

Report Index

GENERAL INFORMATION	2
Structural Report	5
Exterior Report	6
GARAGE	8
Roof Report	9
Basement	10
Heating Report	12
Plumbing Report	13
Electrical Report	14
KITCHEN	16
BEDROOM	17
OTHER LIVING SPACES	19
Insulation & Ventilation Report	20

GENERAL INFORMATION

Affordable Home Inspections P.O. Box 1845 Allentown, Pa. 18105-1845

E-Mail affordablehomeinspections@direcway.com.

CLIENT & SITE INFORMATION:

FILE #: 1234.
DATE OF INSPECTION: 4-03-94.
TIME OF INSPECTION: 10:00 AM.
CLIENT NAME: John O' Donnell.
MAILING ADDRESS: 3583 Iron St.
CLIENT CITY/ STATE/ZIP: Summit Hill, Pa. 18250.
CLIENT PHONE #: 570- 645-2595.
CLIENT FAX #:
INSPECTION SITE: 157 Market St.
INSPECTION SITE CITY/STATE/ ZIP: Allentown, Pa 18102.

CLIMATIC CONDITIONS:

WEATHER: Clear.
SOIL CONDITIONS: Wet.
APPROXIMATE OUTSIDE TEMPERATURE: 60's.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: Southwest.
ESTIMATED AGE OF HOUSE: 70 Years +
BUILDING TYPE: 1 family.
STORIES: 2.
SPACE BELOW GRADE: Basement.

Sample Report

UTILITY SERVICES:

WATER SOURCE: Public.
SEWAGE DISPOSAL: Public.
UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

AREA: Town.
HOUSE OCCUPIED? Yes.
CLIENT PRESENT: Yes.
PEOPLE PRESENT: Homeowner, Homeowners spouse, Selling agent, Purchaser, Purchasers spouse.

PAYMENT INFORMATION:

TOTAL FEE: \$350.
PAID BY: VISA.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercom; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchant ability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any

Sample Report

repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

Structural Report

All directional references to left, right, front, or rear assume the reader is standing in the street, facing the front doors of the building being referenced. The following opinion is based on an inspection of the visible portion of the foundation and structural components. Masonry foundation walls commonly develop minor settlement or shrinkage cracks over time, and should be caulked or sealed as part of ongoing maintenance. Any cracks that are significant in the opinion of the inspector are discussed below. Periodic entry of ground water should be expected at basement walls during times of prolonged rainfall. As a first attempt to remedy, check the grading and water runoff around the perimeter of the house for needed improvements. This report is not intended as a termite clearance. We recommend you obtain the services of a licensed pest control operator to determine the presence of any termite infestation. Your inspector probes a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any finished surface or where no deterioration is visible. This report is not intended to provide any engineering or architectural service or to offer an opinion as to the adequacy of any structural system or component.

STRUCTURAL COMPONENTS:

- FOUNDATION:** Foundation Type- Spread footing, on which exterior walls are placed.
- CRAWL SPACE:** *Crawl space is with out insulation.*
- FRAMING:** *White fungus growing on floor joist should be tested,and removed.*
- FOUNDATION WALLS** Over all condition of walls at the time of inspection was satisfactory.

TERMITES

- TERMITES** *No visible termites.*

Exterior Report

All directional references to left, right, front, or rear assume the reader is standing in the street, facing the front doors of the building being referenced. The following opinion is based on an inspection of the visible portion of the exterior. Masonry walls commonly develop minor settlement or shrinkage cracks over time, and should be caulked or sealed as part of ongoing maintenance. Any cracks that are significant in the opinion of the inspector are discussed below. This report is not intended as a termite clearance. We recommend you obtain the services of a licensed pest control operator to determine the presence of any termite infestation. Where exterior surface damage is noted, repairs should include the evaluation of surrounding and underlying materials to determine if hidden damage is present. The discovery of hidden damage will increase the cost of any needed repairs. Roof overhangs are only inspected where accessible from the ground level. This report is not intended to address any geological, geotechnical or hydrological conditions that may or may not exist. We recommend you make an inquiry with the seller.

EXTERIOR SURFACES:

WALL

COVERINGS:

Expose the masonry foundation between exterior finished grade and the existing wall siding. All types of exterior siding should not be any closer than six inches (6") above finished grade. Proper installation will help prevent rot to the structure, moisture entering the house and insect infestation. If a foundation doesn't exist in this area it should be installed.

FLASHING &

TRIM:

All exterior trim should be sealed, any old caulking should be removed, and replaced with a silicone type caulking.

EXTERIOR

DOORS:

All exterior doors should have new weather stripping installed.

EXTERIOR

WOOD

Unable to view exterior wood at time of inspection, wood covered with aluminum.

EXTERIOR

FAUCET

Exterior faucets should be freeze proof type faucets.

EXTERIOR

WIRING

All exterior type receptacles should be protected by GFI circuit.

STORM DOORS:

Storm doors were in satisfactory working condition at the time of inspection.

WINDOW

EXTERIORS:

Windows are flush with exterior walls. Re-caulk perimeter of all windows where gaps can be seen and where windows meet siding. This is a primary source of water leakage. ALSO, caulk the seams between adjacent windows.

RETAINING

WALL

Retaining is without drain hole this is important to ease the pressure from behind the wall.

STORM

WINDOWS

Storm windows were in satisfactory condition at the time of inspection.

EXTERIOR ATTACHMENTS:

DECKS &

RAILING:

Spacing for deck railing is not up to standards, spacing for spindles should not exceed three inches. This is to protect small children from putting their heads between the spindles.

Sample Report

STEPS & RAILING:

Railing missing from front steps,a railing is required if more three risers are present.

ROOF OVERHANGS:

SOFFIT:

No vented soffit was noted at the time of inspection,vented soffit is needed for good air circulation of attic air.

FASCIA:

Fascia board covered with aluminum making it impossible to inspect the wood.Fascia appears to be in satisfactory condition at the time of inspection.

EXTERIOR GROUNDS:

WALKWAYS:

Uneven walkway is a tripping hazard,that should be repaired for safety reasons.

DRIVEWAYS:

All cracks in the driveway should be sealed before coating,and this will prevent future deteriorating of the asphalt.

OTHER EXTERIOR COMPONENTS:

Fencing

Over all appearance of the fence components at the time of inspection is satisfactory condition.

Shed

Shed was in satisfactory condition at the time of inspection.

GARAGE

Garage

Garage Type	The garage is attached.
Size of Garage:	Two car garage.
Number of Overhead Doors	There are two overhead doors.
Overhead Door and Hardware Condition:	There is no safety wire installed that will prevent the springs from swinging free when they fail. That could cause damage or injury.
Automatic Overhead Door Opener:	Attention Needed - The overhead door opener or hardware needs some adjustment.
Safety Reverse Switch on the Automatic Opener:	Yes - The door opener is equipped with an automatic reverse safety switch.
Outside Entry Door:	The outside entry door to the garage is satisfactory.
Floor Condition:	Satisfactory - The garage floor is in satisfactory condition.
Floor Drain:	No - There is no floor drain installed.
Garage Walls Condition:	Attention Needed - For safety reasons, the dividing wall between the garage and the living space should be separated by a flame retardant material. The separating walls do not appear to meet this minimum standard.
Fire Rated Ceiling:	No - There are no ceiling panels or fire rated sheetrock on the garage ceiling separating the garage from the living space above.
Fire Rated Entry Door to Structure:	No - There is no fire rated door separating the garage from the living areas of the house.
Garage Foundation:	Satisfactory - The visible portions of the foundation under the garage appear to be functional.
Garage Roof Condition:	Attached to the house.
Electric Service to Garage:	The garage electrical outlets are not protected using Ground Fault Circuit Interrupters. For safety reasons, they are recommended for use in garages for all circuits except dedicated circuits.
Water Source Installed:	No.

Roof Report

This inspection is made on the basis of what is visible and accessible on the day of the inspection and is not a warranty of the roof system or how long it will be watertight in the future. Roof surfaces are walked-on where conditions permit without danger to roof damage, unless noted otherwise below. For an accurate cost on what repairs or replacement cost will be, a licensed and insured roofing contractor should be called. All roof coverings require periodic maintenance and should be visually inspected once a year. Buyers are encouraged to ask sellers about the history of roof service and the presence of any prior or current roof leaks, particularly where stains are noted. Roof mounted antennas or other accessories often loosen with age and should be checked periodically. Interiors of flues or chimneys are usually not visible and as such are not inspected.

ROOF COMPONENTS:

ROOF

COVERING:

Method of Inspection- Roof was walked upon. **Asphalt or fiberglass roofing shingles generally have service lives of 10-12 years and 12-15 years respectively in this area of the country. Heavy duty shingles will often last 15 to 18 years before replacement is needed. Early signs of aging include brittleness, minor curling, and loss of mineral granules, while signs of advanced aging are severe curling, broken or split shingles, and exposed felts. The useful life of a roof can be extended by patching and coating eroded or worn areas as they become evident. As a roof approaches the end of its economic life expectancy, patching becomes increasingly necessary, due to an increased likelihood of leakage in the last few years of roof life.** Method of Inspection- Roof appearance at the time of inspection was satisfactory, and with proper maintenance the roof should last five years or more.

ROOF DRAINAGE SYSTEM:

Rain gutter over all appearance is satisfactory, gutter doesn't appear to be leaking.

FLASHINGS:

Over all appearance of flashing at the time of inspection was satisfactory.

SKYLIGHTS:

Skylight has broken glass, all broken glass should be replaced.

CHIMNEYS:

Chimney should have a cap installed, this will help prevent the flue from deteriorating.

Basement

Basement Door

Basement door was functioning properly at the time of inspection.

Basement Stairway

Treads for basement stairway are in the need for repairs or replacement.

Walls

Finish coat on foundation wall starting to deteriorate and should be repaired.

Ceiling

Basement ceiling is unfinished and with out insulation.

Floor

INTERIOR FLOORING- ASBESTOS FLOOR TILE: Repairs to asbestos floor tile should be approached with care, as any breakage of the floor tile releases asbestos fibers, which are designated by the EPA as causing cancer. Floor tile should not be scraped, sanded or drilled for fear of releasing fibers. Any floor tile removed should be disposed in a proper manner, consistent with current EPA regulations.

Floor Joist

Floor joist were in satisfactory condition at the time of inspection.

Windows

Basement windows have been closed off, making this a safety hazard.

Electrical

OUTLETS- LACK OF GROUNDING: Most outlets installed since the middle 60's have been the grounded type, having three holes for each outlet. Grounding is a safety feature which is part of the electrical system and which should not be defeated. Where testing of outlets shows no ground connection is present, the problem generally can be traced to a loose wire in the receptacle box or in the electrical panel. A licensed electrician is best suited to locate and correct any loose ground wiring.

Exterior Door

Lower section of basement door jamb starting to rot out and should be replaced.

Heat

There is no heat source in this room.

Moisture

Water marks on walls.

Comments

Rodents

Evidence of prior rodent activity was noted. You may want to have treatment carried out by a licensed exterminator.

Heating Report

The best preventative maintenance for heaters is regular cleaning or changing of air filters, at least every 90 days. Heat exchangers contained in most forced air type systems require annual inspection by factory trained personnel who can test for the presence of damage and/or dangerous fumes in the heated air supply. Make inquiry with the seller to insure the heating equipment has been inspected within the last year and obtain another service call if the written results of the last inspection are not available. Operation of time clock motors is not verified. Gas pilot lights are not lit during the inspection. This inspection report is not intended to address the condition of specialized system components such as humidifiers or dehumidifiers, electronic air filters and solar space heating systems, due to their technical nature. We offer no opinion on heating supply adequacy or distribution balance of air flow, as both are subjective measures.

INSTALLED HEATING EQUIPMENT:

PRIMARY UNIT:

System Type- Forced air furnace, Energy Source- Gas, All duct work should be cleaned and sealed by a professional duct cleaning company. Heating recommendations:

- a. Recommend the system be cleaned and serviced by a licensed Heat Contractor.
- b. Heating system should be placed under a maintenance contract.
- c. Consult with a licensed heating contractor for proper summer and winter settings. Proper seasonal settings will conserve fuel.

**PRIMARY
VENTING
PROVISIONS:**

Chimney Should be cleaned by a professional chimney sweep company.

Plumbing Report

It is not within the scope of this report to determine whether water supply and waste disposal systems are public or private or the quantity or quality of the water supply. We recommend you verify these items with the seller. The operational effectiveness of any installed water treatment equipment cannot be determined without laboratory testing. Contact your local Health Department for these tests. Determination of leakage at water supply lines in an attic or structure is limited to areas where pipes are visible and accessible. Operation of time clock motors is not verified. It is beyond the scope of a visual inspection to determine the total extent of damage to underlying or surrounding materials where tile damage or moisture intrusion is present. Any cost estimates offered are based on visual observations at the time of inspection and will naturally increase where additional damage is found during the course of repairs. Safety and shut-off valves are not operated during the inspection, for fear of causing subsequent leakage at valve stem packing, a common occurrence. Hot water can scald- Be careful!

PLUMBING COMPONENTS:

MAIN WATER

VALVE &

LOCATION:

Exterior, at front of house.

INTERIOR

WATER SUPPLY

PIPING:

The water lines appear to be in satisfactory working condition at the time of inspection. Not all domestic and sanitary piping is visible to inspect at the time of this inspection.

INTERIOR

DRAINAGE &

WASTE PIPING:

Over all appearance of main waste line was satisfactory at the time of inspection.

INTERIOR

PLUMBING VENT

PIPING:

Un accessible.

WATER HEATING

EQUIPMENT:

Drain line leading from the pressure relief valve located atop the water heater is not extended to within 6 inches of the floor or to within 6 inches of the grade at the exterior. This provision of the plumbing code may not have been considered where recently replaced water heaters have been installed by someone other than a licensed plumber. Drain lines which end prematurely constitute a safety hazard, as a massive blow off of scalding steam could unexpectedly occur should the attached safety valve ever be called into use. Drain line should be extended for your safety.

EXHAUST

VENTING/FLUES/

CHIMNEYS:

Interiors of flues and chimneys which are not readily accessible are not inspected.

FUEL STORAGE

& DISTRIBUTION:

Under ground oil tank should be tested by a licensed environmental tank testing company. Tank should be tested to see if it has been leaking. Buyer should also check with the township to see if permits have been pulled to remove or fill the tank. ((((((((((THIS IS VERY IMPORTANT ITEM))))))))))

SUMP, PUMPS &

PIPING:

Basement is without a sump pump.

Electrical Report

This report addresses the primary electrical power distribution system serving the building. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire building should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Any ceiling fans are checked for general operation only. Smoke Alarms should be tested regularly. Security alarm systems and their components are not addressed by this inspection. We recommend you consult with the alarm monitoring company for further information.

ELECTRICAL COMPONENTS:

LOCATION OF MAIN DISCONNECT:

Basement wall.

SERVICE DROP:

Satisfactory.

SERVICE ENTRANCE CONDUCTORS/ CABLES/RACEWAYS:

OVERHEATED ENTRANCE CABLE: An overheated aluminum electrical entrance cable is a dangerous condition, primarily as a fire hazard, but also because it can do more severe damage within the electrical panel over time. An electrician should be called out IMMEDIATELY to replace the cable as needed. Consider replacement of the existing aluminum cables with others made of copper. Aluminum in this case is still an allowed material, in spite of the fact that this problem does occur occasionally.

SERVICE EQUIPMENT & MAIN DISCONNECT

Amperage Rating- 100 amps. Voltage Rating- 120/240 volts (three-wire service), **NO ANTI-OXIDANT ON ALUMINUM WIRING:** Good electrical practice dictates that stranded aluminum wiring be installed with the use of anti-oxidant paste, applied to the exposed ends of wiring and provided to prevent the formation of non-conductive aluminum oxide. While no signs of overheating or problems are evident at this point in time, you should request your electrician apply some to the above mentioned wires the next time he is called out for other work. **BRANCH CIRCUIT PANEL- MULTIPLE CONNECTIONS INDICATE NEED FOR MORE CIRCUIT BREAKERS:** Circuit breakers have double leads, or connection of more than one wire to each circuit breaker. This indicates more circuit breakers are needed to accommodate the appliances in the house. Problem is not serious, as no heavy loads are involved, but consideration should be made to having a licensed electrician substitute some tandem type circuit breakers for existing single pole breakers, to accommodate the offending wires now connected.

SERVICE GROUNDING:

Ground wire not the proper size wire for this size panel. Ground wire should be replaced.

WIRING OVERVIEW:

Wiring Methods- Non-metallic sheathed cable (Romex), Armored cable (BX), Knob & Tube wiring.

Sample Report

Wire Conductor

The house has existing knob and tube wiring in use. Due to its age and increased circuit needs, it is suggested that consideration be given to upgrading the system to current standards. Estimates from a qualified licensed electrician would be needed. Knob and tube wiring is generally on a 60 amp service. The installed circuit wiring does not allow the usage of 3-prong electrical appliances. Appliances like a hair dryer, refrigerators, and a clothes dryer are required to have a 3-prong outlet that is polarized and grounded. A 60 amp fused service also limits you to one 240 volt appliance such as one of the following: Central Air Conditioning; Electric Hot Water Tank; Electric Range, Air Compressor. It does not allow two of these: The desire to use any two of those appliances will call for an upgrade of the service to a minimum of a 100 amp, 3-prong electrical outlet service. You may need to be aware that some insurance companies will not insure a home with knob and tube wiring nor a fuse panel. Due to the potential for overload or deteriorated condition, some insurance companies will require an upgrade of the electrical system.

LIGHTING FIXTURES/ SWITCHES/ RECEPTACLES:

Incandescent lights in closet areas are considered a fire/safety hazard, as globes break and bare light bulbs are a heat source which could ignite stored flammable materials under certain conditions. Consider replacing all incandescent lights in closet areas with cool burning fluorescent types.

GROUND FAULT CIRCUIT INTERRUPTER:

GFCI protection is not provided, at bath areas, at outlets within 6 feet of the laundry sink.

SMOKE DETECTORS:

Smoke alarms are absent. Smoke alarms should be hard wired.

KITCHEN

Kitchen

Location:	Main level rear of house.
Outside Entry Door:	Kitchen door should have new weather stripping installed.
Windows:	Over all condition of windows at the time of inspection were satisfactory.
Walls:	The walls in the kitchen appear to be satisfactory.
Ceiling:	Ceiling is in satisfactory condition at the time of inspection.
Floor:	Vinyl flooring in the kitchen area is in fair condition only.
Lighting:	The light over the kitchen sink has an exposed bulb. Exposed bulbs are not allowed in any areas that may be accessible to water.
Electrical Outlets:	All counter top receptacles should be protected by a GFI circuit.
Counter tops:	The counter top in the kitchen is in satisfactory condition at the time of inspection.
Cabinets, Drawers, and Doors:	Satisfactory - The cabinets, doors, and drawers are satisfactory in both appearance and function.
Faucet and Supply Lines:	Satisfactory - Faucet and supply lines appear satisfactory with no leaks noted.
Sink and Drain Lines:	The sink and drainage lines appear to be satisfactory.
Caulking Water Contact Areas:	Attention Needed - The caulking in water contact areas appear to need attention. If left unsealed, water can cause costly damage.
Food Waste Disposal:	Satisfactory - The food waste disposal appears to be functional. No food was ground up in this inspection. The inspector was unable to determine if the unit will grind food waste adequately.
Dishwasher:	The dishwasher was tested on one cycle, and it appeared to function normally. This dishwasher is a multi-cycle unit, but only one cycle was tested. This does not imply that the other cycles also work, nor does it imply that the dishwasher will clean the dishes to your requirements.
Range Hood:	Kitchen is without a range hood.
Range/Oven Fuel Source:	Electric - There is a 220-volt hookup for an electric range/oven.
Range/Oven:	All the heating elements on the range top and oven were functional at the time of the inspection. Temperatures of heat settings were not tested.
Microwave Oven:	There is a counter top microwave. This inspection does not include non permanently installed appliances or fixtures.
Refrigerator:	There is a refrigerator installed; however, it was not included as a part of this inspection.

BEDROOM

Bedroom

Location:	Rear.
Entry Door:	Satisfactory - The entry door on the master bedroom is as I expected, and it is functional.
Closet:	Satisfactory - The closet is functional and of average size.
Walls:	Satisfactory - The walls in the bedroom appear to be satisfactory.
Ceiling:	Satisfactory - The ceiling is functional and as I expected.
Light and Light Switch.	Satisfactory - The light and light switch were functional at the time of the inspection.
Floor:	Carpet stained beyond cleaning, carpet should be replaced.
Windows:	Window appears to be at the end of useful life and should be replaced.
Electrical Outlets:	ARC rated outlets are not installed in this bedroom. This is a newly required feature on new construction. It is designed to prevent the plug from being loose enough to cause arcing which can result in a spark causing a fire.
Telephone Access or Jack:	Yes - There is a telephone jack installed in this bedroom. It may or may not be functional.
Cable TV:	Yes.
Heat Source Noted:	There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.
Smoke Detector:	There is no smoke detector installed in this bedroom. For safety considerations, you should consider installation of hardwired smoke detector.

Bedroom 2

Entry Door:	Satisfactory - The entry door to this bedroom is as I expected, and it is functional.
Closet:	Attention Needed - The closet doors or fixtures need some adjustment or repair.
Walls:	Satisfactory - The walls in the bedroom appear to be satisfactory.
Ceiling:	Satisfactory - The ceiling is functional and as I expected.
Light and Light Switch.	Satisfactory - The light and light switch were functional at the time of the inspection.
Ceiling Fan:	Good - There is a ceiling fan installed in this bedroom. Used correctly, this can make the room feel more comfortable.
Floor:	Carpet starting to roll, carpet should be re-stretched or replaced.
Windows:	Some part of glazing needs repair or the window should be replaced.
Electrical Outlets:	ARC rated outlets are not installed in this bedroom. This is a newly required feature on new construction. It is designed to prevent the plug from being loose enough to cause arcing which can result in a spark causing a fire.

Sample Report

**Telephone
Access or Jack:
Heat Source
Noted:**

No.

There is a heat source to this room. There is no comment as to the amount of air or temperature coming from the supply vent.

Smoke Detector:

There is no smoke detector installed in this bedroom. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

OTHER LIVING SPACES

Living Room

- Walls:** The walls in this room appear to be satisfactory.
- Ceiling:** The ceiling in the living room was in satisfactory condition at the time of inspection.
- Floor:** There is some sagging in the floor that would be considered typical.
- Windows:** The windows and associated hardware in this room are all satisfactory.
- Electrical Outlets:** **OUTLETS- LACK OF GROUNDING:** Most outlets installed since the middle 60's have been the grounded type, having three holes for each outlet. Grounding is a safety feature which is part of the electrical system and which should not be defeated. Where testing of outlets shows no ground connection is present, the problem generally can be traced to a loose wire in the receptacle box or in the electrical panel. A licensed electrician is best suited to locate and correct any loose ground wiring.
- Heat Source Noted:** There is a heat source in this room. No comment is made as to the amount of air or temperature coming from the supply vent.
- Fireplace:** No.

Dining Room

- Entry Door:** The entry door to the dining room is functional.
- Closet:** **Attention Needed** - The closet door or fixtures need some adjustment or repair.
- Walls:** Satisfactory - The walls in this room appear to be satisfactory.
- Ceiling:** The ceiling in the dining room was in satisfactory condition at the time of inspection.
- Floor:** The floor in this room is in satisfactory condition.
- Windows:** The windows and associated hardware in this room are all satisfactory.
- Electrical Outlets:** Satisfactory - The outlets tested in this room are correctly wired and grounded.
- Heat Source Noted:** There is a heat source in this room. No comment is made as to the amount of air or temperature coming from the supply vent.

Insulation & Ventilation Report

The inspection of insulation and ventilation is not technically exhaustive and does not employ the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means. Insulation and vapor retarders are not disturbed during the inspection. No effort is made to determine the indoor air quality. This determination is beyond the scope of a visual home inspection as it requires air sampling and analysis.

INSULATION:

INSULATION AT FOUNDATION:

Satisfactory.

INSULATION AT ATTIC:

Attic is under insulated, should have should have six more inches of insulation installed.

INSULATION- OTHER AREAS:

None.

UNFINISHED AREAS WITHOUT INSULATION?

Basement.

VAPOR RETARDERS:

VAPOR RETARDERS AT FOUNDATION:

None.

VAPOR RETARDERS AT ATTIC:

None.

VAPOR RETARDERS- OTHER AREAS:

None.

VENTILATION:

VENTILATION AT FOUNDATION:

Windows.

VENTILATION AT ATTIC:

Current industry standards recommend, as a minimum, one square foot of free vent area for each 150 square feet of attic floor if no vapor barrier is installed. With a vapor barrier installed, one square foot of free vent area per 300 square feet of attic space is needed.

MECHANICAL VENTILATION SYSTEMS:

BATH EXHAUSTS:

Not working properly at the time of inspection.

KITCHEN EXHAUSTS:

Kitchen fan working properly at the time of inspection.

LAUNDRY EXHAUSTS:

Satisfactory.

WHOLE HOUSE FAN:

None.