



HOME INSPECTION

12/29/25

3795 Route 202
Doylestown, PA 18902



Prepared with care for
Sherry Russell

Property address
3795 Route 202
Doylestown, PA 18902

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**Location of WATER Shut-Off Valve**
Utility Room**Location of GAS Shut-Off Valve**
Bottom left of the tank**Location of ELECTRICAL Panels**
Basement, Basement**Number of HVAC AIR FILTERS**
1**Sizes(s) of HVAC AIR FILTERS**
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OBJECTIVES AND SCOPE

This document is a home inspection report designed to assist a buyer, seller or homeowner to evaluate the condition of a home, as well as its immediate surrounding areas, at a specific date and time. Scope is based on industry standards of practice and state requirements of home inspectors, which may be different from the scope and definitions allowed by model real estate contracts for purchases and addendums.

The inspector conducts an evaluation of the home and permanently-installed, readily-accessible systems and components. All components that are not inspected should be fully evaluated and tested as needed by qualified specialist prior to closing.

The inspection is limited in scope.

The inspection is not intended to be an exhaustive evaluation of a home, systems or components. The inspector does not disassemble equipment, dismantle items, move furnishings or stored items, lift floor coverings, open walls, or disturb items which belong to the occupant(s). The inspector may not specifically address every component in the home, e.g., numerous items such as windows, electrical outlets and light fixtures may be randomly selected and evaluated. The inspector does not evaluate items that are inaccessible, concealed or underground. Therefore, the home or property may have issues that cannot be discovered by the inspector. For more information, please refer to Limitations and Exclusions in our Inspection Services Agreement.

The inspection addresses visible and apparent conditions which exist at the date and time of the inspection.

The inspector endeavors to identify and accurately report on visible issues which affect the construction, general maintenance, and overall safety of the home and its immediate surrounding areas. Conditions may change, perhaps dramatically, between the date and time of the inspection and the date and time of settlement and/or move-in.

The inspection report reflects observations and opinions of the inspector.

Subsequent inspections or evaluations performed by other parties may yield different, and in some cases, contradictory findings. There can be several reasons for discrepancies in findings, including the interval between inspections, differences in the objectives or scope of each inspection, and background, training, and subjective opinions and experiences of the individuals performing an inspection.

The inspection does not eliminate all risks involved in a real estate transaction.

The inspection does not anticipate subsequent events or changes in performance of the home due to changes in use or occupancy. We recommend that you obtain information which is available about the home and property, including seller's disclosures, previous inspection reports, engineering reports, building permits, remodeling permits, and reports delivered for or by municipal inspection departments, lenders, relocation companies, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have occurred.

The inspection is not a code inspection.

The inspection may address issues which refer to a particular code but the inspector does not conduct a code compliance inspection or code safety inspection, and does not verify compliance with manufacturer's installation instructions for any system or component. We are not authorized to regulate or enforce code compliance, and must instead operate under the reasonable presumption that the home is compliant with all code requirements. Please contact the relevant government authority or original equipment manufacturer for information related to construction, addition or remodeling permits, energy efficiency ratings, or other issues relating to code compliance.

PENNSYLVANIA STATE DISCLOSURES

The General Assembly of Pennsylvania Senate Bill No. 2032 Session of 1999. Amending Title 68 (Real and Personal Property) of the Pennsylvania Consolidated Statutes, relating to residential real estate transfers; providing for disclosures by sellers of residential real estate and for home inspections.

(a) Required contents.

A home inspection report must be in writing and shall include:

(1) A description of the scope of the inspection, including without limitation an identification of the structural elements, systems and subsystems covered by the report. (2) A description of any material defects noted during the inspection, along with any recommendation that certain experts be retained to determine the extent of the defects and any corrective action that should be taken. A "material defect" as defined in section 7102 (relating to definitions) that poses an unreasonable risk to people on the property shall be conspicuously identified as such. (3) The following statements, set forth conspicuously: "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 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 guaranty 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."

(b) Confidentiality.

Except as otherwise required by law, a home inspector shall not deliver a home inspection report to any person other than the client of the home inspector without the client's consent. The seller shall have the right, upon request, to receive without charge a copy of a home inspection report from the person for whom it was prepared.

(c) Repair estimates prohibited.

A home inspector shall not express either orally or in writing an estimate of the cost to repair any defect found during a home inspection, except that such an estimate may be included in a home inspection report if: (1) the report identifies the source of the estimate (US Inspect uses 2016 National Renovation & Insurance Repair Estimator); (2) the estimate is stated as a range of costs; and (3) the report states that the parties should consider obtaining an estimate from a contractor who performs the type of repair involved.



GENERAL INFORMATION**CLIENT**

Name Sherry Russell

AGENT/REALTOR ®

Name Spy Inspections
E-mail info@spyinspections.com

INSPECTOR

Name Natale Lightcap
E-mail NLightcap@usinspect.com

INSPECTION DETAILS

Property type	Single Family
Year built	1850
Approximate square feet	3931
Inspection date	12/29/25
Inspection start time	9:24AM
Temperature (F)	36
Weather (today)	Rain
Weather (yesterday)	Overcast
Direction in which home faces	Northwest
Parties present at start of inspection	Owner
Occupied	Occupied
# of Additional Structures	0
Wired security system installed	Yes

Directions referred to in this report (i.e. left side, rear, etc.) assume you are facing the home from the front. Please note that this inspection does not include any research on the property's permit history.

The inspection is conducted in accordance with International Association of Certified Home Inspectors (InterNACHI) Standards of practice (incorporated herein by reference and available at <https://www.nachi.org/sop.htm>) and state standards of practice in effect at the time of the inspection.

It is recommended that a home have smoke alarms on each level of the dwelling and in every bedroom or sleeping area. Clients should replace any existing smoke alarms that are not in good working order with new ones and install smoke alarms where they may be missing or not properly located. Any test of a smoke alarm during a home inspection only reflects its condition at the time of inspection and is not a guarantee, warranty, or any form of insurance. A test performed during the home inspection does not supersede the smoke alarm manufacturer's testing recommendations. Clients should follow the manufacturer's instructions for proper placement, installation, and maintenance.

LIMITATION

GENERAL INFORMATION

Storage/personal items restrict access to various interior components; therefore, the inspection of such components is limited.

Storage/personal items restrict access to various exterior components; therefore, the inspection of such components is limited.

Vegetation/leaves limit inspections of various exterior components; therefore, the inspection of such components is limited.

Snow/ice limit inspections of various exterior components; therefore, the inspection of such components is limited.

Additions or renovations are apparent. A home inspection does not include any research on the property's permitting history, or on product warranties and documentation. You should check the municipal records for this property to confirm that any necessary permits were obtained and that these permits were subsequently approved by municipal authorities after the work was completed. Ask the Homeowner for any product or system documentation.

INFORMATION

As the prospective owner of an older home, one should understand and appreciate the unique characteristics of such ownership. An older home can't be compared with new construction, i.e., the structure probably was constructed with materials and methods no longer used according to local code and industry guidelines which have changed over time. However, construction of an older home is not inferior to new construction; in fact, some aspects of older construction materials and methods are superior to current industry standards. It is not uncommon for an older house to have uneven roof lines and uneven floors due to the nature of the construction, long-term settlement, and age deficiencies. An older home also may reflect a history of construction evolution and modernization, e.g., mechanical systems, kitchen and bathrooms likely have been renovated even if the foundation and structure of the home have remained mostly original. There also are risks with older homes, including chimneys which represent potential fire hazards or materials used in construction which may have been discontinued, including lead paint, asbestos, and potential allergens such as horsehair binder in the plaster; this inspection does not include testing or laboratory analysis of such materials.

The trees around the home generally require regular maintenance to address their overall health and dead or dying branches. Falling branches can be a risk for serious injury and/or property damage. Trim or remove them as needed. Hidden damage from tree roots to underground sewer drain lines is always possible. A home inspection can-not uncover these inaccessible defects. If in doubt hire a qualified arborist or have a sewer scope inspection conducted prior to closing.

Main sewer Line – Inspecting the main sewer line from the house to the public sewer line or on-site septic system is outside the scope of a general home inspection. US Inspect recommends a separate sewer scope inspection which utilizes a mini video camera to evaluate the condition and function of a property's main sewer line. A video drain line inspection can reveal hidden problems, including issues in the main drain. Consider a video drain line inspection to determine if there are additional concerns that can't be detected within the scope of a home inspection.

The property may have lead-based paint. According to the EPA, it is estimated that lead-based paint was applied to approximately two-thirds of the homes built in the U.S. before 1940; one-third of the homes built from 1940 to 1960; and to an indeterminate (but smaller) portion of U.S. homes built since 1960. Lead can enter the air within a home when surfaces covered with lead-based paint are scraped, sanded or heated with an open flame in paint stripping procedures. Once released into the home atmosphere, lead particles circulate into the air and can be inhaled or ingested through the mouth and nose. Lead particles in the form of fine dust or vapors settle into carpet fibers or fabric and can be recirculated into the air by normal household cleaning (such as sweeping or dusting) and through normal hand-to-mouth behavior of young children, which can result in the ingestion of potentially harmful lead. The only way to determine if paint in a home contains lead is to test for it. Testing should always be done by a certified lead inspector or risk assessor. Check with state and local authorities for licensed/certified contractors in your area. This home inspection does not include a definitive determination as to its presence, absence or hazard.

CONNECT

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DEFINITION OF TERMS

	Acceptable	<i>Performs intended function.</i>
	Not Present	<i>Does not exist in home or on property.</i>
	Not Inspected	<i>Inaccessible, seasonal impediment, etc.</i>
	Maintenance	<i>Requires maintenance or proactive measures to ensure proper function; corrective action is required to prevent deterioration or the need for more serious repairs in the near future.</i>
	Repair	<i>Excessively worn, non-functioning, or missing part of a system; corrective action generally is required to ensure proper operation and/or to improve system reliability or condition.</i>
	Safety Issue	<i>Violation of established safety standards.</i>
	Major Concern	<i>Structurally unsound, unsafe, and/or inoperative; likely to require significant expense.</i>
	Infrared	<i>Includes photo captured with infrared camera.</i>

SUMMARY

EXTERIOR

- ✓ Driveway
- ✓ Walks
- ✗ Siding 1
- ✗ Siding 2
- ✓ Siding 3
- ✓ Siding 4
- ✗ Trim
- ✗ Chimney 1
- ✓ Chimney 2
- ✓ Doors
- ⚡ Stairs/Steps
- ✗ Porch
- ⚡ Deck/Balcony
- ✓ Fence
- ✗ Retaining Wall
- ✓ Garage Vehicle Door
- ✓ Garage Vehicle Door Opener

ROOF

- ✓ Covering 1
- ✓ Covering 2
- ✓ Flashing
- ✓ Skylight

WATER CONTROL

- ✓ Gutter/Downspout
- ✓ Grading

STRUCTURE

- ✓ Foundation
- ✓ Beams
- ✓ Piers/Posts
- ✓ Floor
- ✓ Wall
- ✓ Roof
- ✓ Roof Sheathing
- ✓ Attic

INSULATION AND VENTILATION

- ✓ Attic Insulation
- ⚠ Interior Insulation
- ✓ Ventilation

INTERIOR

- ✓ Floors
- ✓ Walls
- ✓ Ceilings
- ✓ Stairs/Steps
- ✓ Cabinets
- ✓ Countertops
- ✗ Doors
- ✗ Windows
- ✓ Fireplace

ELECTRICAL

- ✓ Service
- ⚡ Panel 1
- ✓ Panel 2
- ⚡ Branch Circuits
- ✓ Grounding/Bonding
- ⚡ Receptacles
- ✓ Switches
- ✓ Fixtures
- ✓ Smoke Detectors
- ✓ CO Detectors

HVAC

- ✗ Heating System 1
- ✓ Heating System 2
- ⚠ Cooling System 1
- Ⓜ Cooling System 2
- Ⓜ Cooling System 3
- ✓ Distribution
- ✓ Thermostat

PLUMBING

- ✓ Service
- ✓ Main Shut-off
- ✓ Supply Pipes
- ✓ Drain, Waste, Vents
- ✗ Toilet
- ✓ Tub/Shower
- ✗ Sink
- ✓ Water Heater
- ✓ Hose Faucet

FUEL SERVICES

- ✓ Tanks

APPLIANCES

- ✓ Range/Oven
- ✓ Garbage Disposal
- ✓ Dishwasher
- ✓ Refrigerator/Freezer
- ✓ Washer
- ✓ Dryer

ENVIRONMENTAL

- ✗ WDI/WDO
- ⚡ Lead-Based Paint

SUMMARY OF ISSUES

SAFETY ISSUE

Page

Exterior - Stairs/Steps

- 01 The handrail is missing. This is a safety concern. **Location:** Left Side. *Install a handrail.* Estimated cost: \$500 - \$2000 [26](#)

Exterior - Deck/Balcony

- 02 The deck has deteriorated support posts. This is a safety hazard. **Location:** Rear. *Repair or replace the supports.* Estimated cost: \$300 - \$500 [27](#)
- 03 The guardrail is damaged or deteriorated. This is a safety concern. **Location:** Rear. *Repair or replace the guardrail.* Estimated cost: \$500 - \$800 [27](#)

Electrical - Panel 1

- 04 There are pointed screws securing the electrical panel's cover. These may penetrate a conductor and cause a shock. This is a safety concern. **Location:** Basement. *Hire an electrician to replace the screws.* Estimated cost: \$20 - \$100 [45](#)

Electrical - Branch Circuits

- 05 There is exposed and unprotected wiring. This is a safety concern. **Location:** Left side. *Hire an electrician to make required repairs.* Estimated cost: \$100 - \$200 [45](#)
- 06 There are exposed wire splices. All wiring splices must be in an approved junction box with a proper cover and permanently accessible. This is a safety concern. **Location:** Left side. *Hire an electrician to make required repairs.* Estimated cost: \$100 - \$200 [46](#)
- 07 There are loose or hanging wires. This is a safety concern. **Location:** Right side. *Hire an electrician to make required repairs.* Estimated cost: \$100 - \$150 [46](#)
- 08 There are missing cover plates, which defeats the enclosure's fire rating and permits contact with energized components. This is a safety concern. **Location:** Garage. *Secure or replace the cover plates.* Estimated cost: \$50 - \$100 [47](#)
- 09 There is cloth sheathed wiring present. Cloth wrapped wiring is one of the early forms of branch circuit wiring methods. If the insulation degrades or breaks, areas of wiring may be exposed. This is a safety hazard. **Location:** Basement. *Hire an electrician for an evaluation and to make repairs as needed.* [47](#)
- #### Electrical - Receptacles
- 10 There is a standard receptacle installed in a location that currently mandates a GFCI device. While this may not have been required at installation, it is a safety concern. **Location:** Multiple Locations. *Hire an electrician to replace the receptacle.* Estimated cost: \$100 - \$300 [48](#)
- #### Environmental - Lead-Based Paint
- 11 The property may have lead-based paint. This is a health and safety concern, especially to children, if the paint residue is ingested. **Location:** Exterior trim. *The presence of lead-based paint can be determined only by a laboratory analysis. Hire an environmental specialist to evaluate the paint and to make required repairs as needed.* [64](#)

REPAIR

Exterior - Siding 1

- 12 There are cracks in the siding. This permits moisture penetration and may cause further damage. **Location:** Multiple locations. *Repair the cracks.* Estimated cost: \$100 - \$300 [24](#)

Exterior - Siding 2

- 13 There are deteriorated mortar joints in the siding. This permits moisture penetration and may cause further damage. **Location:** Multiple locations. *Repair the mortar joints.* Estimated cost: \$2000 - \$10000 [25](#)

Exterior - Trim

- 14 The trim is deteriorated. This permits moisture to enter and may cause further deterioration. There may be hidden damage behind the trim. **Location:** Left Side. *Replace the trim and repair any damage which may be revealed. Caulk, one-part putty fillers, and paint are not acceptable substitutes for solid material.* Estimated cost: \$200 - \$500 [25](#)
- 15 The paint on the trim is peeling or blistering. This implies that moisture has penetrated behind the finishes. **Location:** Gable vents. *Repair or replace the trim and repair any damage which may be revealed.* Estimated cost: \$200 - \$300 [26](#)

SUMMARY OF ISSUES

Exterior - Chimney 1

- 16 The chimney is missing a rain cap/spark arrestor. This permits water penetration into the chimney. **Location:** Left Side. *Add a rain cap/spark arrestor.* Estimated cost: \$400 - \$600 [26](#)
- 17 There are deteriorated mortar joints at the chimney. This permits water penetration and further damage. **Location:** Left Side. *Repair the mortar joints.* Estimated cost: \$600 - \$900 [26](#)

Exterior - Porch

- 18 There are deteriorated mortar joints at the porch. This may permit water penetration and cause further damage and loose sections. **Location:** Multiple Locations. *Repair the mortar as needed.* Estimated cost: \$1000 - \$2000 [26](#)

Exterior - Retaining Wall

- 19 There are cracks in the retaining wall. This may permit moisture penetration and cause further damage. **Location:** Multiple Locations. *Repair and seal the cracks.* Estimated cost: \$1000 - \$10000 [28](#)
- 20 The retaining wall has no weep holes. Weep holes are designed to alleviate water pressure from behind the wall that might otherwise cause the wall to shift and fail. **Location:** Left Side. *Add weep holes as needed to the retaining wall.* Estimated cost: \$200 - \$500 [29](#)

Interior - Doors

- 21 The door rubs on the floor. This may cause damage. **Location:** Basement. *Adjust or replace the door.* Estimated cost: \$100 - \$300 [41](#)

Interior - Windows

- 22 The window has a failed insulated glass seal. This permits condensation stains to develop between the glass panes, and may increasingly compromise the visibility, appearance, and insulation value. Other unidentified windows with the same issue may exist since certain atmospheric conditions must be present to identify them. Replacement of the insulated glass unit, the sash, or the entire window assembly is necessary to correct the problem. **Location:** Primary Bedroom. *Replace the insulated glass unit or the window as needed.* Estimated cost: \$300 - \$700 [41](#)

HVAC - Heating System 1

- 23 The fan vibrates or is excessively noisy. This indicates a failing or unreliable blower assembly. **Location:** Basement. *Hire an HVAC contractor to repair or replace the fan.* Estimated cost: \$500 - \$1000 [55](#)

Plumbing - Toilet

- 24 The toilet tank is loose. This may permit water damage to surrounding areas. **Location:** Half Bathroom. *Secure the toilet tank to the base.* Estimated cost: \$50 - \$150 [58](#)

Plumbing - Sink

- 25 The sink stopper is damaged or missing. This affects proper function. **Location:** Multiple Locations. *Replace the stopper.* Estimated cost: \$200 - \$500 [58](#)

Environmental - WDI/WDO

- 26 There is evidence of possible wood-destroying insect activity and damage. We do not determine the extent of the activity or any damage during a home inspection. **Location:** Deck. *Hire a pest specialist for further evaluation and required action.* Estimated cost: \$300 - \$800 [64](#)

MAINTENANCE

Exterior - Siding 1

- 27 A stucco siding system is present. Some of these stucco systems have had concerns because of concealed water penetration issues that are not readily apparent. We cannot identify latent problems during the course of this visual Home Inspection, which is non-intrusive. Due to concerns surrounding this material, a specialized inspection of the siding is recommended. The specialist performing this inspection should address the integrity of the installation according to the manufacturer's standards, and should perform intrusive (inside the wall) moisture readings. Furthermore, it is suggested to have a certified professional perform annual inspections. *Hire a specialist for further evaluation.*

SUMMARY OF ISSUES

HVAC - Cooling System 1

- 28 The outside temperature is too cold to operate the cooling system. Most manufacturers caution that running the AC when it is below 60F can damage the system. Therefore, the cooling system is only inspected visually. *Hire an HVAC technician to evaluate the system prior to closing.* [24](#)

HVAC - Cooling System 2

- 29 The outside temperature is too cold to operate the cooling system. Most manufacturers caution that running the AC when it is below 60F can damage the system. Therefore, the cooling system is only inspected visually. *Hire an HVAC technician to evaluate the system prior to closing.* [54](#)

HVAC - Cooling System 3

- 30 The outside temperature is too cold to operate the cooling system. Most manufacturers caution that running the AC when it is below 60F can damage the system. Therefore, the cooling system is only inspected visually. *Hire an HVAC technician to evaluate the system prior to closing.* [54](#)



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PHOTOS



PHOTOS

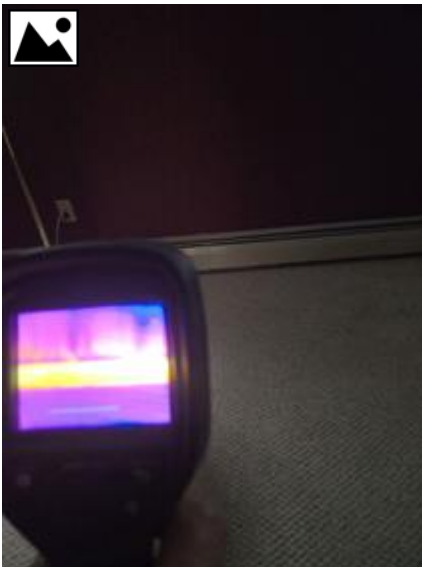


INFRARED SCAN PHOTOS

Each of our inspectors has completed rigorous training designed to provide the best possible outcome of our infrared inspection. Training is provided through a course specific to infrared thermography and its applications for inspecting residential properties. Additional time is spent reviewing anomalies to provide clear and accurate diagnosis of possible findings. These steps along with field exercises are required prior to our inspectors utilizing an infrared camera while on site.

The infrared scan does not replace any portion of a traditional home inspection. Rather, it complements and provides a more thorough inspection of the property. Additionally, infrared increases confidence in the property's condition, reduces guesswork, and provides a more accurate diagnosis when problems are found.

US Inspect utilizes infrared thermography during home inspections. Our inspectors use infrared cameras to scan walls, ceilings, and floors; infrared cameras identify small variances in temperature which could indicate a roof leak, plumbing leak, exterior moisture intrusion, or an electrical concern. **The images on this page show our inspector performing the infrared scan. Any actual defects discovered during this part of the inspection will appear in the Issues section(s) of your report.**



The inspector scanned the interior floors, walls, and ceilings of the home with an infrared camera. The infrared scan did not detect any significant defects at the time of the inspection. When systems are functional, and prior to conducting the scan, the HVAC system(s) are operated to increase the temperature differential between the interior and exterior of the home. This aids in the detection of reportable defects such as roof leaks, plumbing leaks, exterior water intrusion, etc.

EXTERIOR

LOTS AND GROUNDS

Driveway	Asphalt
Walks	Concrete, Flagstone
Fence	Wood
Retaining Wall	Right Side, Stone

EXTERIOR

Siding	Stucco (Conventional), Stone, Vinyl, Wood
Chimney 1	Brick
Chimney 2	CMU (Cinderblock)
Doors	Wood, Composite Material
Porch	Covered, Open, Concrete and Stone
Deck/Balcony	
Garage Vehicle Door	

LIMITATIONS

Driveway	Snow and ice covered
Chimney 1	Visibility and accessibility of the chimney interior is limited. No determination of the interior condition, lining, or its ability to function safely and properly can be made. It is not possible to tell if a fireplace and flue can properly "draft" i.e., carry smoke and combustion exhaust gases fully and safely to the exterior. Consult a chimney specialist for a comprehensive evaluation prior to closing as needed.
Stairs/Steps	The stairs/steps cannot be properly inspected because a covering material (e.g., carpet, rug or other material) prevents unobstructed access. Therefore, the inspection is limited.
Porch	The porch cannot be properly inspected because a covering material (e.g., carpet, rug or other material) prevents unobstructed access. Therefore, the inspection is limited.
Retaining Wall	Retaining walls are visually inspected for deterioration, leaning or other signs of failure. Portions of the structural components are below grade and therefore cannot be inspected. Determination of the adequacy of a retaining wall is outside the scope of a home inspection absent any signs of failure.

INFORMATION

Siding requires periodic maintenance, including cleaning. Add finish (paint or stain) to areas which may become unprotected due to erosion by weather.

All window and door penetrations, siding terminations and trim intersections should be sealed on a routine basis to help prevent water penetration.

For homes with garage overhead door openers, test the safety return periodically to ensure proper working order. To test the door opener, place a 2x4 block flat on the floor and close the door; the door should reverse within 2 seconds without damaging the door.

Exterior - Siding 1

A stucco siding system is present. Some of these stucco systems have had concerns because of concealed water penetration issues that are not readily apparent. We cannot identify latent problems during the course of this visual Home Inspection, which is non-intrusive. Due to concerns surrounding this material, a specialized inspection of the siding is recommended. The specialist performing this inspection should address the integrity of the installation according to the manufacturer's standards, and should perform intrusive (inside the wall) moisture readings. Furthermore, it is suggested to have a certified professional perform annual inspections.

EXTERIOR

Exterior - Trim

Wood trim is subject to deterioration and requires periodic maintenance, including cleaning. Keep trim material sealed with paint or stain to protect it from moisture penetration. Repair and caulk gaps prior to recoating.

Exterior - Chimney 1

The full scope of the chimney's condition is not included in this report due to an independent specialist's evaluation. Refer to the specialist's report(s) for more information and required actions. Any observations made are as a courtesy only.

Exterior - Chimney 2

The full scope of the chimney's condition is not included in this report due to an independent specialist's evaluation. Refer to the specialist's report(s) for more information and required actions. Any observations made are as a courtesy only.

Exterior - Porch

The joint between the porch's concrete surface and the surrounding masonry should remain sealed. Regular maintenance will prevent water penetration into the gaps. We also recommend sealing the concrete surface.

PHOTOS

Exterior - Driveway



Exterior - Walks



EXTERIOR

Exterior - Fence



Exterior - Retaining Wall



Exterior - Retaining Wall



Exterior - Siding 1



Exterior - Siding 2



Exterior - Siding 3



EXTERIOR

Exterior - Siding 4



Exterior - Chimney 1



Exterior - Chimney 2



Exterior - Doors



EXTERIOR

Exterior - Stairs/Steps



Exterior - Porch



Exterior - Deck/Balcony



Exterior - Deck/Balcony



Exterior - Garage Vehicle Door




Exterior - Garage Vehicle Door Opener




EXTERIOR

COMMENTS

Exterior - Siding 1


-  **Issue** There are cracks in the siding. This permits moisture penetration and may cause further damage.
- Location** Multiple locations
- Action** *Repair the cracks.*
- Cost** \$100 - \$300



-  **Issue** A stucco siding system is present. Some of these stucco systems have had concerns because of concealed water penetration issues that are not readily apparent. We cannot identify latent problems during the course of this visual Home Inspection, which is non-intrusive. Due to concerns surrounding this material, a specialized inspection of the siding is recommended. The specialist performing this inspection should address the integrity of the installation according to the manufacturer's standards, and should perform intrusive (inside the wall) moisture readings. Furthermore, it is suggested to have a certified professional perform annual inspections.
- Location**
- Action** *Hire a specialist for further evaluation.*


EXTERIOR

Exterior - Siding 2

	Issue	There are deteriorated mortar joints in the siding. This permits moisture penetration and may cause further damage.
	Location	Multiple locations
	Action	<i>Repair the mortar joints.</i>
	Cost	\$2000 - \$10000



Exterior - Trim

	Issue	The trim is deteriorated. This permits moisture to enter and may cause further deterioration. There may be hidden damage behind the trim.
	Location	Left Side
	Action	<i>Replace the trim and repair any damage which may be revealed. Caulk, one-part putty fillers, and paint are not acceptable substitutes for solid material.</i>
	Cost	\$200 - \$500



EXTERIOR

- X** Issue The paint on the trim is peeling or blistering. This implies that moisture has penetrated behind the finishes.
- Location Gable vents
- Action *Repair or replace the trim and repair any damage which may be revealed.*
- Cost \$200 - \$300



Exterior - Chimney 1

- X** Issue The chimney is missing a rain cap/spark arrestor. This permits water penetration into the chimney.
 - Location Left Side
 - Action *Add a rain cap/spark arrestor.*
 - Cost \$400 - \$600
- X** Issue There are deteriorated mortar joints at the chimney. This permits water penetration and further damage.
 - Location Left Side
 - Action *Repair the mortar joints.*
 - Cost \$600 - \$900

Exterior - Stairs/Steps


- S** Issue The handrail is missing. This is a safety concern.
- Location Left Side
- Action *Install a handrail.*
- Cost \$500 - \$2000

Exterior - Porch


- X** Issue There are deteriorated mortar joints at the porch. This may permit water penetration and cause further damage and loose sections.
- Location Multiple Locations
- Action *Repair the mortar as needed.*
- Cost \$1000 - \$2000

EXTERIOR

Exterior - Deck/Balcony

-  **Issue** The deck has deteriorated support posts. This is a safety hazard.
- Location** Rear
- Action** *Repair or replace the supports.*
- Cost** \$300 - \$500




-  **Issue** The guardrail is damaged or deteriorated. This is a safety concern.
- Location** Rear
- Action** *Repair or replace the guardrail.*
- Cost** \$500 - \$800




EXTERIOR

Exterior - Retaining Wall

	Issue	There are cracks in the retaining wall. This may permit moisture penetration and cause further damage.
	Location	Multiple Locations
	Action	<i>Repair and seal the cracks.</i>
	Cost	\$1000 - \$10000



EXTERIOR

-  **Issue** The retaining wall has no weep holes. Weep holes are designed to alleviate water pressure from behind the wall that might otherwise cause the wall to shift and fail.
- Location** Left Side
- Action** *Add weep holes as needed to the retaining wall.*
- Cost** \$200 - \$500



ROOF

COVERING 1

Location	Main Structure
Material	Fiberglass Architectural Shingle
Age (Years)	2 to 6
Estimated Useful Life When New (Years)	20 to 25
Inspection Method	Viewed with drone Viewed from ground with binoculars
What prevents walking the entire roof?	Design/Slope Rain/Fog/Wet Surfaces Snow/Ice

COVERING 2

Location	Main Structure
Material	Fiberglass/Asphalt 3-Tab Shingle
Age (Years)	2 to 6
Estimated Useful Life When New (Years)	18 to 22
Inspection Method	Viewed with drone Viewed from ground with binoculars
What prevents walking the entire roof?	Design/Slope Rain/Fog/Wet Surfaces Snow/Ice

LIMITATIONS

Covering 1	The roof was not fully walked and/or not completely visible due to height, design, and materials. Therefore, the inspection is significantly limited. We recommend further evaluation by a roofing specialist.
Covering 2	The roof was not fully walked and/or not completely visible due to height, design, and materials. Therefore, the inspection is significantly limited. We recommend further evaluation by a roofing specialist.

INFORMATION

Estimated remaining life of roofing is subjective and depends on numerous criteria, which vary by roof and may include the following variables:

- i) direction and exposure to the sun, i.e., the more directly the roof is exposed to the sun, the shorter the roof's life, e.g., south-facing slope generally wears out faster than a north-facing slope;
- ii) slope of the roof, i.e., the higher the slope, the faster water drains off, e.g., higher- sloped roofs generally last longer than lower-sloped roofs;
- iii) color of the roof, i.e., lighter roofs are cooler and generally last longer; color may affect the temperature of the roof surface by as much as 10F to 20F;
- iv) weight of the roof covering, i.e., heavier shingles typically last longer than lighter shingles;
- v) quality of the sheathing, i.e., type and thickness of materials used; and
- vi) attic ventilation, i.e., proper attic ventilation helps to control temperature of the roof during hot weather and is essential to reduce moisture-related sheathing damage.

Estimates of age and remaining life are based on an inspector's experience, as well as numerous assumptions and variables, including the aforementioned variables. Therefore, inspector estimates should be considered a general guide.

Please note that roof leaks often are due to flashing or valley failures. If there are roofing leaks, inspect the flashings or valleys before assuming that damaged or deteriorated roofing material is the cause of the water penetration.

Roof - Covering 1

The full scope of the roofing system's condition is not included in this report due to an independent specialist's evaluation. Refer to the specialist's report(s) for more information and required actions. Any observations are provided as a courtesy.

ROOF

Roof - Covering 2

The full scope of the roofing system's condition is not included in this report due to an independent specialist's evaluation. Refer to the specialist's report(s) for more information and required actions. Any observations are provided as a courtesy.

PHOTOS

Roof - Covering 1



Roof - Covering 1



Roof - Covering 1



Roof - Covering 1



ROOF

Roof - Covering 1



Roof - Covering 2



Roof - Covering 2



Roof - Covering 2



ROOF

Roof - Skylight



Roof - Skylight



WATER CONTROL

GUTTER/DOWNSPOUT

Gutters and Downspouts

Conventional, Aluminum

LIMITATIONS

Gutter/Downspout

Downspout(s) discharge into an underground drainage system. The condition of underground portions of the drainage system cannot be inspected.

Visibility of, and accessibility to, the gutters limits the inspection.

INFORMATION

The overwhelming majority of water penetration problems is caused by surface water that is not managed properly. Grading which slopes towards the foundation of the home permits water to accumulate at the foundation; poor maintenance of gutter and downspout systems also contributes to water accumulation problems.

Grading around the home should be maintained so that surface water does not accumulate close to the foundation. Grading should slope away from the home at a rate of approximately 1" per 1' for at least 6'.

In order to divert water away from the foundation, soil must be dense and slope away from the foundation. In situations in which regrading is not a reasonable option, an interior hydrostatic pressure relief system with a sump pump may be required.

Keep gutters and downspouts clean and free of debris or obstructions. This should be done regularly, especially during spring and fall. Gutters which hold water tend to sag, overflow, and may cause water penetration to occur through below grade foundation walls. Homes near trees require more frequent gutter and downspout cleaning to ensure continued proper functionality. Roof gutters should be installed with adequate slope towards the downspouts to allow for proper draining of the gutters. Downspouts should deposit roof water away from the walls of the house with splash blocks or downspout extensions. The grades in the areas where the water is being deposited must slope away from the walls and properly divert water from the house.

PHOTOS

Water Control - Gutter/Downspout



Water Control - Gutter/Downspout



STRUCTURE

FOUNDATION

Foundation	Basement, CMU (Cinderblock), Stone
Beams	Wood, Concrete
Piers and Posts	Steel, Wood
Floor	Conventional Framing, Dimensional Lumber
Walls	Wood Framing, Masonry
Roof	Conventional Framing, Dimensional lumber
Roof Sheathing	Plywood

ATTIC

Access Location	Hallway
Access Type	Door
% Visibility	40
Inspection Method	Entered

LIMITATIONS

Foundation	Finished areas limit the inspection. The inspector does not inspect behind walls, above ceilings, or other obstructions which obstruct the inspector's view.
Piers/Posts	Some areas are inaccessible and/or not visible due to design, finished surfaces, and materials. Therefore, the inspection is limited.
Floor	Finished areas limit the inspection. The inspector does not inspect behind walls, above ceilings, or other obstructions which obstruct the inspector's view.
Wall	The wall is covered with insulation and/or finish materials. Therefore, the inspection is limited.
Roof	Some areas are inaccessible and/or not visible due to height, design and materials. Therefore, the inspection is limited.
Attic	Some attic areas are inaccessible and/or not visible due to height, design and materials. Therefore, the inspection is limited.

STRUCTURE

PHOTOS

Structure - Roof Sheathing



Structure - Attic



Structure - Attic



Structure - Attic



INSULATION AND VENTILATION

INSULATION

Attic Insulation	Fiberglass Batts
Approximate Depth "	8
Interior Insulation	
Approximate Depth "	

VENTILATION

Ventilation	Gable Vent, Attic Fan, Bathroom Fan, Window
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LIMITATIONS

Insulation requirements have changed considerably over the years. Many homes built in the first half of the 20th century had no insulation. The oil embargo of the 1970s caused significant changes in insulation practices for both new construction and retrofit upgrades. Most interior insulation is not visible or readily accessible except in unfinished spaces. Therefore, the inspection is limited.

INFORMATION

Ventilation is critically important in any property that has an unconditioned attic area. During summer or humid months, inadequate attic ventilation can lead to roof degradation because of high temperatures or moisture. During winter or colder months, inadequate attic ventilation can lead to condensation, mold or mildew development, sheathing problems and indoor air quality problems.

Ice dam leaks occur in winter if a roof system is not properly ventilated and/or insulated. The situation usually occurs when outside temperatures are below freezing and the attic temperature is above freezing with snow on the roof. As snow melts, it runs down the roof, and then refreezes at the colder eaves, forming an ice dam, which backs up under the roof covering near the eaves. The general remedy to ice damming is to improve attic ventilation and/or insulation, the objectives of which are to provide proper air flow and to keep the attic and roof sheathing as cool as possible.

PHOTOS

Insulation and Ventilation - Attic Insulation



Insulation and Ventilation - Ventilation



COMMENTS

Insulation and Ventilation - Interior Insulation

- ⓘ Not inspected.
No access

INTERIOR

INTERIOR

Floors	Wood, Ceramic Tile, Porcelain
Walls	Drywall, Masonry, Wood, Paneling
Ceilings	Drywall, Acoustic Tiles
Stairs/Steps	Conventional, Spiral
Windows	Casement, Fixed, Wood

FIREPLACE

Location	Living Room
Type	Built-In, Prefabricated, Insert Vented
Materials	Masonry

LIMITATIONS

Floors	The floors cannot be properly inspected because a covering material (e.g., carpet, rug or other material) prevents unobstructed access. Therefore, the inspection is limited.
Walls	Fresh paint is visible at the interior wall or ceiling surfaces. When walls and ceilings are freshly painted, past or present defects can be hidden with the new paint. A home inspection is not destructive or invasive; wall coverings such as paneling, wall paper or fresh paint can hide damage. Damage can also be hidden inside the wall void. Finding and reporting this damage is beyond the scope of a home inspection. Question the seller regarding the reason for the recent work or have this checked by a qualified contractor.
Ceilings	Fresh paint is visible at the interior wall or ceiling surfaces. When walls and ceilings are freshly painted, past or present defects can be hidden with the new paint. A home inspection is not destructive or invasive; wall coverings such as paneling, wall paper or fresh paint can hide damage. Damage can also be hidden inside the wall void. Finding and reporting this damage is beyond the scope of a home inspection. Question the seller regarding the reason for the recent work or have this checked by a qualified contractor.
Windows	Wood windows, much like wood siding and trim, require ongoing maintenance such as a regular stain or paint to prevent moisture intrusion. It is possible that moisture can wick behind the finishes and cause deterioration. If there are windows noted in the report as having some deterioration, there may be others not visible at the time of the inspection. Monitor and maintain the wood windows regularly. Consider having the windows evaluated by a contractor familiar with working on this material.

INFORMATION

Insulated glass is comprised of two panes of glass with dry air or inert gas sealed between the panes. If a seal fails, air and moisture penetrate between the panes and, as temperatures vary, moisture vapors between the panes of glass turn to liquid and stain the inside of the glass. In most cases, staining is visible; however, it may be difficult to identify the impact of a seal failure in its early stages. Reflection of light also make failures difficult, or impossible, to identify. Although failed seals may incrementally impair insulating qualities of the glass, aesthetics generally is a more important concern. To resolve failed insulated glass seals, insulated glass units or the entire sash must be replaced. If there are any windows with failed insulated glass seals, carefully examine all other similar types of windows.

Interior - Walls

The cracks in the wall surfaces are typical. These are generally due to the shrinkage of lumber and/or normal settlement. Make cosmetic repairs before painting.

INTERIOR

Interior - Ceilings

The cracks in the ceiling surfaces are typical. These are generally due to the shrinkage of lumber and/or normal settlement. Make cosmetic repairs before painting.

Interior - Fireplace

Clean and service fireplaces annually. The flue pipe and chimney also should be cleaned and examined regularly.

PHOTOS

Interior - Floors



Interior - Walls



Interior - Ceilings



Interior - Stairs/Steps



INTERIOR

Interior - Cabinets



Interior - Countertops



Interior - Doors



Interior - Windows




Interior - Fireplace



INTERIOR


COMMENTS

Interior - Doors

-  **Issue** The door rubs on the floor. This may cause damage.
- Location** Basement
- Action** *Adjust or replace the door.*
- Cost** \$100 - \$300



Interior - Windows

-  **Issue** The window has a failed insulated glass seal. This permits condensation stains to develop between the glass panes, and may increasingly compromise the visibility, appearance, and insulation value. Other unidentified windows with the same issue may exist since certain atmospheric conditions must be present to identify them. Replacement of the insulated glass unit, the sash, or the entire window assembly is necessary to correct the problem.
- Location** Primary Bedroom
- Action** *Replace the insulated glass unit or the window as needed.*
- Cost** \$300 - \$700



ELECTRICAL

SERVICE

Source	Overhead, Underground
Conductor	Aluminum
Disconnect	Circuit breaker
Disconnect Location	Basement
Incoming Amperage	100
Meter Amperage	200
Alternative Energy System Disconnect Location	Basement
Grounding/Bonding	Main Panel, Unable To Determine

PANEL 1

Main	Circuit Breaker
Location	Basement
Amperage	100
Voltage	120/240

PANEL 2

Main	Circuit Breaker
Location	Basement
Amperage	100
Voltage	120/240

DISTRIBUTION

Wiring Type(s)	Cloth Sheathed Cable, Non-metallic Sheathed Cable (Romex), Armored Cable
Wiring Material(s)	Copper

OTHER

Smoke Detectors	Present
Carbon Monoxide Detectors	Present

LIMITATIONS

Panel 1	The cover to the electrical panel is sealed. Access to the interior is not possible. Permission has not been given to take actions necessary to complete the inspection. Have an electrician evaluate the panel when possible.
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INFORMATION

ELECTRICAL

The age of batteries in smoke detectors and carbon monoxide detectors is not evident; therefore, we recommend installation of new batteries upon occupancy of the home.

Please note that the function of photo-electrically controlled lights, motion detector devices, and those controlled by timers is beyond the scope of a home inspection.

Wifi connected or smart devices are outside the scope of a home inspection. They are not tested and are specifically excluded from this report. These systems may cease to function if some equipment is removed. Hire a contractor specializing in smart connect homes and automation to review and provide education on these devices.

Electrical - Service

The electrical system may need to be upgraded if more or higher-demand electrical appliances will be used. Although the electrical system may have been appropriate at the time of its installation, the system may not meet current needs or certain lender requirements. Consider hiring an electrician to evaluate upgrade requirements.

Electrical - Branch Circuits

There is cloth sheathed wiring present. Cloth wrapped wiring is one of the early forms of branch circuit wiring methods. If the insulation degrades or breaks, areas of wiring may be exposed. The need for repairs or replacement may be necessary in areas that are not accessible. Only the visible portions of the branch wiring can be reported on. Consider having this checked by a licensed electrician. Anticipate improvements in the near future.

Electrical - Grounding/Bonding

The electrical ground/bond wire is not always traceable. Only the visible portions can be reported on.

Electrical - Receptacles

Test GFCI devices regularly to ensure proper working order. Most GFCI manufacturers recommend testing monthly. If any GFCI device does not test or reset properly, it should be replaced. GFCI devices monitor electrical current through a circuit. If electrical current is not balanced, there is a current leakage, also referred to as a ground fault. GFCIs devices sense current leakages as small as .0005 Amps. If the GFCI device senses a ground fault, the GFCI device will terminate the current in approximately 1/40 of a second, fast enough to prevent personal injury. To test GFCI devices, push the test button, which should pop the reset button and terminate power. To restore power, push the reset button. To test GFCI circuit breakers in electrical panels, push the test button. The circuit breaker should switch off and terminate power to the circuit. To restore power, switch the circuit breaker off and then on.

Electrical - Switches

This house is equipped with several electronic switch/dimmer lighting controls. These are specialized systems which often are installed "after-market." Their operation is beyond the scope of a home inspection. We tested the switches only for "on/off" function.

Electrical - CO Detectors

Carbon monoxide detectors are essential in homes in which fossil fuel is burned. Install carbon monoxide detectors upon occupancy.

ELECTRICAL

PHOTOS

Electrical - Panel 2



Service Disconnect 1



Electrical Panel 1



Electrical Panel 2



ELECTRICAL

COMMENTS

Electrical - Panel 1

- ⚡ Issue There are pointed screws securing the electrical panel's cover. These may penetrate a conductor and cause a shock. This is a safety concern.
- Location Basement
- Action *Hire an electrician to replace the screws.*
- Cost \$20 - \$100



Electrical - Branch Circuits

- ⚡ Issue There is exposed and unprotected wiring. This is a safety concern.
- Location Left side
- Action *Hire an electrician to make required repairs.*
- Cost \$100 - \$200



ELECTRICAL

- ⚡ Issue There are exposed wire splices. All wiring splices must be in an approved junction box with a proper cover and permanently accessible. This is a safety concern.
- Location Left side
- Action *Hire an electrician to make required repairs.*
- Cost \$100 - \$200



- ⚡ Issue There are loose or hanging wires. This is a safety concern.
- Location Right side
- Action *Hire an electrician to make required repairs.*
- Cost \$100 - \$150



ELECTRICAL

- ⚡ Issue There are missing cover plates, which defeats the enclosure's fire rating and permits contact with energized components. This is a safety concern.
- Location Garage
- Action *Secure or replace the cover plates.*
- Cost \$50 - \$100



- ⚡ Issue There is cloth sheathed wiring present. Cloth wrapped wiring is one of the early forms of branch circuit wiring methods. If the insulation degrades or breaks, areas of wiring may be exposed. This is a safety hazard.
- Location Basement
- Action *Hire an electrician for an evaluation and to make repairs as needed.*



ELECTRICAL

Electrical - Receptacles

- ⚡ Issue There is a standard receptacle installed in a location that currently mandates a GFCI device. While this may not have been required at installation, it is a safety concern.
- Location Multiple Locations
- Action *Hire an electrician to replace the receptacle.*
- Cost \$100 - \$300



HEATING AND COOLING

HEATING SYSTEM 1

Heating System	Basement
Type and Energy Source	Boiler Hydronic, Oil
Age (Years)	30
Estimated Useful Life When New (Years)	30 to 50
Manufacturer	Columbia

HEATING SYSTEM 2

Heating System	Basement
Type and Energy Source	Furnace, Oil
Age (Years)	9
Estimated Useful Life When New (Years)	20 to 30
Manufacturer	Airtemp

COOLING SYSTEM 1

Cooling System	
Type and Energy Source	Electric
Age (Years)	
Compressor Location	Left Side
Compressor Age	26
Compressor Manufacturer	Carrier

COOLING SYSTEM 2

Cooling System	Basement
Type and Energy Source	Central Split, Electric
Age (Years)	9
Estimated Useful Life When New (Years)	10 to 15
Compressor Location	Left Side
Compressor Age	6
Compressor Manufacturer	Bryant

COOLING SYSTEM 3

Cooling System	Attic
Type and Energy Source	Central Split, Electric
Age (Years)	6
Estimated Useful Life When New (Years)	10 to 15
Manufacturer	Carrier
Compressor Location	Left Side
Compressor Age	26
Compressor Manufacturer	Carrier

HEATING AND COOLING

DISTRIBUTION

Distribution	Ductwork, Baseboard
Is there a heat source in all living spaces?	Yes

THERMOSTAT

Location	Multiple Locations
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LIMITATIONS

Heating System 1	Comprehensive evaluation of the heat exchanger is specifically excluded from this inspection due to visibility and design limitations of combustion appliances. Comprehensive evaluation can only be obtained by dismantling or specialized testing, which is beyond the scope of this home inspection.
Heating System 2	Comprehensive evaluation of the heat exchanger is specifically excluded from this inspection due to visibility and design limitations of combustion appliances. Comprehensive evaluation can only be obtained by dismantling or specialized testing, which is beyond the scope of this home inspection.
Cooling System 1	The outside temperature is too cold to operate the cooling system. Most manufacturers caution that running the AC when it is below 60F can damage the system. Therefore, the cooling system is only inspected visually.
Cooling System 2	The outside temperature is too cold to operate the cooling system. Most manufacturers caution that running the AC when it is below 60F can damage the system. Therefore, the cooling system is only inspected visually.
Cooling System 3	The outside temperature is too cold to operate the cooling system. Most manufacturers caution that running the AC when it is below 60F can damage the system. Therefore, the cooling system is only inspected visually.
Thermostat	The inspector tests thermostat in manual mode only. Internet-capable, automatic and timed features are not tested.

INFORMATION

HVAC manufacturers recommend replacement/cleaning of air filters at regular intervals; dirty filters restrict airflow, reduce efficiency, impair air quality, and reduce overall service life expectancy of HVAC equipment.

HVAC - Heating System 1

Hire a contractor to service and clean an oil or wood combustion appliance regularly. The flue pipe and service chimney also should be checked and cleaned as required.

The heating system is near or at the end of its estimated useful life. We recommend establishing a budget to replace the heating system.

HVAC - Heating System 2

Hire a contractor to service and clean an oil or wood combustion appliance regularly. The flue pipe and service chimney also should be checked and cleaned as required.

HEATING AND COOLING

PHOTOS

Heating System 1



HVAC - Heating System 1 Data Tag



HVAC - Heating System 1 Photo Temperature



HVAC - Heating System 1



HEATING AND COOLING

Compressor



HVAC - Cooling System 1 Compressor Data Tag



Heating System 2



HVAC - Heating System 2 Data Tag



Cooling System 2



HVAC - Cooling System 2 Data Tag



HEATING AND COOLING

Compressor



HVAC - Cooling System 2 Compressor Data Tag



Cooling System 3



HVAC - Cooling System 3 Data Tag



Compressor



HVAC - Cooling System 3 Compressor Data Tag



HEATING AND COOLING

HVAC - Thermostat



HVAC - Thermostat



COMMENTS

- Ⓜ Issue The outside temperature is too cold to operate the cooling system. Most manufacturers caution that running the AC when it is below 60F can damage the system. Therefore, the cooling system is only inspected visually.

Location

Action Hire an HVAC technician to evaluate the system prior to closing.

HVAC - Cooling System 1

- ⓘ Not inspected.
No access to interior portion

HVAC - Cooling System 2

- Ⓜ Issue The outside temperature is too cold to operate the cooling system. Most manufacturers caution that running the AC when it is below 60F can damage the system. Therefore, the cooling system is only inspected visually.

Location

Action Hire an HVAC technician to evaluate the system prior to closing.

HVAC - Cooling System 3


- Ⓜ Issue The outside temperature is too cold to operate the cooling system. Most manufacturers caution that running the AC when it is below 60F can damage the system. Therefore, the cooling system is only inspected visually.

Location

Action Hire an HVAC technician to evaluate the system prior to closing.

HEATING AND COOLING

HVAC - Heating System 1

	Issue	The fan vibrates or is excessively noisy. This indicates a failing or unreliable blower assembly.
	Location	Basement
	Action	<i>Hire an HVAC contractor to repair or replace the fan.</i>
	Cost	\$500 - \$1000



PLUMBING

SUPPLY AND PIPES

Service Source	Private Well
Service Pipe	Copper
Water Pressure (psi)	
Main Shut-off Location	Utility Room
Interior Supply Piping	Copper, PEX
Waste System	Private - Traditional Septic System
Drain/Waste/Vent Materials	PVC, Cast Iron
Drain/Waste/Vents Location of Waste Cleanout	Right side

WATER HEATER

Location	Basement
Type	Conventional Tank, Electric
Age (Years)	1
Estimated Useful Life When New (Years)	10 to 15
Capacity (Gallons)	40
Manufacturer	Bradford White

LIMITATIONS

Plumbing	<p>The inspector does not operate or test shut-off valves.</p> <p>The inspector does not fill sinks, bathtubs, or showers to test the function of overflow drains.</p>
Service	<p>The property includes a well that is not used for providing domestic potable water to the dwelling, e.g. irrigation, lawn watering, hose bibs, outbuildings, or animal usage. The well is beyond the scope of a Home Inspection. It is not tested nor are water samples drawn for laboratory analysis. You should ask the seller for documentation about its use, depth, recovery rate, and other particulars.</p> <p>Inspection of private wells are limited to visible components only. The Inspector operates water at all accessible fixtures. This does not simulate the demand on a well under normal living conditions with multiple occupants. No attempt is made to determine the capacity or recharge rate of the well. Hire a well specialist for testing, and functional evaluation of the system.</p>
Drain, Waste, Vents	<p>An on-site waste system is present. The on-site waste systems compliance with local regulations, proper system function, and system adequacy has not been determined. Inspecting on-site waste systems, including the main drain-line from the home to the waste system is outside the scope of a general home inspection. We strongly encourage you to obtain a complete inspection of the on-site waste system by a qualified septic contractor prior to closing on the home.</p>

INFORMATION

PLUMBING

Visible, accessible portions of supply and drain lines are inspected; however, most supply and drain lines are not visible and, therefore, can't be visually inspected.

Check drainage at all plumbing fixtures and associated appliances during pre-settlement walk-through. Recommended hot water temperature is approximately 120 °F or lower.

PHOTOS

Plumbing - Service



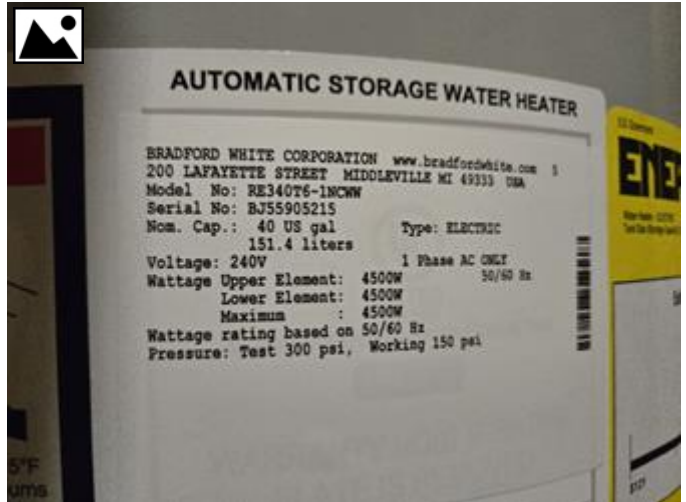
Shut-off Valve



Water Heater



Plumbing - Water Heater 1 Data Tag




PLUMBING

Water Heater Temperature Photo




COMMENTS

Plumbing - Toilet

-  **Issue** The toilet tank is loose. This may permit water damage to surrounding areas.
- Location** Half Bathroom
- Action** *Secure the toilet tank to the base.*
- Cost** \$50 - \$150



Plumbing - Sink

-  **Issue** The sink stopper is damaged or missing. This affects proper function.
- Location** Multiple Locations
- Action** *Replace the stopper.*
- Cost** \$200 - \$500

FUEL SERVICES

FUEL SERVICES

Tanks Location	Basement
Tanks Type	Above Ground Gas, Above Ground Oil
Shut-off Valve Location	Tank shut-off: Bottom left of the tank

INFORMATION

Visible, accessible portions of gas lines are inspected; however, most gas lines are not visible and, therefore, can't be visually inspected. Inspectors rely on sense of smell to detect gas leaks. Inspectors are not required to use specialty tools to detect gas leaks. Any actual defects, including gas leaks, discovered during this part of the inspection will appear in the Issues section(s) of your report. Gas leaks can occur suddenly and without notice at any time after the inspection for a variety of reasons, including but not limited to, pressure build up, vibrations, and/or contact with the gas lines. U.S. Inspect is not responsible for any gas leak discovered following the inspection.

Fuel Services - Tanks

There are copper fuel oil lines under the flooring, which is common in older buildings but is not permitted per current industry standards. Copper fuel lines can interact with concrete and cause corrosion, deterioration, and leakage under the floor. Environmental concerns and costly clean-ups are possible. Install an oil safety valve as close as possible to the oil supply tank, which would help to prevent oil leaks from deteriorated lines under the floor. The valve requires a vacuum on the outlet side in order to open and allow the oil to flow, i.e., when the heating system's burner is off, there is no vacuum and the oil flow is stopped.

PHOTOS

Fuel Services - Tanks



Fuel Services - Tanks



FUEL SERVICES

Fuel Services - Tanks



Shut-off Valve



APPLIANCES

KITCHEN

Range/Oven 1

Free-Standing, Propane

Dishwasher 1

Built-In

LIMITATIONS

The inspector tests appliances as possible based on the component's condition at the time of the inspection. Ranges, ovens, cooktops, and microwaves cannot be fully inspected if the power and/or fuel is not on. Self-cleaning functions are not tested. Icemakers and water dispensers cannot be inspected if the water service is off to the house or the appliance. Additionally, an icemaker's operation cannot be verified if no ice is present; there's not sufficient time to make fresh ice during a home inspection. Washers and dryers are not operated if they contain the homeowner's clothes. Washing machine drains and dryer vents are often not visible or readily accessible.

INFORMATION

Clean dryer vents at regular intervals. Ductwork should be rigid material and as short and straight as possible. If ductwork extensions are required, sections should be taped together as opposed to connected with screws to ensure that lint does not collect on any screw points. If clothing requires an unusually long time to dry, or if airflow is weak at the exhaust end of the duct, the vent may be clogged. Dryer fires are not uncommon and dryer vent restriction is one cause of dryer fires.

Appliances - Garbage Disposal

The garbage disposal includes a reset button. Push the reset button if the garbage disposal becomes inoperative.

The house is served by a private septic waste disposal system and a garbage disposal unit. This combination is not recommended because the garbage disposal produces more insoluble solid waste than is advised for a septic system. Some local jurisdictions prohibit this combination.

PHOTOS

Appliances - Range/Oven



Appliances - Range/Oven



APPLIANCES

Appliances - Garbage Disposal



Appliances - Dishwasher



Appliances - Refrigerator/Freezer



Appliances - Refrigerator/Freezer



Appliances - Washer



Appliances - Dryer



APPLIANCES


ENVIRONMENTAL

INFORMATION

The property may have lead-based paint. According to the EPA, it is estimated that lead-based paint was applied to approximately two-thirds of the homes built in the U.S. before 1940; one-third of the homes built from 1940 to 1960; and to an indeterminate (but smaller) portion of U.S. homes built since 1960. Lead can enter the air within a home when surfaces covered with lead-based paint are scraped, sanded, or heated with an open flame in paint stripping procedures. Once released into the home atmosphere, lead particles circulate into the air and can be inhaled or ingested through the mouth and nose. Lead particles in the form of fine dust or vapors settle into carpet fibers or fabric and can be recirculated into the air by normal household cleaning (such as sweeping or dusting) and through normal hand-to-mouth behavior of young children, which can result in the ingestion of potentially harmful lead. The only way to determine if paint in a home contains lead is to test for it. Testing should always be done by a certified lead inspector or risk assessor. Check with state and local authorities for licensed/certified contractors in your area. This home inspection does not include a definitive determination as to its presence, absence, or hazard. Hire a specialist to evaluate the paint and to make required repairs as needed.


COMMENTS

Environmental - WDI/WDO

-  **Issue** There is evidence of possible wood-destroying insect activity and damage. We do not determine the extent of the activity or any damage during a home inspection.
- Location** Deck
- Action** *Hire a pest specialist for further evaluation and required action.*
- Cost** \$300 - \$800



Environmental - Lead-Based Paint

-  **Issue** The property may have lead-based paint. This is a health and safety concern, especially to children, if the paint residue is ingested.
- Location** Exterior trim
- Action** *The presence of lead-based paint can be determined only by a laboratory analysis. Hire an environmental specialist to evaluate the paint and to make required repairs as needed.*

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SEASONAL MAINTENANCE CHECKLIST

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• WINTER • Maintenance Checklist

*Laughter is the sun that drives
winter from the human face.*

- Victor Hugo -

INTERIOR

- Remove and store your window screens
- Reverse ceiling fans to direct heat downward
- Check attic vents for bird and squirrel nests
- Hire a professional to inspect/clean wood stoves
- Stock your home with a current fire extinguisher

INSULATION AND VENTILATION

- Open and clean your attic louvers and vents
- Check your attic for proper insulation
- Clean your dryer vent

ELECTRICAL SYSTEMS

- Check your wiring and cables for wear and damage
- Test and reset your GFCI and AFCI outlets/breakers

HVAC

- Change your filters
- Hire an HVAC contractor to service your system
- Remove window AC units or install winter covers
- Vacuum radiators, baseboards and air registers

PLUMBING

- Check your toilets for leaks inside the tanks
- Check all fixtures for leaks
- Check tile joints, grout and caulking
- Remove and store hoses and winterize spigots



• WINTER • Maintenance Checklist

EXTERIOR

- Replace screen doors with winter storm doors
- Repair missing caulk around windows and doors
- Weatherstrip doors that lead to the exterior

ROOF

- Check your roof for damage or missing shingles
- Check underside of your roof for stains and leaks
- Trim branches and trees away from the roof

STRUCTURE

- Check your chimney for cracks and leaks
- Get your chimney cleaned before the first burn
- Check your foundation walls for cracks
- Check your crawl space for moisture

WATER CONTROL

- Clean your gutters and window wells
- Extend downspouts away from your foundation
- Make sure grading flows water away

WASTE DISPOSAL

- Get your septic tank cleaned (every other year)

FUEL SERVICES

- Check your gas/oil tank for odors and leaks

PROPERTY

- Store or cover your patio furniture
- Stock your garage with a shovel and salt
- Test your snow removal equipment

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LIFE EXPECTANCIES OF RESIDENTIAL SYSTEMS AND COMPONENTS

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EXTERIOR

ROOF COVERING

Fiberglass/asphalt 3-tab	16-20
Fiberglass architectural	25-35
Cedar shake/shingle	10-30
Slate	50+
Synthetic slate	NA
Metal standing/seams	50-80
Clay/concrete tiles	50-80+
Single ply modified bitumen	16-20
EPDM/TPO/PVC	20-24

Affected by installation procedures, exposure, and regular recoating. Coverings facing south wear more quickly. Slate affected by hardness and quarry source. Cedar affected by wood quality and maintenance. Tin roofs will remain functional if recoated every 3-5 years.

SIDING AND VENEER

Cement composite	50+
Vinyl	35+
Aluminum	50+
Hardboard/composite	20-30
Stucco, brick, veneers	Lifetime

Affected by finish, exposure to sun, and maintenance. Repoint masonry as required.

GUTTER/DOWNSPOUT

Aluminum	30+
Galvanized	15-25
Copper	50-80
Plastic (PVC)	15-25

Affected by slope and maintenance.

DECK

Wood	15-25
Composite materials	25-35

Affected by moisture, climate and maintenance.

HVAC

HEATING SYSTEM

Hot air furnace (oil/gas)	15-25
Boiler	35-50
Heat pump	10-15
Electric baseboard	15-25
In-floor radiant (electric)	15-25

Regular service and cleaning is essential for all systems (except for radiant); critical for oil-fired systems.

COOLING SYSTEM

Central split-system	10-15
Heat pump	10-15
Evaporative cooler	10-15

Regular service and cleaning is essential.

OTHER COMPONENTS

Circulator pump	20-30
Circulator fan	15-20
Fuel tank (interior)	50-80+
Fuel tank (exterior)	30-50
Expansion tank (bladder)	15-25
Humidifier	7-10

WELL

Submersible pump	15-20
Above ground pump	15-20
Steel pressure tank	15-25

SEPTIC

Steel tank	15-20
Concrete tank	30-50
Leach field	30-50

Septic system performance and lifespan are dependent on regular and qualified maintenance; this is especially true of "engineered" on-site treatment systems. Improper use, improper parking of vehicles, and inappropriate plantings will negatively affect a septic system.



PLUMBING

Affected by water quality and quality of installation. Fixtures may require new cartridges and seals; toilets may require new internal parts.

Water Service (Public)	
Lead	75-10
Galvanized steel	40-60
Copper	75+
Plastic	NA

Interior Water Pipes	
Galvanized steel	40-60
Copper	75+
Plastic	NA

Drainage Line	
Galvanized steel	40-60
Copper	50-75
Cast iron	60-90
ABS/PVC	30-50+

Water Heater	
Tank water heater	10-15
Tankless water heater	15-20
In-boiler domestic coil	15-20

Tankless water heaters generally require servicing every other year.

Fixtures	
Builder's grade	15-20
Higher quality	
Faucet, fixture	30-50
Sink, toilet, tub	Lifetime

ELECTRICAL

Service entrance cable	25-40
Sheathing condition affected by exposure/sun.	
Circuit breaker/fuse panel	Lifetime
Wiring (modern Romex)	Lifetime
Wiring (armored/cloth)	60-80
Wiring (knob and tube)	75-90
Affected by use, modifications, and adjacent activity.	

APPLIANCES

Refrigerator	15-20
Dishwasher	7-12
Range/cooktop	12-20
Garbage disposal	7-12
Microwave oven	7-12
Washer	7-12
Dryer	10-15

INTERIOR

Ceramic Tile	
Mud-set, cement board	Lifetime
Mastic (adhesive)	15-25
Plaster wall/ceiling	Lifetime
Drywall wall/ceiling	Lifetime

Flooring	
Wood (solid)	Lifetime
Wood (engineered)	50+
Laminate	15-25
Sheetgoods (linoleum)	10-15
Granite/marble	100+
Carpet	7-12

WINDOWS

Wood	50-80+
Vinyl	25+
Aluminum/steel	35-50+

Functionality of wood and metal windows affected by regular maintenance. Quality of vinyl products varies substantially. Insulated glass likely will require replacement.



In three words, I can sum up everything I've learned about life: It goes on.

- Robert Frost -

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