



**350 Windsor Park  
Havertown, Pa 19083**

**January 22, 2016**



**Prepared for: Bill & Andrea Devenney**

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January 22, 2016

Bill & Andrea Devenney

RE: 350 Windsor Park  
Havertown, Pa 19083  
Report #16011884

Dear Bill & Andrea Devenney :

At your request a visual inspection of the above referenced property was conducted on January 22, 2016. Bringing the report into perspective, the report is part owners manual and part "punch list" more commonly known as a "honey do list". The intention of the report is to give you a better understanding of the condition of the property. Addressing items of concern may be appropriate and you may only have a limited amount of time do this prior to the expiration of any *inspection period* that may be imposed by your sales contract.

This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report, and no warranty is either expressed or implied. This report is not an insurance policy, warranty service or code compliance inspection. Municipal building departments perform code inspections during construction and most code issues are concealed once the structure is complete, therefore making code compliance verification outside the scope of this inspection.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

Please check this report thoroughly for accuracy to the best of your knowledge and inform me immediately of any discrepancy. With consideration of applicable reporting standards and in the event of an oversight or missing data or incorrect data entry, I reserve the right to amend this report within 72 hours of the inspection to meet my and/or your satisfaction.

In an effort to keep our initial inspection fees as reasonable as possible I charge an additional fee for re-inspections (confirmation requested repairs have been performed), as well as applicable travel time. Other inspection firms may include re-inspections but will inflate the cost of the initial inspection. I choose to give the customer the option of having me perform a re-inspection. Re-inspection fee will be half of the basic inspection fee for this property

Thank you for selecting Inspect-It 1st to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call me.

Sincerely,

*Tom Kucera*

Tom Kucera  
*Liberty Inspection Group*

enclosure - report

## INTRODUCTION

### Report limitations:

This report is intended only as a general guide to help the client make his/her own evaluation of the overall condition of the property, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. This report expresses my professional opinion, based upon the visual impressions of the conditions that existed on the exact date and at the exact 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, including but not limited to furnishings, temporary floor coverings, or seasonal conditions such as snow cover, or unsafe to inspect are excluded from the report. Areas concealed at the time of this inspection should be inspected for acceptable condition at a time when they are no longer concealed and preferably prior to the close of the sales transaction. Any general comments about items outside the scope of the inspection per applicable reporting standards are informational only and entered as a courtesy. The inspection report should not be construed as a compliance inspection of any governmental, or non-governmental, codes or regulations. Any opinion expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasionally wide variations are to be expected between such estimates and actual experience. I have no interest, present or contemplated, in this property or its improvement. To the best of my knowledge and belief, all statements and information in this report are true and correct.

**Inspection Site:** 350 Windsor Park  
Havertown, Pa 19083.

**Client:** Bill & Andrea Devenney  
Email: ~~BillDevenney@comcast.net, XXXXXXXXXXXXXXX~~ Phone: ~~XXX-XXX-4508~~  
**Present at inspection:** Yes, for the entire inspection and received a verbal summary of findings at the end of the inspection.  
**Intended method of report delivery:** Electronically by e-mail.

**Buyers Agent:** Ann Warder  
Weichert  
4760 Limestone Rd  
Wilmington, Pa 19808  
Email: [awarder@weichertrealtors.net](mailto:awarder@weichertrealtors.net) Phone: 610-247-7077.  
**Present at Inspection:** Yes, for the entire inspection and received a verbal summary of findings at the end of the inspection.  
**Intended method of report delivery:** Electronically by e-mail.



### How to read this report:

- Items entered in the report under the category of "ITEMS INSPECTED" where observed are operational (where applicable), serviceable, and functioning as intended and should continue to do so within the foreseeable future **unless** inoperative conditions, deficiencies, repairs, maintenance, monitoring, questionable dependability, or further evaluation by appropriate persons is indicated.
- A condition that may be "functional" or "serviceable" for older properties may be an area of concern for a newer property. Instances of normal "wear and tear" related to the age of the property may not be specified in this report and "functional" or "serviceable" is not meant to be considered "perfect".
- This report is a "Generalist" inspection report and not intended to offer precise repair procedures unless self evident or within my common knowledge or expertise. Ensuring proper repairs and/or corrections is usually accomplished by having qualified persons perform the corrections or repairs. Many times, a competent homeowner can be a qualified individual for most basic and simple repairs, corrections, and/or chores.

**Terminology:****Deficiencies:**

Components, systems or areas have failed or may be at the end of their useful lifespan. Items may be costly to repair. It is recommended that qualified and competent tradespersons or licensed contractors perform repairs.

**Not Dependable:**

General observations, intermittent defects, age of the specified item, known product defects, or my common knowledge indicate that substantial repairs, replacement or anticipated problems are likely in the future.

**Maintenance Advised:**

To keep functional condition intact, these items now need regular maintenance, repairs, or correction as necessary. Items in this category are likely to worsen appreciably or cause further damage if not quickly addressed.

**Attention Required:**

These conditions are seen as potential problems that may not be completely evident at the time of the inspection and require monitoring at this time and/or action may be needed if conditions continue to worsen. Conditions in this category may vary due to seasonal changes.

**Safety Concern:**

Any condition observed that can be potentially dangerous, harmful or unstable. Some items may be due to a change in building standards from the time the structure was built. Immediate repairs or upgrades are strongly advised.

**Date & Property Status:**

**Date:** 01/22/2016 **Start Time:** 12:00 PM.

**Inspection Duration:** Approximately 2 hours of actual inspection time, report preparation time not included.

**Utility Status:** All utilities are on. **Occupancy Status:** Vacant.

**Payment & Reporting Information:**

**Report File Number:** 16011884 **Inspection Ordered By:** Buyer

**Standards of Practice Observed:** This inspection performed in accordance with the American Society of Home Inspectors (ASHI) standards of professional practice.

**Services Rendered:** Standard home inspection. Wood infestation (termite) inspection.

**Weather & Soil Conditions:**

**Approximate Temperature:** 25 degrees fahrenheit. **Wind:** Calm.

**Sky Conditions:** Overcast.

**Soil Conditions:** Frozen soil conditions are found near the foundation.

**Precipitation Today:** No precipitation occurred during the inspection.

**Building Characteristics:**

**Building Type:** Single Family. **Age:** Estimated to be 61 years. **Number of stories:** 1

**Substructure:** Crawl space and basement.

**Inspector Comments:**

In lieu of reporting minuscule repairs or corrections needed, during the inspection we may occasionally do a quick twist of a screwdriver or make a simple adjustment; such as, tighten a door knob, align a window latch, or adjust a toilet fill valve and this is done as a courtesy. However, we do not make any extensive repairs or corrections to the property during the inspection.

Many townships call for a point of sale inspection performed by a code enforcement official. For information on items that may be brought up during the Use & Occupancy (U&O) inspection by the township, please visit <http://www.suburbanrealtorsalliance.com/municipal/> Please keep in mind when reviewing this report, there is no such thing as a "perfect" home. Even new homes may have defects but hopefully to a lesser degree than what may be found in an older home. The main intention of this report is to give the client a better understanding of the **current condition** of the property on this exact date at this exact time.

## EXTERIOR

**Scope of the inspection:** Inspecting walkways leading up to the dwelling, patios, porches and door stoops, covers, awnings, site grading and drainage, exterior platforms, stairs, steps, and safety railings, vegetation and soil retention walls. Probing structural components where deterioration is suspected. Inspecting interior and exterior garage walls, floors, garage doors, door operators, and required fire separation wall and ceiling systems between attached garages and living spaces and/or attic.

**Walkways:** Municipal sidewalks are not normally inspected. Any reporting of the sidewalks is entered because of self-evident adverse or safety conditions. Inspection of walkways or pathways is limited to those leading up to or in close proximity to the dwelling.

**Platforms:** Decks and porches are often built close to the ground, making viewing or access beneath them impossible. These areas, as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report.

**Grounds:** This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soil engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation, or exterior walls. All exterior grades should allow for surface and roof water to flow away from the foundation. "Faulty grade" is the term used for areas sloped toward the foundation or where grading is too close to the exterior wall surfaces. This inspection is visual in nature and does not attempt to determine drainage performance of the site. Reporting vegetation and retaining walls is limited to situations that may adversely affect the structure.

**Garage door & operators:** The testing technique used to check for proper emergency reversal of a door operator is to observe the door reversing when it contacts an object in its path of travel. Garage door operators made since the early 1990's should have an infrared safety device installed with the unit. Confirming the operation of remote control devices for garage door operators is outside the scope of this inspection. The term "garage door" in this report refers to the large door(s) for vehicle access and not typical hinged doors for persons to access the garage from the exterior or the interior of the dwelling.

### GROUNDS

**Items Inspected:** The following exterior items are in good condition unless indicated otherwise:  
**Site:** Walkways, patio, stoops, driveway, fences, gates, site drainage, site grade, and vegetation in close proximity to the structure.

**Notes:** Stoops are considered the immediate area outside the entry doors. Reporting on yard landscaping issues is outside the scope of this inspection unless there are adverse conditions present affecting the structure related to the landscaping methods in place.

**Maintenance Tips:** Maintaining and monitoring drainage systems next to foundation by absorbing and/or diverting water away from the foundation is essential to prevent foundation problems in the future.

### Overview

There are hairline cracks found at many areas of the exterior concrete surfaces. This is a common occurrence, all concrete will crack to some degree.

### GARAGE

**Items Inspected:** The following garage components and/or areas are in good condition unless indicated otherwise:  
**Interior:** walls, floor,  
**Firewall:** Fire separation wall and fire separation ceiling.  
**Garage Door(s):** Door panels, hardware, weather seals, door panel insulation, and door operator.

**Garage Type & Size:** Built-In garage. Garage is an average sized 1 car garage.  
**Garage Door Count:** 1    **Automatic Operator Count:** 1.

## Firewall Separation

**Safety Concern** - Fire separation wall is deteriorated. Openings in the ceilings, no matter how small, compromise the fire rating. This is a safety hazard. General repairs are needed that should easily be performed by a qualified handy person.



## STRUCTURE & FOUNDATION

**Scope of the inspection:** Describing and inspecting the foundation, floor supports or columns (if any), wall structures, support columns and/or posts, wall cladding and/or surface materials. Inspecting exterior trim components. Probing structural or trim components where deterioration is suspected. Reporting the method used to inspect the under floor crawl space areas (if any). Verifying the existence of insulation, vapor barriers and ventilation in unfinished spaces only. Reporting signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

**Exterior walls:** Areas hidden from view by finished walls or stored items cannot be evaluated and are not a part of this inspection. Latent moisture damage inside wall cavities and behind exterior finish systems is not included in this report. Any past water damage disclosed may require further intrusive investigation that will require consent from the property owner and further evaluation by appropriate tradespersons.

**Exterior trim:** Required trim components to be inspected consist of eaves, soffits, fascia, window trim, and wall trim. Depending upon design; some structures may not have all specified trim components installed. Depending on design, some components may be fully or partially concealed.

### WALLS & SUPPORTS

**Items Inspected:** The following exterior structure components are in good condition unless indicated otherwise:  
**Exterior:** Wall surface materials, fascia, eaves, soffits, wall trim, window trim, wall flashings, door flashings, support columns, and wall structure (observed and judged at the surface).  
**Interior:** Wall structure (observed and judged at the surface).

**Exterior Wall Surface Material(s):** Vinyl siding and concrete block.

**Exterior Wall Structure:** Standard framing and concrete block.

**Interior Wall Structure:** Frame construction.

**Notes:** Wall structures are observed at the surfaces only, structure components are fully concealed by the surface materials.

**Limitations/Exclusions:** Unable to verify wall insulation. Viewing the interior of the wall cavities is outside the scope of this inspection.

**Maintenance Tips:** The best assurance to preserve the exterior surfaces and trim is proper and timely preventive maintenance. Protecting the surface materials and trim components from water and other elements will save the future expenses of replacing the materials.



## Exterior Surfaces

**Maintenance Advised** - The following conditions were observed at the rear exterior surface areas: Siding is loose. General repairs are needed that should easily be performed by a qualified handy person.



**Maintenance Advised** - The following conditions were observed at the rear exterior surface areas: Siding is improperly installed. Gaps in siding can allow water intrusion behind the surfaces. General repairs are needed that should easily be performed by a qualified handy person.



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## FOUNDATION & FLOOR STRUCTURE

**Items Inspected:** The following components are in good condition and functioning as intended unless indicated otherwise:  
**Foundation System:** Foundation walls (where visible above grade level),  
**Floor Structure:** Floor slab. (observed and judged from the surface of the floor coverings).

**Foundation Materials:** Concrete block and stone.  
**Floor Structure Type:** Concrete slab, standard slab construction is apparent. Frame construction with wood joist. Sub floor is tongue & grooved boards.  
**Substructure Insulation:** No insulation installed. This is a typical finding in older homes.

**Notes:** The floor structure is not visible because of the floor coverings which is typical with most home inspections. No readily discernible problems can be detected on the surface of the floor coverings at this time. Most foundation footings are installed well below grade and concealed by soil, determining their condition is therefore not possible; this is typical with most inspections.

## Overview

Cracks noted in the foundation walls are typical, all foundations will crack to some degree.

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## ENTRY DOORS

**Items Inspected:** Operated a representative sample of entry doors. Door were found to be in satisfactory condition unless indicated otherwise:  
**Standard Doors:** Door panels, trim, jambs, hardware, deadbolts, and thresholds.

**Notes:** Entry doors are in good condition and operate as intended.

**Maintenance Tips:** Keeping exterior door weather stripping in good condition will maintain interior comfort and should help to reduce energy cost.

## ROOF SYSTEMS

**Scope of the inspection:** Describing the type of the roof covering material, attic insulation, and the methods used to inspect the roofing and attic (if any). Inspecting the roofing materials, roof drainage systems, flashings, roof penetrations, and signs of leaks or abnormal condensation on the structure components. Determining the presence of a vapor barrier and ventilation in the attic or accessible ceiling cavities.

**Roof drainage systems:** Roof drainage gutters, downspouts and extensions are not tested for adequate slope and drainage. Some leaks at the gutters can only be determined at times of inclement weather resulting in higher than normal water conditions. The homeowner should observe the gutters during these conditions and repair any leaks as a routine maintenance requirement.

**Insulation:** Thickness and/or R value of attic insulation is entered as an approximation and not necessarily confirmed at all areas. Garages are considered un-conditioned space per applicable reporting standards and any reporting of the absence or presence of garage insulation is entered as a courtesy.

**General notes:** The inspector cannot and does not offer an opinion or warranty as to whether the roof has observable or concealed leaks when future leakage will occur. The only way to determine whether a roof is reasonably watertight is to observe it during a prolonged rainfall; this situation is rarely present during the actual inspection. All roofs leak to some degree dependant upon the severity of weather conditions and watertight status of the roof coverings and flashings.

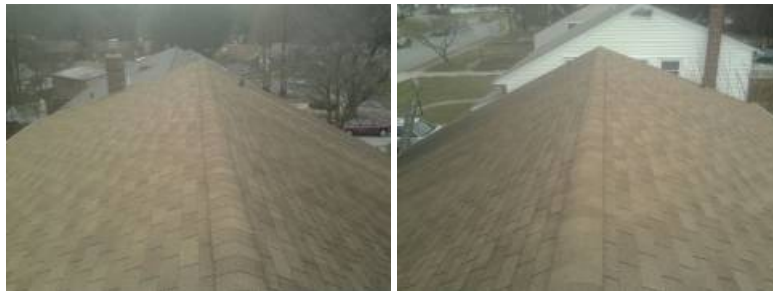
### ROOF

**Items Inspected:** The following roof components are in good condition and functioning as intended unless indicated otherwise:  
**Surfaces:** Roof coverings, roof penetrations, flashings, and chimney.  
**Ventilation:** Gable vents and soffit vents.  
**Unfinished Areas:** Attic, roof structure, ceiling structure, and insulation.

**Location:** Entire main roof.

**Roof Coverings:** Basic composition shingles. One layer of primary roof material is apparent. Estimated age of the roof coverings is between 10 years and 15 years. Wear patterns are indicative of the stated age and not necessarily the exact age of the roof coverings. The design life of the roof covering is typically 25 years.

**Roof Inspection Method:** Walked on a majority of the roof surface area.



**Notes:** I cannot determine if leaks are present when inclement conditions are not present during the inspection. It's always possible that leaks could be fully concealed at the roof deck and will not show up on ceilings until fully saturated. Attic vents are sufficient size and quantity for the size of the roof area. Insulation R-value (resistance to heat loss) varies with the type and distribution methods of the materials. As a general rule of thumb, cellulose based insulation has roughly R-3.2 per inch, thus 10 inches is approximately R-32 while fiberglass is slightly lower at 3.0 per inch, thus 10 inches is approximately R-30. Other types of insulation materials have a wide range of R-value ratings. Obtaining information from the manufacturer is necessary to determine R-value ratings of insulation materials such as styrofoam.

**Limitations/Exclusions:** The view of the attic is limited because of the configuration of roof structural components and low clearance in various portions of the attic.

**Maintenance Tips:** There is no such thing as a "maintenance free" roof. All roofs will require periodic inspection and general maintenance to ensure effective water shedding capabilities.

### Overview

Roof coverings have typical wear for the age and is within its useful service life. The roof coverings should provide many more years of service with normal weather conditions.

### ROOF DRAINAGE SYSTEM

**Items Inspected:** The following items are in good condition unless indicated otherwise:  
**Components:** Drainage gutters, downspouts, and splash blocks.

**Maintenance Tips:** Monitoring for leaks at seams during rain storms is strongly advised. Patching leaks at all seams in the drainage systems is essential to avoid water damage at the wall surfaces and trim components.

#### **Gutters**

**Maintenance Advised** - The following conditions were observed on the rear side of the roof: Debris in the gutters; the anticipated homeowner maintenance chore of cleaning out the gutters is needed.

### ELECTRICAL SYSTEMS

**Scope of the inspection:** Describing service amperage and voltage, conductor materials, and service type. Reporting the location of panels. Inspecting service and distribution equipment where visible and proper wire compatibility in conjunction with the over current protection devices. Operating a representative number of switches and installed light fixtures on the interior and exterior. Confirming grounding and polarity of a representative amount of interior and exterior receptacles and operating a representative amount of installed exterior and interior switches and fixtures. Operating ground fault circuit interrupters (GFCI) and Arc Fault Circuit Interrupters (AFCI) where present. Confirming the presence or absence of smoke detectors.

**Ground fault circuit interrupters (GFCI):** These safety receptacles are installed to protect occupants from electric shock and are typically installed at locations within 6 feet of water sources or areas susceptible to wet or damp conditions. Older properties may not have GFCI outlets at all wet locations, in which case, upgrading is always recommended.

**Arc fault circuit interrupters (AFCI):** These safety breakers are installed in newer homes to protect occupants from smoke resulting from burning wires inside the walls and are installed at circuits within bedrooms. Older properties (built prior to 2003) typically do not have AFCI protection, in which case, upgrading is suggested.

**General electrical information:** Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. When solid (not stranded) aluminum wiring is found, periodic inspection and maintenance by a licensed electrician is strongly advised. Determining exactly what is controlled by each wall switch cannot always be verified. Burned out light bulbs or cosmetic issues at light fixtures or missing globes are not reported. Plastic diffusers often become very brittle over time, the slightest movement can break these components and therefore they are not moved. Phone lines, cable TV, internet, audio, security systems, landscape lighting, low voltage lighting systems and wiring for all aforementioned systems or components are excluded from this inspection. Function of motion detector lights can only be tested during dark conditions; inspections are conducted during daylight hours, therefore, these light functions cannot be verified by the inspector.

### ELECTRIC SERVICE

**Items Inspected:** The following items were inspected and appear to be operating as intended unless indicated otherwise:  
**Service Entrance:** Underground service conduit where visible, point of service cabinet, electric meter, meter base, main shut off device, and service ground.

**Service Entrance Location:** Right exterior wall.

**Service Type & Rating:** Overhead. Service conductors are aluminum. Service rating is 200 amp capacity. 220 volt supply.

**Main Disconnect Location:** Main panel.



**Notes:** The service entrance is generally comprised of all electrical cables (overhead or underground) conduits, meters, and cabinets prior to the main shut off device(s). Depending upon the main panel configuration, sometimes the main shut off device may be located inside the main panel.

**Limitations/Exclusions:** Testing the main shut off device is outside the scope of this inspection.

**Maintenance Tips:** Meters and some service equipment maintenance are typically the responsibility of the local power company, check with your local power company to confirm the maintenance obligations for your service.

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### MAIN & DISTRIBUTION PANELS

**Items Inspected:** The following panel items were inspected and appear to be functioning as intended unless indicated otherwise:  
**Exterior:** Panel cabinet and panel door.  
**Interior:** Panel board, breakers, grounding, bonding, and dead-front cover.

**Main Panel:** Located in the basement. Main shut off is installed at this panel. Panel has a 200 amp rating.



**Notes:** The main panel is also the distribution panel. Distribution panels generally are separated from the main shut off device and/or service entrance. With this configuration, the main shut off device and branch circuits are in the same panel.

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### WIRING & FIXTURES

**Items Inspected:** The following items were inspected and appear to be functioning as intended unless indicated otherwise:  
**Wiring Components:** Branch circuit wiring where visible, service disconnects, wiring conduits, junction boxes, switches, and receptacles.  
**Fixtures:** Interior light fixtures, exterior light fixtures, and ceiling fans.

**Wiring Methods:** Non-metallic (romex) sheathed cables and non-metallic (rag wire) sheathed cables.  
**Conductors:** Branch circuits are copper conductors. Feeder circuits (30 amp or over) are copper and aluminum stranded conductors.

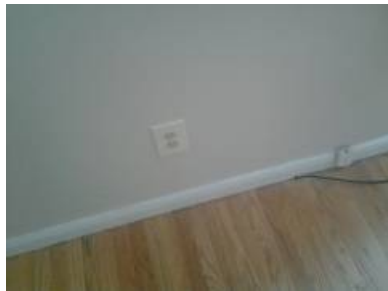
**Notes:** Determining the function of all switches can be time consuming and reporting the exact receptacle or fixture for each switch is not within the scope of this inspection. The occupants must take the time to familiarize themselves with the function of all switches at move in.

**Limitations/Exclusions:** The wiring system is mostly concealed inside the structure components, reporting on concealed wiring is outside the scope of this inspection.

**Maintenance Tips:** Loose connections at electrical components can cause excessive heat and can damage electrical components beyond repair. Electrical components should be kept in good repair to avoid any potential fire hazard by replacing damaged switches, fixtures, and receptacles whenever overheating evidence is found at these components.

### Interior Receptacles

**Deficiencies** - The following conditions were observed at the master and front right bedroom receptacle(s): Test indicates improper connections, there is 3 prong type outlets not grounded (open ground). Grounding is a safety feature which is part of the electrical system and should not be defeated. Grounding is the act of connecting something to ground (earth) so it has zero electrical potential. Grounding also refers to the earth grounding system that protects against lightning and helps eliminate static charges. Where testing of receptacles shows a "no ground" condition 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.



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### ELECTRICAL SAFETY ITEMS

**Items Inspected:** The following safety items were tested and appear to be functioning as intended unless indicated otherwise:  
**Detectors & Alarms:** Smoke detectors.  
**GFCI Circuits:** Protected receptacles and reset receptacles.

**Notes:** A representative amount of smoke detector alarm(s) were tested. Occupants should familiarize themselves with Ground Fault Circuit Interrupt (GFCI) protected receptacle reset locations. If power is unavailable at a designated protected receptacle, the reset location may be at another receptacle, identified by buttons integral with the receptacle itself, possibly at a different location in the building and/or at an electrical panel. If problems or questions persist regarding the operation and circuitry of GFCI's, recommend contacting a licensed electrician.

**Maintenance Tips:** Changing batteries in all interior safety detectors at move in is highly recommended. Testing the smoke detectors at least twice a year is suggested. Changing batteries at least once a year is also recommended.

### Ground Fault Circuit Interrupters (gfcis)

**Safety Concern** - The following conditions were observed at the master bathroom GFCI reset receptacle: GFCI protected receptacle will not trip and power stays constant (no response when test button is pressed). Improper test results are found at an intended protected circuit, suspect improper wiring within in the circuit. A qualified electrician should be called to further evaluate and perform corrections as needed.



## PLUMBING SYSTEMS

**Scope of the inspection:** Describing the piping and/or line materials. Inspecting water supply and drainage systems where visible, including fixtures and attached hose faucets. Confirming adequate flow and drainage. Verifying adequate supports for piping systems. Reporting existence of cross connections, and observation of leaks. Describing the water heating equipment and confirming operation. Observing function of normal operating water heater controls and presence of automatic safety controls consisting of: temperature pressure relief valves (TPR), thermocouples, and shut off devices. Safety controls can be confirmed but are not tested.

**General notes:** Water quality or hazardous materials (lead) testing is available from local testing labs. Areas where the plumbing or septic systems are concealed by structural components, soil or otherwise inaccessible to view, are excluded from this inspection. Irrigation systems and sprinklers are not inspected unless stated otherwise. Determining the internal condition of fuel tanks, whether exposed or buried, is beyond the scope of this inspection. Hose faucets attached to the structure are tested momentarily to confirm adequate flow only and sometimes tested with yard hoses attached. Freestanding hose hydrants or faucets not attached to the structure are not included in this inspection unless specified otherwise.

### WATER SYSTEM

#### **Items Inspected:**

The following water supply and drainage components are in satisfactory condition and operating as intended unless indicated otherwise:

**Water Supply:** Water meter, main shut off valve, water pressure, pipes, supports, fixtures, faucets, shut off valves at fixtures, hose faucets, backflow prevention devices at hose faucets, and functional flow at fixtures & faucets.

**Water Drainage:** Drain lines, supports, drain vents, fixture stopper operation, traps below sinks, and functional drainage at observable drains and toilets.

**Main Water Shut Off Location:** Valve is in the basement.

**Water Pressure:** Water pressure appears adequate.

**Water Distribution Piping:** Copper.

**Drainage Pipes/Lines:** Cast iron.



**Notes:** Sewer line inspections are outside the scope of this inspection since most components are concealed. Comments regarding sewage disposal are limited self-evident adverse conditions on the surface, or improper drainage at the interior drains.

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## FUEL SYSTEM

**Items Inspected:** The following fuel system components are in satisfactory condition and operating as intended unless indicated otherwise:  
**Fuel Supply:** Fuel meter, pressure regulator, main shut off valve, supply pipes, supports, and shut off valves at appliances.

**Main Fuel Shut Off Location:** Valve is near the fuel meter.  
**Fuel Type:** Natural gas.  
**Fuel Piping:** Iron pipes.



**Notes:** Because of the safety aspect with distributing gas fuel, the local gas company can enforce new rules or regulations when deemed necessary. With this in mind, older properties can be forced to upgrade existing situations even if these situations were acceptable when they were installed. As a result, gas service may not be approved for distribution to the property until these situations are corrected. Predicting future requirements by the gas company or municipality is outside the scope of this inspection.

**Limitations/Exclusions:** Fuel pipes are mostly concealed, confirmed supply piping materials at visible stub-outs only.

**Maintenance Tips:** The local gas company is usually responsible for the maintenance of the fuel meter.

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## WATER HEATER

**Items Inspected:** The following water heating components are in satisfactory condition and operating as intended unless indicated otherwise:  
**Gas Water Heater:** Plumbing connections, water shut off valve, tank exterior, automatic safety controls, manual operating controls, vent piping, burner safety covers, and burners.

**Location:** Basement.  
**Brand Name & Age:** Bradford/White. Estimated age is 4 years. The design life is typically 12 years.  
**Type & Capacity:** Natural gas. Storage capacity is 40 gallons. 40,000 Btu rating.

**Maintenance Tips:** Draining water heaters once a year is advised by most water heater manufacturers. Sediment that accumulates in the bottom of the tank can be caustic and will shorten the useful life by corroding through the tank and causing a leak. Draining the water with a hose from the lower purge valve usually removes a majority of the sediment. This maintenance should be completed after realizing the specific manufacturer's guidelines for drainage.

## COMFORT CONTROL SYSTEMS

**Scope of the inspection:** Describing the energy sources of the comfort control systems and their distribution method(s). Inspecting heating and/or cooling equipment which includes, but is not limited to, operation, normal operating controls, automatic safety controls, chimneys, coil fans, visible coil units, flues and vents. Inspecting the comfort control distribution systems including, but not limited to, system operation and visible components of the distribution system. Confirming the presence of a heating and/or cooling source in each room or the absence of the same. Opening readily "openable" access panels on heating and cooling appliances provided for routine homeowner maintenance.

**General notes:** Heating and cooling units are typically operated for a limited time to confirm functionality. Routine test procedures cannot always reveal problems that may occur with system operation over extended periods of time. If pilot lights are extinguished, this could be an indication of a prior malfunction and reported accordingly; pilot lights are supposed to be activated prior to the inspection. Humidity control devices can be problematic and fail without warning regardless of age, therefore, inspecting these units is outside the scope of this inspection. Temperature extremes may limit the testing of some equipment and will be reported accordingly.

### HEATING EQUIPMENT

**Items Inspected:** The following system(s) were inspected for proper installation and operation unless indicated otherwise:  
**Furnace:** Burners, chimney, shut off valve, fuel pipe connections, fuel valve, automatic safety controls, vent piping, flue, vent fan, cabinet, mounting, proper platform height, make-up air vents, equipment enclosure and/or closet, igniter, and thermostat.

**Location:** Basement.

**Brand Name & Age:** Trane. Estimated age is 12 years. The design life is typically 20 years.

**Equipment Type:** Natural gas forced air furnace.

**Distribution Temperature:** 100-105 degrees, good performance.

**Notes:** There is a permanently installed heat source found in all livable rooms.

**Limitations/Exclusions:** Heat exchanger portion of a furnace is difficult to access and view without disassembly of the appliance. The heat exchanger cannot be checked thoroughly during a limited visual inspection.

**Maintenance Tips:** To maintain peak working condition and ensure safety, annual preventive maintenance services should be performed by a qualified service technician. Maintenance should include cleaning and/or inspecting the heat exchanger, burners, valves, and automatic safety controls. Safety checking the furnace for presence of carbon monoxide in the distribution air should also be undertaken by a qualified technician.

### Overview

Operation of the heating system is satisfactory with acceptable wear and still within its useful life. Routine periodic preventive maintenance will help extend the service life.

### COOLING EQUIPMENT

**Items Inspected:** The following system(s) were inspected for proper installation and operation unless indicated otherwise:  
**Air Conditioner:** Compressor, condenser coil, coil fan, refrigerant lines, unit cabinet, service disconnect, normal operating controls, and thermostat. Not tested because outside temperature is too low.

**Location:** Condensing unit is on the right side of the house.

**Brand Name & Age:** Weather King. Estimated age is 20 years. The design life is typically 20 years.

**Equipment Type:** Central air conditioning unit.

**Temperature Split:** Not determined, ambient temperature is too cold for testing.



## Overview

Ambient temperatures are too cold to test the cooling function of this unit, damage can result testing in colder temperatures. If weather permits (above 65 degrees), I advise testing the air conditioning system for proper operation and adequate cooling prior to the close of the transaction. Cooling system is over 20 years old, may have a limited service life because of its advanced age.

## DISTRIBUTION SYSTEM

**Items Inspected:** The following components were inspected for proper installation, maintenance, and operation unless indicated otherwise:  
**Forced Air Distribution System:** Registers and/or grills, observable ductwork, fan, fan motor, air handler cabinet, filter, and presence of air distribution at the accessible registers.

**Air Handler Location:** Integral with the furnace cabinet.

**Maintenance Tips:** Changing the air filters frequently is always recommended, dirty filters impair the system's ability to perform to its optimum.

## INTERIOR

**Scope of the inspection:** Operating a representative amount of interior doors and windows. Inspecting plumbing fixtures, presence of leaks, functional flow and drainage, cabinets, and/or vanities, exterior ventilation sources, doors, windows, ceilings, walls, floor coverings only where visible. Inspecting steps, stairways, balconies, and safety railings (if applicable). Reporting any visible signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

**Windows:** Confirmation of defects in insulated glass is not always possible due to temperature, weather, and lighting conditions. Condition and presence of window screens and screen doors if entered in this report is performed as a courtesy, because they are considered seasonal accessories that are not normally reported in most home inspection reports.

**Laundry area:** Plumbing that serves washing machines is not normally tested. Washing machines are considered to be personal property and not operated unless stated otherwise. Because of limited use, water supply valves are prone to leaking if turned.

**General notes:** Determining the source of odors or like conditions is not a part of this inspection. Any noted water damage in bathrooms, laundry areas or other moisture subjected areas of the structure can be an indication of more extensive concealed damage. Anywhere water damage is present, further evaluation by appropriate persons is advised. Generally, these evaluations can only be performed by disassembly of structural components and requires consent of the property owner. When bio-organic growth is present within the structure, further testing of the affected materials must be performed by an environmental specialist or certified laboratory to determine if the particular growth is harmful to human health. Proper remediation by qualified individuals is advised regarding the removal of materials affected with bio-organic substances.

## WINDOWS & DOORS

**Items Inspected:** A representative sample of windows and interior doors. Doors and windows were found to be in satisfactory condition unless indicated otherwise:  
**Windows:** Glass panes, frames, hardware, interior window sills, and installed screens.  
**Interior Doors:** Door panels, trim, jambs and hardware.

**Limitations/Exclusions:** Window treatments restrict full access and viewing all areas of the window glass in most rooms.

**Maintenance Tips:** Keeping window trim and caulking in good repair will prevent water intrusion into the wall cavity that could go unnoticed for an extended period of time and may result in undue damage inside the wall. Keeping window weather stripping in good condition will maintain interior comfort and should help to reduce energy cost.

### Window Frames & Hardware

**Maintenance Advised** - The following conditions were observed at the living room window(s): Hardware is damaged. Minor adjustments are anticipated to restore proper operation. Minor repairs that are needed can easily be accomplished by a qualified handy person.



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### INTERIOR SURFACES

**Items Inspected:** The following interior surface items are in satisfactory condition unless indicated otherwise:  
**Items:** Wall surfaces, ceiling surfaces, closet interiors, wall trim, baseboards, and floor coverings.

**Notes:** Interior surfaces have typical wear and tear consistent with the age of the home.

**Maintenance Tips:** Frequently cleaning the carpets helps to extend the life of the carpets by removing the build up of soil out of the nap. This helps the carpet from deteriorating prematurely.

### Overview

Minor cracks are noted throughout various areas of the interior walls and ceilings, this is a typical occurrence caused by normal movement in the structure. Interior floor coverings have typical wear and deterioration for estimated age of the coverings.

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### INTERIOR FEATURES

**Items Inspected:** The following interior features are in satisfactory condition unless indicated otherwise:  
**Staircase:** Treads, risers, handrail, and guardrail.

### Interior Guard Rails

**Maintenance Advised** - The following conditions were observed at the main staircase guardrail: Guardrails are unsafe. Gaps should be spaced no more than 4" apart. General repairs are needed that should easily be performed by a qualified handy person.



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## BATHROOMS

**Items Inspected:** The following bathroom components are in satisfactory condition unless indicated otherwise:  
**Cabinetry & Mirrors:** Cabinets, vanity tops, mirrors, and medicine cabinets.  
**Fixtures:** Sinks, toilets, bathtubs, and showers with associated water proof wall areas.

**Bathroom #1:** Designated as the master bathroom. **3/4 bath**, there is a shower installed, no bath tub.  
**Bathroom #2:** Designated as the hallway bathroom. **Full bath**, tub and shower are combined.  
**Bathroom #3:** Designated as the basement area bathroom. **Half bath**, no shower or bathtub is installed.

**Maintenance Tips:** Caulking and sealing all interior and exterior shower and tub area areas as a precaution on a periodic basis is suggested to prevent undue water intrusion and damage behind the water proof wall coverings. Vent sources in bathrooms should be kept in good repair because of the wet or moist conditions encountered. Bathroom areas should be allowed to dry out between uses. A fan aids in removal of excess moisture.

### **Tubs**

**Deficiencies** - The following conditions were observed in the # 2 bathroom(s): Tub faucet is dripping. Water damage will worsen without immediate plumbing repairs performed. A qualified plumber should further evaluate and replace components as needed.



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## KITCHEN

**Items Inspected:** The following kitchen components and appliances are in satisfactory condition and operating as intended unless stated otherwise.  
**Cabinetry & Sink(s):** Sink, fixture, cabinets, and countertops.  
**Appliances:** Range and dishwasher.

**Counter Tops:** Stone.  
**Range:** Electric.  
**Microwave:** Micro-hood above the stove.

**Notes:** Cabinets and countertops have typical wear and tear for the age. Appliances are in good condition overall, should give several more years of service.

**Limitations/Exclusions:** Disposal capabilities cannot be determined because no waste is available at this time. Determining the effectiveness of cleaning capabilities of dishwashers is beyond the scope of this inspection.

**Maintenance Tips:** Minor plumbing leaks that go unnoticed for extended periods of time can cause extensive damage to cabinets and wall areas concealed behind cabinets. Keeping the plumbing in good repair is essential to avoid water damage in fully or partially concealed areas.

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### FEATURE APPLIANCES

**Items Inspected:** The following appliances are in satisfactory operating condition unless indicated otherwise. Units are likely to be installed at various locations throughout the dwelling.

**Appliance:** Refrigerator.

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### LAUNDRY

**Items Inspected:** The following laundry components are in satisfactory condition and operating as intended unless indicated otherwise:

**Laundry Area:** Washer plumbing hook-ups, dryer energy source, dryer vent, and laundry sink.

**Location:** Basement.

**Configuration:** Washer and dryer are installed side by side. Electric 220 volt receptacle dryer hook up installed.

**Notes:** The most common problem for water damage inside a home that may go unnoticed for an extended period of time is behind the laundry machines. Periodic inspections by simply viewing behind the machines is suggested. Any water damage that occurs on wall or floor surfaces at laundry areas can be an indication of extensive concealed damage especially if its not noticed at the beginning stages.

**Maintenance Tips:** Excessive lint build up in the dryer vent can be a fire hazard and should be periodically inspected for build up and cleaned out when necessary. Frequency of cleaning will vary with use of the dryer. The use of hoses with braided steel jacket is recommended for the washing machines hookups installed within the living space.

#### **Dryer Hookups**

**Safety Concern** - Dryer vent is improperly installed. Shorten vent. Minor repairs that are needed can easily be accomplished by a qualified handy person.



## CLOSING STATEMENTS

### General Disclaimers:

Depending on the length of vacancy, sometimes items that were functional at the inspection may not be functional at move in mainly due to non-use. Every effort was made to determine the operation of systems and components at the time of the inspection and report them accordingly. I recommend re-testing all appliances and systems at the final walk-through inspection to ensure their function.

### Overall Condition:

This home is in good condition and the findings in this report are typical for properties this age. Comparable properties may have similar findings. The information contained in this inspection report is an earnest effort on my part to inform the buyer of the **current condition** of this property.

### Post Inspection Fees:

In an effort to keep our initial inspection fees as reasonable as possible I charge an additional fee for re-inspections (confirmation requested repairs have been performed), as well as applicable travel time. Other inspection firms may include re-inspections but will inflate the cost of the initial inspection. I choose to give the customer the option of having me perform a re-inspection. Re-inspection fee will be half of the basic inspection fee for this property.

### Legal:

Inspection agreement was sent electronically to client, signed and returned electronically.

### Environmental:

Areas where water damage is present can provide conditions that are conducive for molds to form. Some molds can be hazardous to human health. Identifying mold is beyond the scope of this inspection. Further testing by a qualified environmental professional to determine if water damaged areas contain toxic molds is recommended. A certified environmental remediation specialist should perform removal of any mold infected areas if toxic mold is found. Proper removal of materials by qualified individuals is necessary to avoid spreading mold spores throughout the interior of the structure. More information regarding the health risk of toxic mold is available from the Environmental Protection Agency (EPA). Due to the age of the structure some components may contain asbestos materials and the suspicion of such materials are noted accordingly in this report only when visible. Identifying and reporting environmental concerns is beyond the scope of this inspection. Asbestos-like materials require further testing by a certified lab or qualified environmental professional to confirm if the material actually contains asbestos. As a general rule, not disturbing asbestos materials greatly reduces exposure to airborne asbestos particles. Disposal cost for asbestos by a licensed contractor can be substantial depending upon the amount removed. More information regarding the health risk of breathing airborne asbestos particles is available from the Environmental Protection Agency (EPA). Painted surfaces on older structures may contain lead paint. Identifying and reporting environmental concerns is beyond the scope of this inspection. Testing paint chips by a certified lab or qualified environmental professional is necessary to confirm if the older paint actually contains lead. As a general rule, lead paint is particularly hazardous to teething babies who may ingest the paint chips and caution should be exercised if children are in the home. More information regarding the health risks associated with lead paint is available from the Environmental Protection Agency (EPA).

### Final Comments:

Each inspection report is relevant to the specific property inspected, at the time and on the day of the inspection only. Conditions may change in the interim between the inspection and occupancy of the property. I advise my client to thoroughly check this report for accuracy to the best of his or her knowledge prior to the close of the transaction. Although my standard of care is to produce a precise and accurate report, the human element of an oversight, omission, or unintentional data entry is always possible. Thank you for hiring me to perform your inspection. Your business is sincerely appreciated.

## REPORT SUMMARY

Customer(s): Bill & Andrea Devenney Report File Number: 16011884  
Property Address: 350 Windsor Park

Important Notice: It is essential that you read the entire inspection report for complete inspection details.  
**This summary only highlights a few items that may be of concern.**

### Maintenance Issues & Dependability Concerns:

#### STRUCTURE & FOUNDATION

##### WALLS & SUPPORTS

###### *Exterior Surfaces*

**Maintenance Advised** - The following conditions were observed at the rear exterior surface areas: Siding is loose. General repairs are needed that should easily be performed by a qualified handy person.

**Maintenance Advised** - The following conditions were observed at the rear exterior surface areas: Siding is improperly installed. Gaps in siding can allow water intrusion behind the surfaces. General repairs are needed that should easily be performed by a qualified handy person.

#### ROOF SYSTEMS

##### ROOF DRAINAGE SYSTEM

###### *Gutters*

**Maintenance Advised** - The following conditions were observed on the rear side of the roof: Debris in the gutters; the anticipated homeowner maintenance chore of cleaning out the gutters is needed.

#### INTERIOR

##### WINDOWS & DOORS

###### *Window Frames & Hardware*

**Maintenance Advised** - The following conditions were observed at the living room window(s): Hardware is damaged. Minor adjustments are anticipated to restore proper operation. Minor repairs that are needed can easily be accomplished by a qualified handy person.

##### INTERIOR FEATURES

###### *Interior Guard Rails*

**Maintenance Advised** - The following conditions were observed at the main staircase guardrail: Guardrails are unsafe. Gaps should be spaced no more than 4" apart. General repairs are needed that should easily be performed by a qualified handy person.

### Defects & Safety Concerns:

#### EXTERIOR

##### GARAGE

###### *Firewall Separation*

**Safety Concern** - Fire separation wall is deteriorated. Openings in the ceilings, no matter how small, compromise the fire rating. This is a safety hazard. General repairs are needed that should easily be

performed by a qualified handy person.

## **ELECTRICAL SYSTEMS**

### **WIRING & FIXTURES**

#### *Interior Receptacles*

**Deficiencies** - The following conditions were observed at the master and front right bedroom receptacle(s): Test indicates improper connections, there is 3 prong type outlets not grounded (open ground). Grounding is a safety feature which is part of the electrical system and should not be defeated. Grounding is the act of connecting something to ground (earth) so it has zero electrical potential. Grounding also refers to the earth grounding system that protects against lightning and helps eliminate static charges. Where testing of receptacles shows a "no ground" condition 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.

### **ELECTRICAL SAFETY ITEMS**

#### *Ground Fault Circuit Interrupters (gfcis)*

**Safety Concern** - The following conditions were observed at the master bathroom GFCI reset receptacle: GFCI protected receptacle will not trip and power stays constant (no response when test button is pressed). Improper test results are found at an intended protected circuit, suspect improper wiring within in the circuit. A qualified electrician should be called to further evaluate and perform corrections as needed.

## **INTERIOR**

### **BATHROOMS**

#### *Tubs*

**Deficiencies** - The following conditions were observed in the # 2 bathroom(s): Tub faucet is dripping. Water damage will worsen without immediate plumbing repairs performed. A qualified plumber should further evaluate and replace components as needed.

### **LAUNDRY**

#### *Dryer Hookups*

**Safety Concern** - Dryer vent is improperly installed. Shorten vent. Minor repairs that are needed can easily be accomplished by a qualified handy person.