



# YOUR INSPECTION REPORT

*Excellence in home inspection.*

**PREPARED BY:**

Michael Heckman, NASCHI19070909



**FOR THE PROPERTY AT:**

1018 Bloom Road  
Danville, PA 17821

**PREPARED FOR:**

MICHAEL HECKMAN

**INSPECTION DATE:**

Friday, September 11, 2020



Michael Heckman Inspections  
1018 Bloom Rd  
Danville, PA 17821

5704412459

[www.myinspectioncompany.com](http://www.myinspectioncompany.com)  
[mheckman4775@gmail.com](mailto:mheckman4775@gmail.com)



September 14, 2020

Dear Michael Heckman,

RE: Report No. 1003, v.2  
1018 Bloom Road  
Danville, PA  
17821

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Michael Heckman  
on behalf of  
Michael Heckman Inspections

Michael Heckman Inspections  
1018 Bloom Rd  
Danville, PA 17821  
5704412459  
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# AGREEMENT

1018 Bloom Road, Danville, PA September 11, 2020

Report No. 1003, v.2

[www.myinspectioncompany.com](http://www.myinspectioncompany.com)

## PARTIES TO THE AGREEMENT

### **Company**

Michael Heckman Inspections  
1018 Bloom Rd  
Danville, PA 17821

### **Client**

Michael Heckman

This is an agreement between Michael Heckman and Michael Heckman Inspections.

THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY.  
PLEASE READ CAREFULLY BEFORE SIGNING.

In addition to the limitations in the Standards of Practice, the Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. The Inspection is performed in accordance with the Standards of Practice of our national association.

## LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

### 1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost

### 2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The Home Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building.

A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible.

Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

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Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.

### 3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

### 4) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

### 5) WE DON'T LOOK FOR BURIED TANKS.

Your Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

### 6) TIME TO INVESTIGATE

We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

### 7) REPORT IS FOR OUR CLIENT ONLY

The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

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## 8) CANCELLATION FEE

If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the inspection fee will apply.

## 9) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection is not a guarantee, warranty or an insurance policy with regard to the condition of the property.

## 10) LIMIT OF LIABILITY / LIQUIDATED DAMAGES

The liability of the Home Inspector and the Home Inspection Company arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection.

**I, Michael Heckman (Signature)**\_\_\_\_\_, **(Date)**\_\_\_\_\_, **have read, understood and accepted the terms of this agreement.**

# SUMMARY

1018 Bloom Road, Danville, PA September 11, 2020

Report No. 1003, v.2

[www.myinspectioncompany.com](http://www.myinspectioncompany.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

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REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

## Structure

### FLOORS \ Joists

**Condition:** • [Split or damaged](#)

**Implication(s):** Weakened structure | Chance of structural movement

**Location:** Basement

**Task:** Further evaluation

## Electrical

### SERVICE DROP AND SERVICE ENTRANCE \ Service drop

**Condition:** • [Damaged, frayed wires](#)

**Implication(s):** Electric shock | Interruption of electrical service

**Task:** Repair

## Heating

### GAS HOT WATER BOILER \ Life expectancy

**Condition:** • [Old](#)

**Implication(s):** Equipment failure | No heat for building

**Location:** Basement

**Task:** Further evaluation

**Time:** Unpredictable

## Insulation and Ventilation

### ATTIC/ROOF \ Insulation

**Condition:** • [Amount inadequate](#)

**Implication(s):** Increased heating and cooling costs

**Location:** Attic

**Task:** Further evaluation

**Time:** If necessary

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## Plumbing

### WATER HEATER \ Temperature/pressure relief (TPR) valve

**Condition:** • [Missing](#)

**Implication(s):** Steam explosion

**Location:** Furnace Room

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

# ROOFING

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## Description

**The home is considered to face:** • North

**Sloped roofing material:** • [Asphalt shingles](#)

**Sloped roof flashing material:** • Aluminum

## Limitations

**Inspection performed:** • With binoculars from the ground • From roof edge

**Age determined by:** • Report by agent

# EXTERIOR

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## Description

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

Downspout discharge: • [Below grade](#)

Lot slope: • [Away from building](#)

Wall surfaces and trim: • [Vinyl siding](#)

Retaining wall: • [Masonry](#)

Driveway: • Asphalt

Walkway: • Stone

Garage: • Detached

Garage vehicle doors: • Present

Garage vehicle door operator: • Manually operated

## Limitations

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

## Recommendations

**PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards**

Condition: • [Missing](#)

Implication(s): Fall hazard

Task: Repair

# EXTERIOR

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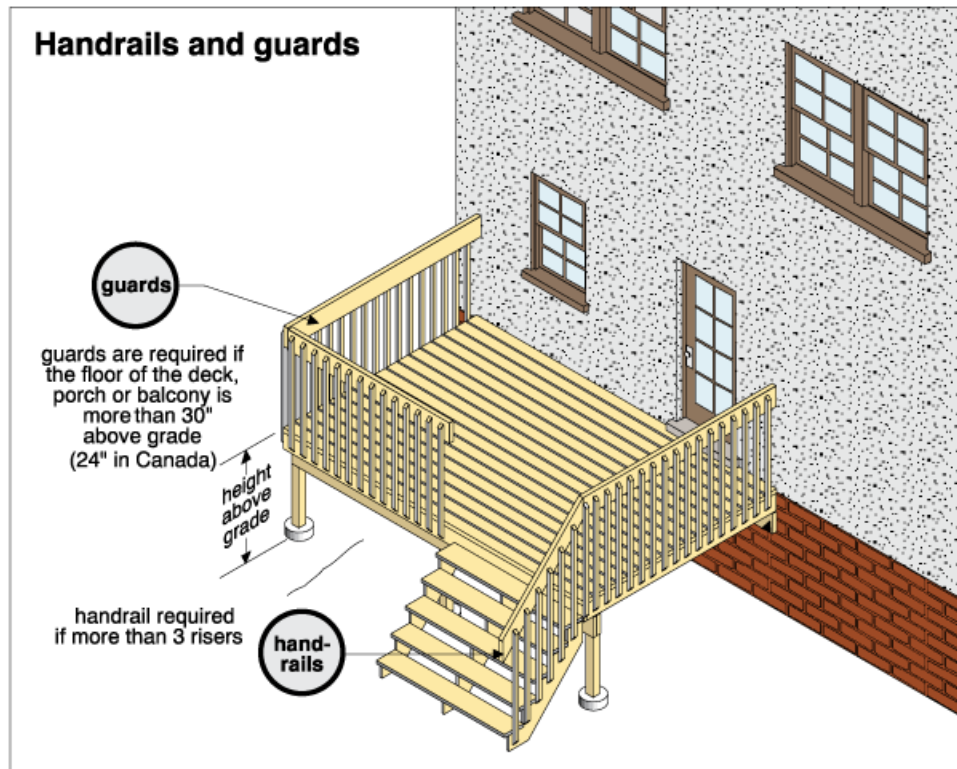
PLUMBING

INTERIOR

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## Handrails and guards



*Missing*

## LANDSCAPING \ Driveway

Condition: • [Improper slope or drainage](#)

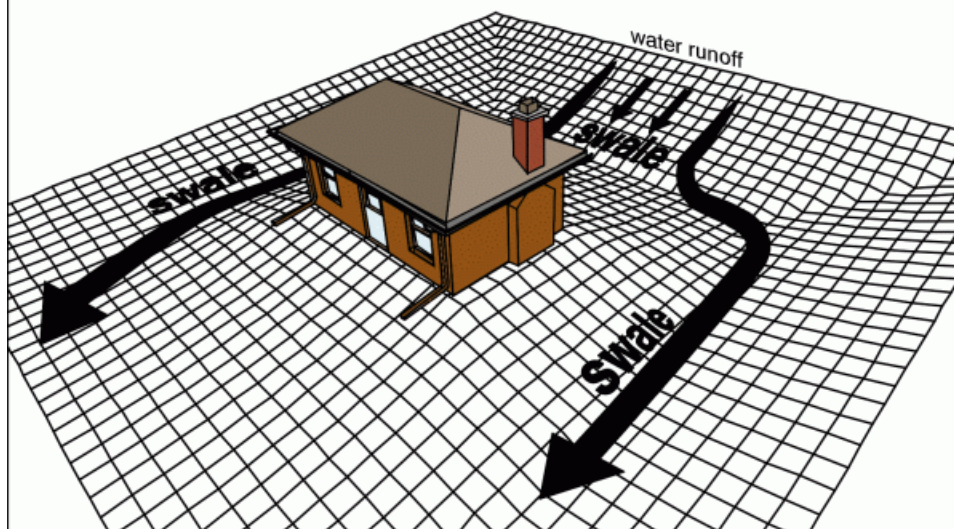
**Implication(s):** Chance of water damage to structure, finishes and contents

## Recommended grading slopes



## Swales

when the overall lot drainage is toward the house, swales can be used to direct surface water away from the foundation



# EXTERIOR

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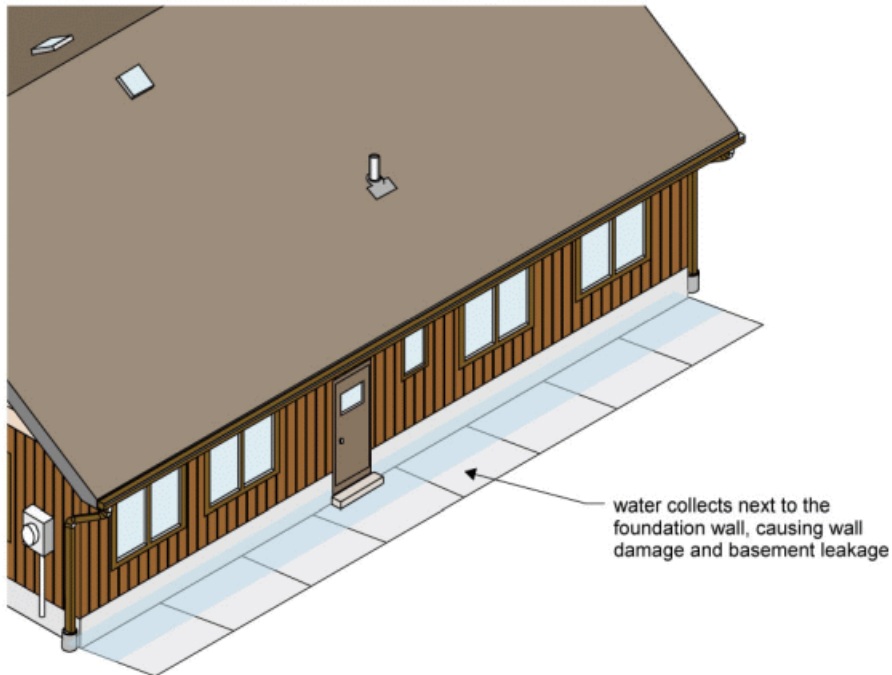
PLUMBING

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Walk/patio sloping towards house



Improper slope or drainage

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## Description

**Configuration:** • [Basement](#)**Foundation material:** • [Masonry block](#)**Floor construction:** • Slab - concrete**Exterior wall construction:** • Concrete block**Roof and ceiling framing:** • Rafters/ceiling joists

## Limitations

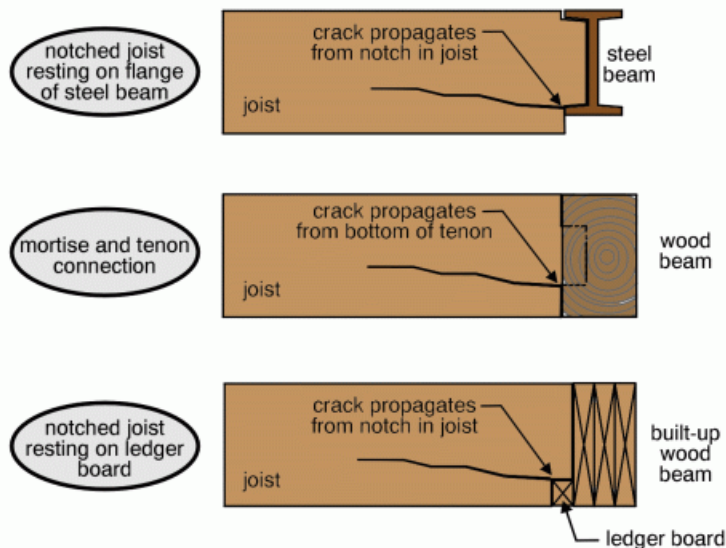
**Inspection limited/prevented by:** • Ceiling, wall and floor coverings**Attic/roof space:** • Entered but access was limited

## Recommendations

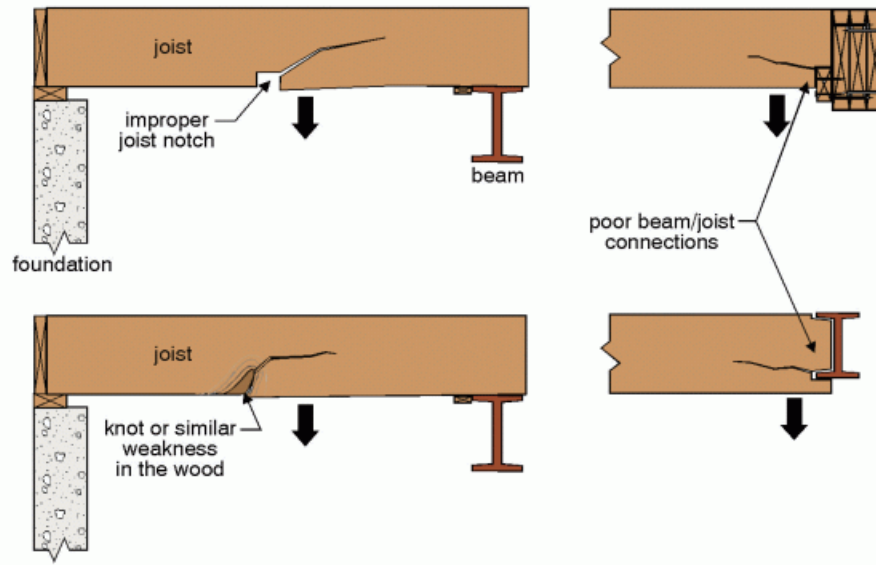
### FLOORS \ Joists

**Condition:** • [Split or damaged](#)**Implication(s):** Weakened structure | Chance of structural movement**Location:** Basement**Task:** Further evaluation

### Examples of weak joist/beam connections



## Common causes of cracked joists



*Split or damaged*



*Split or damaged*

## Description

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

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

**Electrical panel manufacturers:** • Square D

**Auxiliary panel (subpanel) type and location:** • [Not found](#)

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

**Smoke alarms (detectors):** • [Present](#)

**Carbon monoxide (CO) alarms (detectors):** • Present

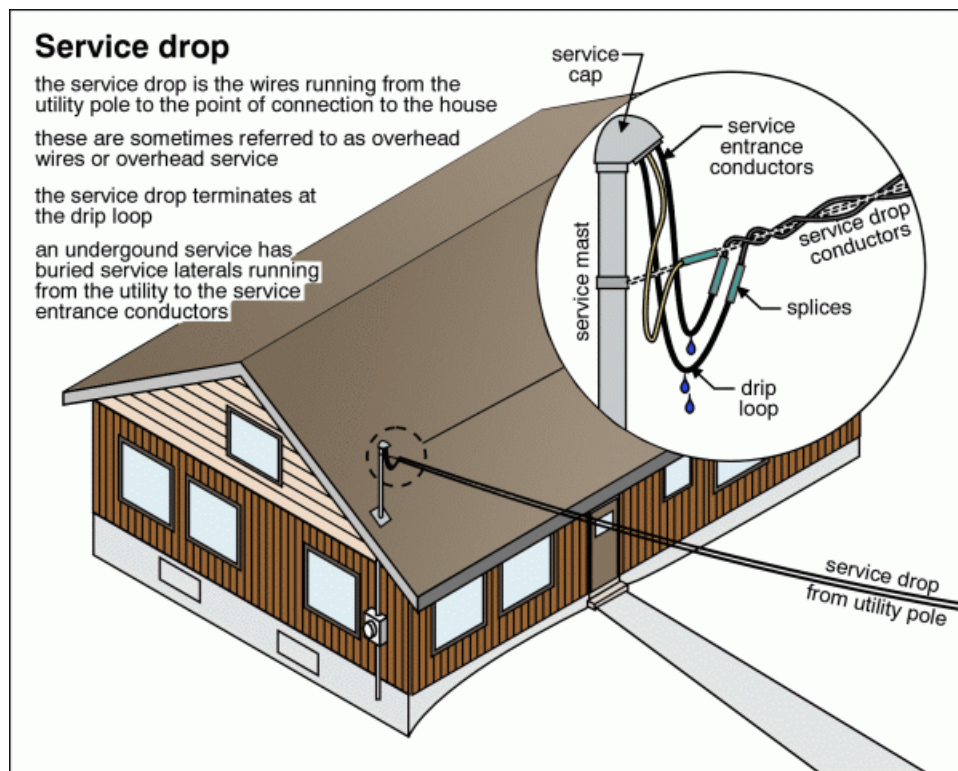
## Recommendations

### **SERVICE DROP AND SERVICE ENTRANCE \ Service drop**

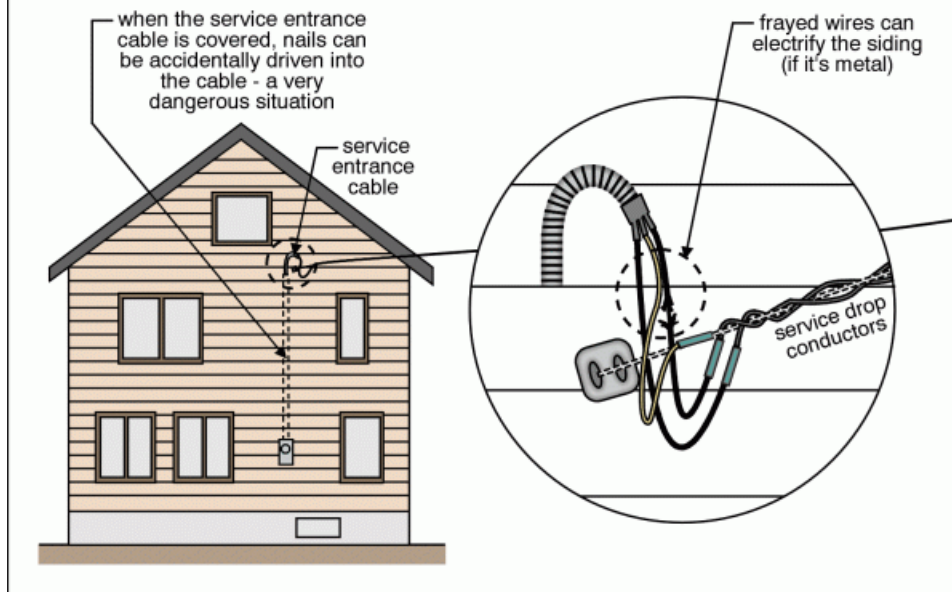
**Condition:** • [Damaged, frayed wires](#)

**Implication(s):** Electric shock | Interruption of electrical service

**Task:** Repair



## Service entrance cable should not be covered by siding



*Damaged, frayed wires*

# HEATING

1018 Bloom Road, Danville, PA September 11, 2020

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## Description

**System type:** • [Boiler](#)

**Fuel/energy source:** • [Gas](#)

**Heat distribution:** • [Radiators](#)

**Efficiency:** • [Conventional](#)

**Exhaust venting method:** • [Natural draft](#)

**Combustion air source:** • Interior of building

**Approximate age:** • Not determined

**Typical life expectancy:** • Boiler (cast-iron) 20 to 35 years

**Main fuel shut off at:** • Meter • Basement

**Fireplace/stove:** • None

**Chimney/vent:** • [Masonry](#)

**Chimney liner:** • [Clay](#)

**Location of the thermostat for the heating system:** • Dining Room

## Limitations

**Inspection prevented/limited by:** • A/C or heat pump operating

**Heat exchanger:** • Not visible

## Recommendations

### RECOMMENDATIONS \ General

**Condition:** • water heater vent pipe slope is downward facing , should be sloped upward

**Implication(s):** possible backdrafting

**Location:** Basement

**Task:** Improve

**Time:** As soon as practical

# HEATING

1018 Bloom Road, Danville, PA September 11, 2020

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*Damage or corroded*

## **GAS HOT WATER BOILER \ Life expectancy**

**Condition:** • [Old](#)

**Implication(s):** Equipment failure | No heat for building

**Location:** Basement

**Task:** Further evaluation

**Time:** Unpredictable

## **CHIMNEY AND VENT \ Masonry chimney cap (crown)**

**Condition:** • [Missing](#)

**Implication(s):** Chance of water damage to structure, finishes and contents | Shortened life expectancy of material

# HEATING

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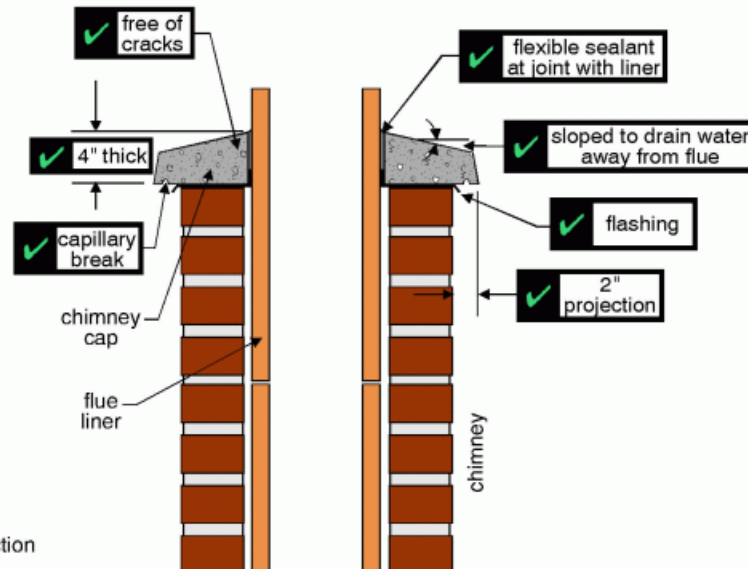
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## What makes a good chimney cap?



Missing

# COOLING & HEAT PUMP

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## Description

**General:** • installed wall unit.

**Air conditioning type:** • Electric

**Heat pump type:** • None present

**Cooling capacity:** • [24,000 BTU/hr](#)

**Location of the thermostat for the cooling system:** • Dining Room

# INSULATION AND VENTILATION

1018 Bloom Road, Danville, PA September 11, 2020

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## Description

**General:** • insulation should be to top of joist

**Attic/roof insulation material:** • [Vermiculite](#)

**Attic/roof insulation amount/value:**

• 4 inches



4 inches



4 inches

**Attic/roof air/vapor barrier:** • [None found](#)

**Attic/roof ventilation:** • [Gable vent](#) • [Ridge vent](#)

**Wall insulation amount/value:** • Not determined

**Floor above basement/crawlspace insulation amount/value:** • [None found](#)

## Limitations

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

# INSULATION AND VENTILATION

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## Recommendations

### ATTIC/ROOF \ Insulation

**Condition:** • [Amount inadequate](#)

**Implication(s):** Increased heating and cooling costs

**Location:** Attic

**Task:** Further evaluation

**Time:** If necessary

# PLUMBING

1018 Bloom Road, Danville, PA September 11, 2020

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## Description

**Water supply source (based on observed evidence):** • Private

**Supply piping in building:** • PEX (cross-linked Polyethylene)

**Main water shut off valve at the:** • Utility room

**Water heater type:** • [Conventional](#)

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

**Water heater manufacturer:** • Rheem • A.O. Smith

**Water heater tank capacity:** • 50 gallons

**Water heater approximate age:** • New

**Waste and vent piping in building:** • [PVC plastic](#)

**Main fuel shut off valve at the:** • Basement • Exterior

## Recommendations

### SUPPLY PLUMBING \ Water supply piping in building

**Condition:** • [Poor support](#)

**Implication(s):** Chance of water damage to structure, finishes and contents | Leakage

**Location:** Basement

**Task:** Repair

**Time:** As soon as practical



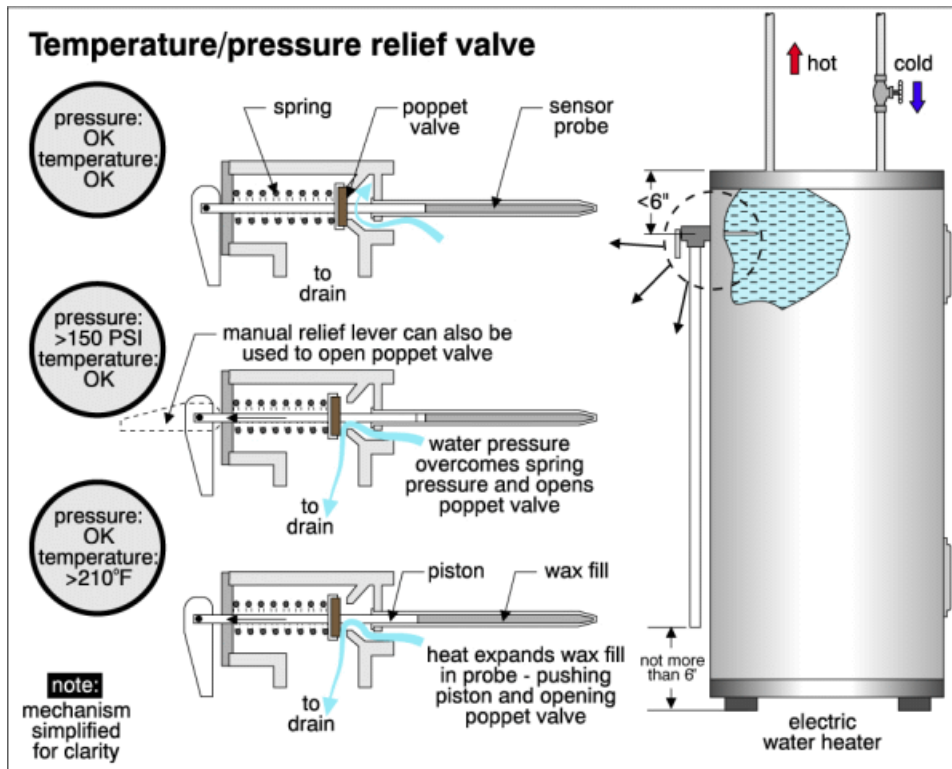
*Inadequate support*

### WATER HEATER \ Temperature/pressure relief (TPR) valve

**Condition:** • [Missing](#)

**Implication(s):** Steam explosion

**Location:** Furnace Room



Missing

# INTERIOR

1018 Bloom Road, Danville, PA September 11, 2020

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## Description

Major floor finishes: • [Hardwood](#)

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

Windows: • [Single/double hung](#)

Exterior doors - type/material: • [Wood](#) • [Plastic/fiberglass](#)

Appliances: • Range • Freezer

Laundry facilities: • Washer • Dryer

Bathroom ventilation: • Exhaust fan

Inventory Dishwasher: • whirlpool

Inventory Refrigerator: • kenmore

## Recommendations

### FLOORS \ Resilient flooring

Condition: • [Open seams](#)

Implication(s): Trip or fall hazard



*Open seams*

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## Description

**Weather:** • Sunny • There has been no rain in last two days.

**Approximate temperature:** • 78°

**Occupancy:** • The home was occupied at the time of the inspection.

**Utilities:** • All utilities were on during the inspection.

**Approximate age of home:** • 60 to 65 years

**Approximate date of construction:** • 1954

**Approximate size of home:** • 1900 ft.<sup>2</sup>

**Building type:** • Bi-level

**Number of stories:** • 2 ½

**Number of rooms:** • 8

**Number of bedrooms:** • 4

**Number of bathrooms:** • 2

**Number of kitchens:** • 1

**Below grade area:** • Basement

**Garage, carport and outbuildings:** • Attached one-car garage - basement level • Detached one-car garage

**Area:** • Rural

**Street type:** • Residential

**Street surface:** • Paved

**END OF REPORT**

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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