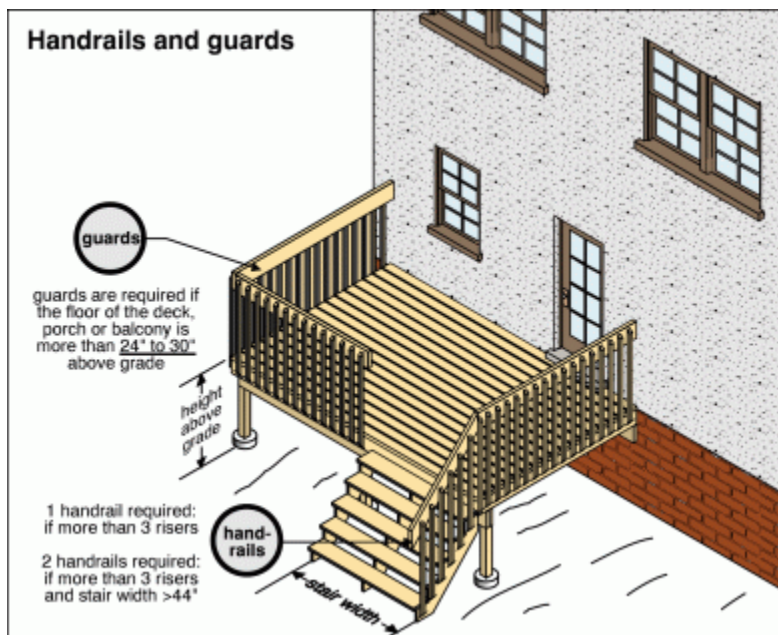
Location: Rear Exterior

Task: Provide

Time: Immediate

Cost: \$100 - \$200

Note: 2 steps or more should have a hand rail.



Click on image to enlarge.



1. rail needed

Electrical

Service drop and service entrance \ Service conductors

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

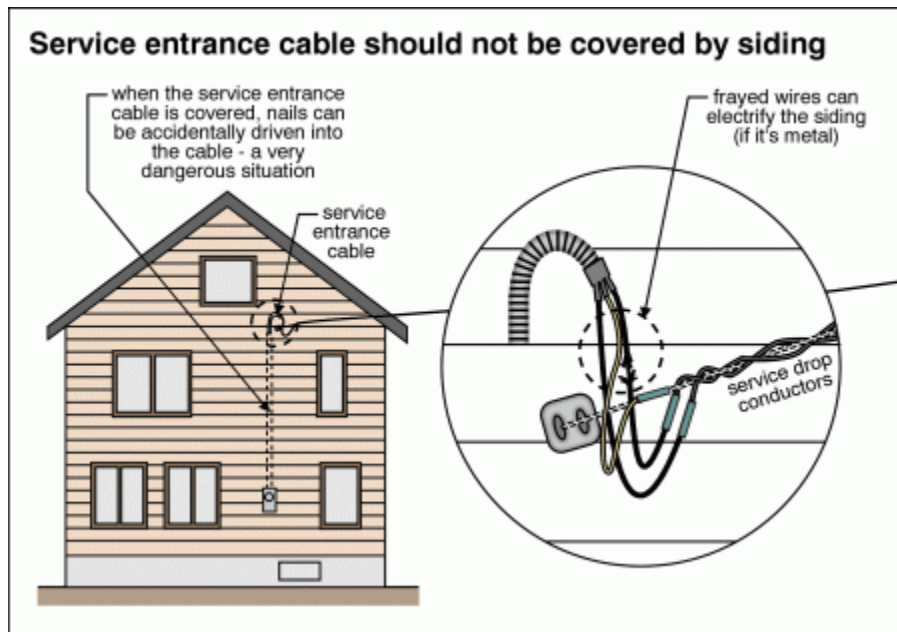
Implication(s): Electric shock

Location: Rear Exterior

Task: Repair

Time: Immediate

Cost: \$100 - \$500



[Click on image to enlarge.](#)



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



3. cover j box

- THE BOTTOM
 - ROOFING
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 - STRUCTURE
 - ELECTRICAL
 - HEATING
 - COOLING
 - INSULATION
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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

Plumbing

Fixtures and faucets \ Toilet

Condition: • [Loose](#)

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

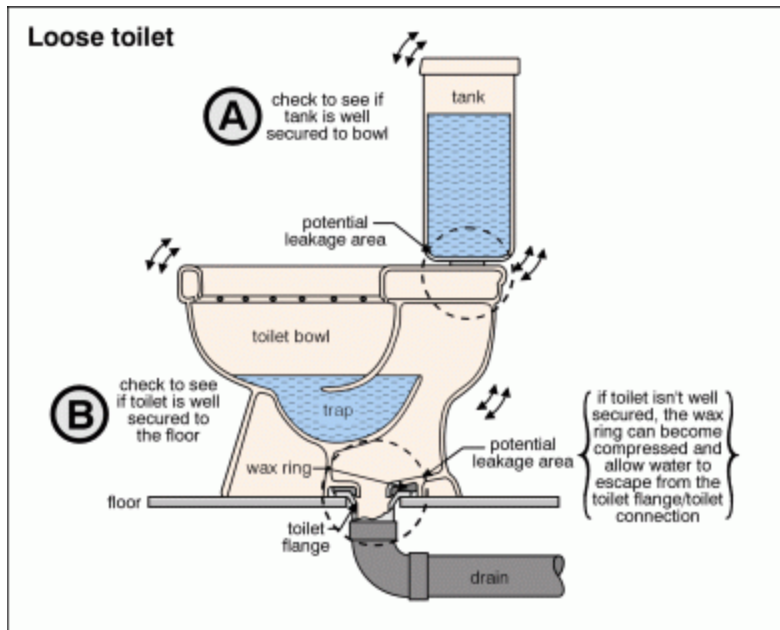
Location: Third floor Bathroom

Task: Repair

Time: Immediate

Cost: Less than \$100

Note: Re install toilet.



Click on image to enlarge.



6. loose toilet

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

THE BOTTOM LINE

123 Main Street, Harrisburg, PA September 19, 2008

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THE BOTTOM

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7. *keyed deadbolt*

The following rating reflects both the original quality of construction and the current condition of the home, based on a comparison to similar homes:

We insert a rating in here for every home:

Below Average, Average, or Above Average

Above Average

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.

[Priority Maintenance for Home Buyers](#)

ROOFING

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THE BOTTOM

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DESCRIPTION

General: • Roofs may leak at any time. Leaks often appear at roof penetrations, flashings, changes in direction or changes in material. A roof leak should be addressed promptly to avoid damage to the structure, interior finishes and furnishings. A roof leak does not necessarily mean the roof needs to be replaced. We recommend an annual inspection, and tune-up to minimize the risk of leakage and maximize the life of the roofs.

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

Probability of leakage: • Medium

LIMITATIONS

Inspection performed: • By walking on roof

RECOMMENDATIONS

Flat roofing \ Built-up

Condition: • [Alligatoring](#)

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

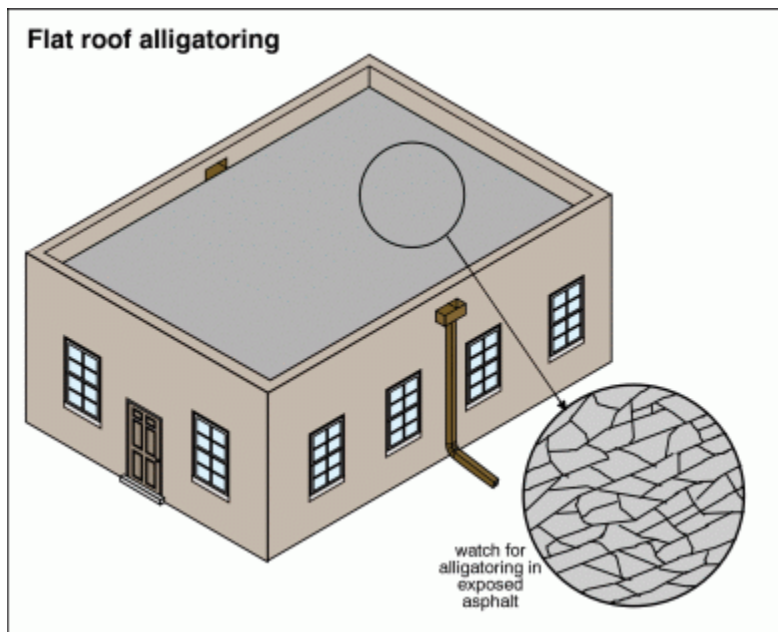
Location: Rear Second floor

Task: Repair or replace

Time: If necessary

Cost: Depends on approach

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



[Click on image to enlarge.](#)

ROOFING

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8.

EXTERIOR

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DESCRIPTION

General: • Gutters and Downspout's must carry water off the roof and away from the building to prevent basement or crawlspace leakage.

Ground that slopes toward the house can funnel surface water from rain and melting snow against the foundation walls. This can lead to basement or crawl space leakage. The ground around the house should slope away from the building at a rate of at least 1 inch per foot for the first 6 feet out from the building.

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

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

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

Wall surfaces - masonry:

• [Brick](#)

Note: 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

Condition: • [Mortar deterioration](#)

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

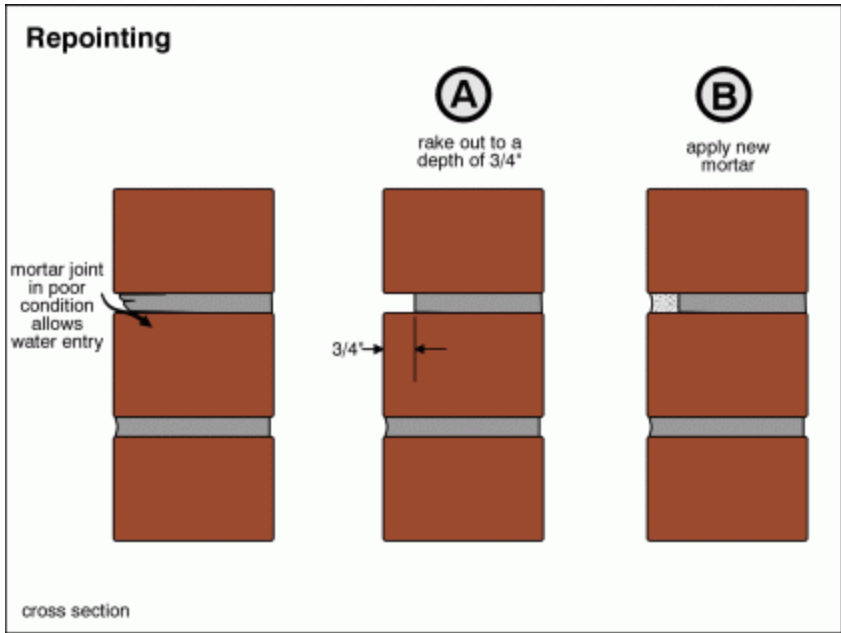
Location: Rear Exterior

Task: Repair

Time: Less than 1 year

Cost: Depends on approach

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



9. repoint



10. repoint

Porches, decks, steps, patios and balconies \ Handrails and guards

Condition: • [Missing](#)

Implication(s): Fall hazard

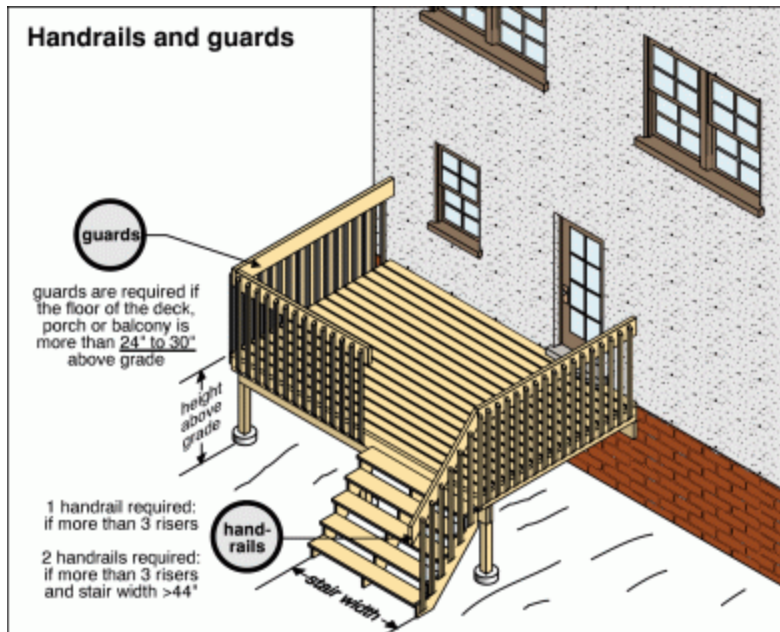
Location: Rear Exterior

Task: Provide

Time: Immediate

Cost: \$100 - \$200

Note: 2 steps or more should have a hand rail.



[Click on image to enlarge.](#)



11. rail needed

STRUCTURE

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THE BOTTOM

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DESCRIPTION

Configuration: • [Basement](#)

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

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

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

Roof and ceiling framing: • Not visible

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DESCRIPTION

- 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:** • [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

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

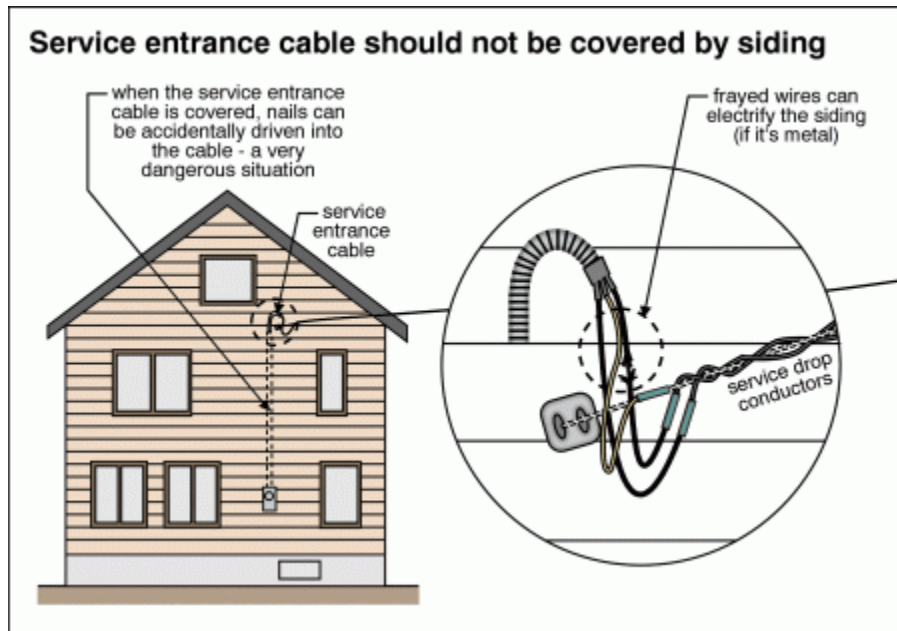
Implication(s): Electric shock

Location: Rear Exterior

Task: Repair

Time: Immediate

Cost: \$100 - \$500





12. cable covered with siding

Distribution system \ Lights

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

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

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

HEATING

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DESCRIPTION

Fuel: • [Gas](#)

System type: • [Furnace](#)

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

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

Efficiency: • [Conventional](#)

Approximate age: • [6 years](#)

Failure probability: • [Low](#)

Main fuel shut off at: • Basement

Chimney: • [Masonry](#)

Chimney liner: • [Not visible](#)

RECOMMENDATIONS

Gas furnace \ Ducts, registers and grilles

Condition: • [Disconnected ducts](#)

Implication(s): Increased heating costs | Reduced comfort

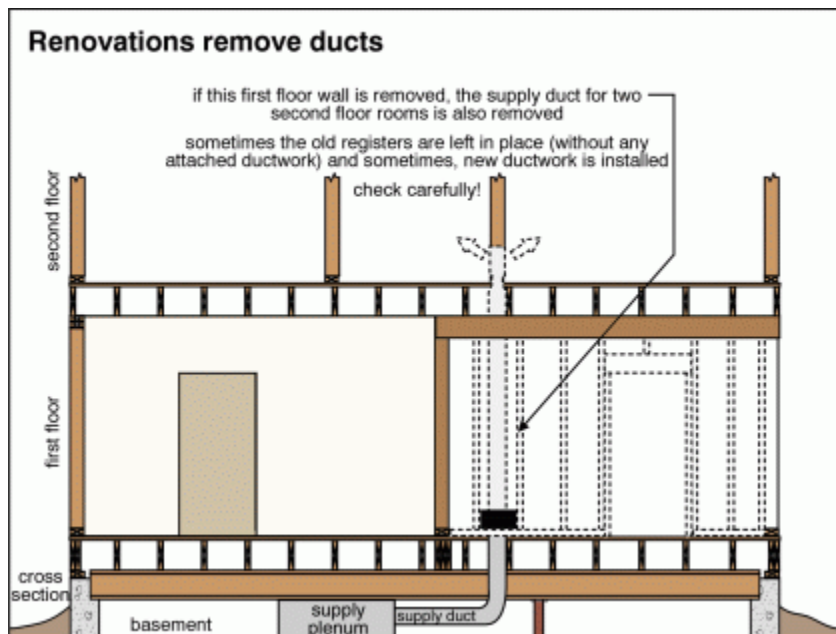
Location: Basement

Task: Repair

Time: Immediate

Cost: Less than \$100

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



Click on image to enlarge.

HEATING

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17. supply duct

Condition: • [Leaky joints](#)

Implication(s): Increased heating costs | Reduced comfort

Location: Basement

Task: Repair

Time: Immediate

Cost: Minor



18. leaky joints

HEATING

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Gas furnace \ Mechanical air filter

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

COOLING & HEAT PUMP

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LIMITATIONS

Window unit:

- Window A/C excluded from inspection

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

RECOMMENDATIONS

General

- 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

- 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.

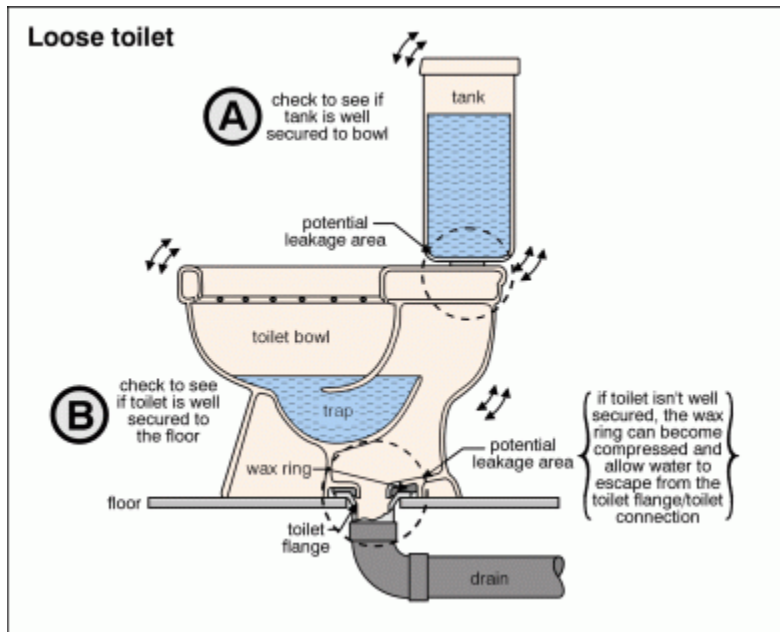
DESCRIPTION

- Water supply source: • Public
- Service piping into house: • [Galvanized steel](#)
- Supply piping in house: • [Copper](#)
- Water heater fuel: • [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 house: • [Plastic](#) • [Cast Iron](#)

RECOMMENDATIONS

Fixtures and faucets \ Toilet

- Condition: • [Loose](#)
- 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
- Note: Re install toilet.



[Click on image to enlarge.](#)



20. loose toilet

Fixtures and faucets \ Whirlpool bath

Condition: • Drain stop ineffective

Location: Second floor Bathroom

Task: Repair

Time: Immediate

Cost: Less than \$100



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: • [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

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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THE BOTTOM

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END OF REPORT

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REFERENCE

The links below connect you to a series of documents that will help you understand your home and how it works. The body of the report contains specific information about your home. Many report items have related links that provide you more information about that particular component or issue.

This Library is a broad reference tool. For example, if you want to know the difference between asphalt shingles and wood shingles, you can look in here. If you have a conventional furnace and are trying to decide whether to upgrade to a mid-efficiency or high-efficiency furnace, this information may be helpful. If your home does not have air conditioning, but you are thinking about adding it, there is helpful information for you in here.

The Library is broken into nine house systems: Roofing, Exterior, Structure, Electrical, Heating, Cooling, Insulation, Plumbing and Interior. Click on any link to read about that system.

- [1. Roofing and Chimney](#)
- [2. Exterior](#)
- [3. Structure](#)
- [4. Electrical](#)
- [5. Heating](#)
- [6. Cooling](#)
- [7. Insulation](#)
- [8. Plumbing](#)
- [9. Interior](#)