



WEST BRANCH INSPECTIONS LLC

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WEST BRANCH INSPECTIONS, LLC - 2020

1234 Main St. Montoursville PA 17754

Buyer Name

05/27/2021 9:00AM



Inspector

**Josh McClain**

InterNACHI Certified Professional Inspector

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Agent

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# SUMMARY

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- ⚠ 2.2.1 Roof & Components - Roof Covering: Active Leak
- 🔧 2.2.2 Roof & Components - Roof Covering: Moss Growth
- 🟡 2.2.3 Roof & Components - Roof Covering: Nail Pops/Exposed Nail Heads
- 🟡 2.6.1 Roof & Components - Exterior Flashings: Missing Kickout Flashing
- 🔧 2.7.1 Roof & Components - Gutters & Downspouts: Downspouts Drain Near House
- 🟡 2.8.1 Roof & Components - Soffit & Fascia: Fascia-Wood Decay
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- 3.2.1 Exterior - Grading, Vegetation, Retaining Walls, Surface Drainage: Negative Grading - Improperly Sloped
- 🟡 3.3.1 Exterior - Driveways & Walkways: Walkway Sloping
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- 🔧 3.6.1 Exterior - Railings, Guards & Handrails: Missing Handrail
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- 🔧 10.3.1 Laundry - Laundry Room, Electric, and Tub: Catch Pan Under Washer
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- 🔧 12.2.1 Doors, Windows & Interior - Windows: Cracked Glass
- 🔧 12.4.1 Doors, Windows & Interior - Floors, Walls, Ceilings: Moderate Wear
- ⚠ 12.4.2 Doors, Windows & Interior - Floors, Walls, Ceilings: Moisture Damage
- 🔧 12.4.3 Doors, Windows & Interior - Floors, Walls, Ceilings: Minor Drywall Cracks
- 🔧
- 12.7.1 Doors, Windows & Interior - Presence of Smoke and CO Detectors: Old Detectors, New Detectors Recommended
- 🟡 12.7.2 Doors, Windows & Interior - Presence of Smoke and CO Detectors: Missing Smoke Detectors
- 🔧 14.1.1 Kitchen - Kitchen Sink: Defect at Trap Component

## 1: INSPECTION DETAIL

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### Information

**General Inspection Info:****Occupancy**

Occupied

**General Inspection Info: Weather****Conditions**

Sunny, Cold

**General Inspection Info: Type of****Building**

Single Family

**Your Job As a Homeowner: What Really Matters**

Now that you've bought your home and had your inspection, you may still have some questions about your new house and the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and West Branch Inspections can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection, not to mention the sellers disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, that are not intended to be nit-picky items, but useful information for future repairs. The life expectancy for the home's various systems and components, and minor imperfections are however useful to know about.

*The observations that are in this report will be identified in 3 categories.*

*Defects highlighted in red are **Major Defects**. These are items or components that were not functional and/or may require a major expense to correct, or present a major safety hazard. These require further evaluation, repairs or replacement as necessary by a qualified professional. Safety hazards, or significant defects should be addressed as soon as possible.*

*Defects highlighted in orange are **Moderate Defects**. These are items or components where the functionality may be impaired, not ideal, or found to include a deficiency but were still functional at the time of the inspection. Repairs are recommended to items in this category for optimal performance and to avoid a larger problem in the future. These typically require repairs from a qualified professional and are not considered routine maintenance.*

*The Blue highlighted comments are homeowner **Maintenance Items**. Items or components that were found to be in need of basic general maintenance and/or minor repairs. Typically these represent a less significant immediate cost than those listed in the other two categories, and are often addressed by a homeowner or handyman.*

*These categorizations are in our professional opinion and based on what we observed at the time of the inspection, and this categorization should not be construed as to mean that items designated as "Maintenance Items", or "Moderate" do not need repairs or replacement. The recommendation in the text of the comment is more important than how it is categorized. Due to your opinions or personal experience, you may feel some defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision.*

Often, a serious problem can be corrected at a small cost. Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on West Branch Inspections to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

**Your Job As a Homeowner: Schedule Your Annual Maintenance Inspection**

Even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your home in good condition and prevent it from suffering serious, long-term and expensive damage from minor issues that should be addressed now.

The most important thing to understand as a new homeowner is that your house requires care and regular maintenance. As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working.

But none of these issues means that you will have a costly disaster on your hands if you're on top of home maintenance, and that includes hiring an expert once a year.

Just as you regularly maintain your vehicle, consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment your home.

West Branch Inspections can show you what you should look for so that you can be an informed homeowner. Protect your family's health and safety, and enjoy your home for years to come by having an Annual Home Maintenance Inspection performed every year.

**Schedule next year's maintenance inspection** with us today!

Every house should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

### General Inspection Info: Client

Client, Home Owner

I prefer to have my client with me during my inspection so that we can discuss concerns, and I can answer all questions.

## 2: ROOF & COMPONENTS

		IN	NI	NP	R
2.1	General	X			
2.2	Roof Covering	X			X
2.3	Ventilation Present	X			
2.4	Approximate Roof Age	X			
2.5	Vent Stacks	X			
2.6	Exterior Flashings	X			X
2.7	Gutters & Downspouts	X			X
2.8	Soffit & Fascia	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    R = Recommendations

### Information

#### Ventilation Present: Roof -

##### Ventilation Types

Ridge vents, Gable Vents, Soffit Vents

#### Exterior Flashings: Material(s)

Metal

#### General: Inspection Method

Walked the Roof

I attempt to inspect the roof using various methods from various locations. The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

#### Roof Covering: Homeowner's Responsibility

As a homeowner, you should monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

Every roof should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

**Roof Covering: Type of Roof-Covering Described**

Asphalt Shingles, EPDM

This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future.

On any roofing system, the most common failures are those associated with any component that projects through the roof covering. In many cases where a roof has been re-covered, the original flashing has either been damaged or re-installed incorrectly, leading to leaks into the interior. This is not a warranty or guarantee of the roof system.

**Approximate Roof Age: Approximate Roof Age**

20-25 years old, Original to the Home

Please refer to the seller, and (or), the sellers disclosure in reference to the roof system, age, condition, prior problems, etc.. The property owner may have records or further knowledge of the roof system. I can only give an estimate of the age.

**Approximate Roof Age: Roof Warranties**

The most common of the asphalt shingle roofs are warranted by manufacturers to last for 15-25 years. The actual service life varies, depending on the number of interrelated factors including the quality of the materials and the method of installation.

You should ask the seller about any warranty that may be in effect for the roof coverings. Warranties sometimes do not transfer at the time of the sale, and may only transfer with timely notice, or the terms may be limited. If a roof warranty is in effect, a claim filed by the seller may have a greater chance of success than one filed by the buyer after the transaction has closed.

**Vent Stacks: Homeowner's Responsibility**

As a homeowner, you should monitor the flashing around the plumbing vent pipes that pass through the roof surface. Sometimes they deteriorate and cause a roof leak. Be sure that the plumbing vent pipes do not get covered, either by debris, a toy, or snow.

On any roofing system, the most common failures are those associated with any component that projects through the roof covering. In many cases where a roof has been re-covered, the original flashing has either been damaged or re-installed incorrectly, leading to leaks into the interior.

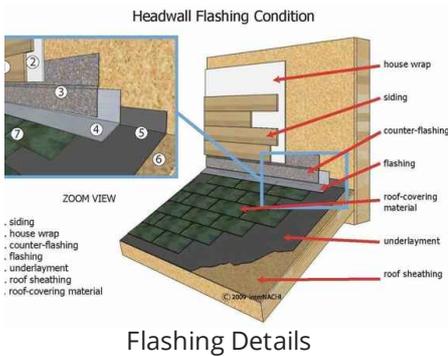
**Vent Stacks: Inspected**

I looked at DWV (drain, waste and vent) pipes that pass through the roof covering. There should be watertight flashing (often black rubber material) installed around the vent pipes. These plumbing vent pipes should extend far enough above the roof surface.



### Exterior Flashings: Wall Intersections

I looked for flashing where the roof covering meets a wall or siding material. There should be step and counter flashing installed in these locations. This is not an exhaustive inspection of all flashing areas.



### Exterior Flashings: Eaves and Gables

I looked for flashing installed at the eaves (near the gutter edge) and at the gables (the diagonal edge of the roof). There should be metal drip flashing material installed in these locations. The flashing helps the surface water on the roof to discharge into the gutter. Flashing also helps to prevent water intrusion under the roof-covering.

### Gutters & Downspouts: Homeowner's Responsibility

As a homeowner, you should monitor the gutters and be sure that they function during and after a rainstorm. Look for loose parts, sagging gutter ends, and water leaks. The rain water should be diverted far away from the house foundation.

### Gutters & Downspouts: Inspected

I inspected the gutters. I wasn't able to inspect every inch of every gutter. But I attempted to check the overall general condition of the gutters during the inspection and look for indications of major defects.

Monitoring the gutters during a heavy rain (without lightening) is recommended. In general, the gutters should catch rain water and direct the water towards downspouts that discharge the water away from the house foundation.

Portions of the gutters appear to have been recently replaced with a seamless gutter.

## Limitations

General

**UNABLE TO SEE EVERYTHING**

This is a visual-only inspection of the roof-covering materials. It does not include an inspection of the entire system. There are components of the roof that are not visible or accessible at all, including the underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

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Vent Stacks

**UNABLE TO REACH CLOSELY**

I was unable to closely reach and observe all of the vent pipes that pass through the roof-covering materials do to the roof being inaccessible. We do our best to describe in detail the condition of the vent stacks, and flashings from our point of observation with an extension pole camera.

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Exterior Flashings

**DIFFICULT TO SEE EVERY FLASHING**

I attempted to inspect the flashing related to the vent pipes, wall intersections, eaves and gables, and the roof-covering materials. In general, there should be flashing installed in certain areas where the roof covering meets something else, like a vent pipe or siding. Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything. A home inspection is a limited visual-only inspection.

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Gutters & Downspouts

**COULDN'T REACH ALL OF THE GUTTERS**

I was unable to closely reach and inspect the installation of all of the gutter components and systems.

**Recommendations**

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2.2.1 Roof Covering

 Major Defect

**ACTIVE LEAK**

I observed an area where the roof is actively leaking. Active roof leaks should have immediate attention. Corrections and further evaluation by a qualified roof contractor is needed.

Recommendation

Contact a qualified roofing professional.



Water running down this valley, active leaks during rain and snowmelt



Rear garage-sunroom valley flashing in need of replacement



Water stains in the garage below this area of sidewall flashing



Metal flashing is present at sidewall. Unable to determine the cause of leak

2.2.2 Roof Covering

 Minor Defect

**MOSS GROWTH**

The asphalt shingle roof had areas of moss growth. This condition indicates high moisture levels in areas of the roof that lack natural drying by sunlight. Moss growth may increase the chances of roof leakage by slowing drainage or reduce the wind resistance of the shingles through root tendrils invasion of sealant strips.

Moss can be removed using a soft-bristle brush.

Recommendation

Contact a handyman or DIY project



2.2.3 Roof Covering

 Moderate Defect

**NAIL POPS/EXPOSED NAIL HEADS**

Nail pops are present. These areas are prone to water penetration.

Recommend repairs and sealing as necessary to avoid leaks at these areas.

Recommendation

Contact a qualified roofing professional.



## 2.6.1 Exterior Flashings


**MISSING KICKOUT FLASHING**

I observed a missing kickout flashing. A kickout flashing should be installed anywhere a roof and exterior wall intersect, where the wall continues past the lower roof-edge and gutter. If a kickout flashing is absent in this location, large amounts of water may miss the gutter, penetrate the siding, and become trapped inside the wall. A kickout flashing "kicks" the roof water away from the house structure and diverts it into a gutter.

I recommend installation of a kickout flashing by a qualified roof contractor.

## Recommendation

Contact a qualified roofing professional.



## 2.7.1 Gutters &amp; Downspouts


**DOWNSPOUTS DRAIN NEAR HOUSE**

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation. Recommend adjusting the downspout that appears to be offset leading to the underground extension.

## Recommendation

Contact a handyman or DIY project



Left-Right Corner

## 2.8.1 Soffit &amp; Fascia

**FASCIA-WOOD DECAY**

## FRONT PORCH ROOF



Wood rot is observed at areas of the wooden fascia. Recommend replacement of the damaged wood, and further analysis of the flashings at this area to repair the water penetration issue.

## Recommendation

Contact a qualified general contractor.



## 3: EXTERIOR

### Information

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#### Exterior Doors: Exterior door materials

Wood, Fiberglass

#### General: Homeowner's Responsibility

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the buildings exterior for its condition and weathertightness.

Check the condition of all exterior materials and look for developing patterns of damage or deterioration.

During a heavy rainstorm (without lightning), grab an umbrella and go outside. Walk around your house and look around at the roof and property. A rainstorm is the perfect time to see how the roof, downspouts and grading are performing. Observe the drainage patterns of your entire property, as well as the property of your neighbor. The ground around your house should slope away from all sides. Downspouts, surface gutters and drains should be directing water away from the foundation.

#### Grading, Vegetation, Retaining Walls, Surface Drainage: Vegetation, Drainage, Walls & Grading - Inspected

I inspected the vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

### **Driveways & Walkways: Walkways & Driveways - Inspected**

I inspected the walkways and driveways that were adjacent to the house. If there were walkways, driveways, and parking areas far away from the house foundation, they were not inspected.

### **Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected**

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

### **Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected**

I inspected the railings, guards and handrails that were within the scope of the home inspection.

### **Wall-Covering, Flashing & Trim: Type of Wall-Covering Material Described**

Vinyl

As a homeowner you should monitor the house's exterior for its condition and weathertightness.

Check the condition of all exterior wall-covering materials and look for developing patterns of damage or deterioration.

### **Exterior of Windows: Windows Inspected**

A representative number of windows from the ground surface was inspected.

### **Exterior GFCIs & Electrical: Inspected GFCIs**

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.

Modern standards suggests GFCI (ground-fault circuit-interrupter) protection should be installed at all outdoor receptacles. Specific exceptions may be made for snow-melting or deicing equipment, where the equipment is powered by an inaccessible outlet. The GFCI protection can be provided by GFCI receptacles or GFCI circuit breakers.

## **Limitations**

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Wall-Covering, Flashing & Trim

### **INSPECTION WAS RESTRICTED**

I did not inspect all of the exterior wall-covering material. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the exterior wall-covering.

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Exterior hose bib

### **WATER OFF AT THE HOSE BIB**

I attempted to test the exterior hose bib, and there is no water supply. May be a valve shut off in the basement. I recommend installing a frost-free hose bib, and ensuring that the water is shut off in the cold season.

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Exterior of Windows

## INSPECTION RESTRICTED

I did not inspect all windows. I did inspect a representative number of them. It's impossible to inspect every window component closely during a home inspection. A home inspection is not an exhaustive evaluation. I did not reach and access closely every window, particularly those above the first floor level. I am unable to determine if a proper flashing is installed at the decorative molding above the exterior of the windows

Exterior GFCIs & Electrical

## UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the GFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

## Recommendations

3.2.1 Grading, Vegetation, Retaining Walls, Surface Drainage

### NEGATIVE GRADING - IMPROPERLY SLOPED

 Moderate Defect

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues.

The grading around a house should slope away from all sides, ideally 6 inches for the first 10 feet from the house foundation perimeter. Downspouts, surface gutters and drains should also be directing water away from the foundation.

Improvement is recommended.

Recommendation

Contact a qualified landscaping contractor



3.3.1 Driveways & Walkways

**WALKWAY SLOPING**

Walkway has settlement toward the foundation. The slabs may be able to be lifted to improve the sub-base of the walkway.

Recommendation

Contact a qualified concrete contractor.

 Moderate Defect



3.4.1 Stairs, Steps, Stoops, Stairways & Ramps

**STEPS MINOR SETTLEMENT**

The rear steps have settled slightly toward the foundation. Improvement and repairs recommended.

Recommendation

Contact a handyman or DIY project

 Minor Defect



3.6.1 Railings, Guards & Handrails

**MISSING HANDRAIL**

FRONT AND REAR

 Minor Defect

I observed a missing handrail at the exterior steps. Recommend installing handrails.

Recommendation

Contact a qualified carpenter.



3.7.1 Wall-Covering, Flashing & Trim

 Minor Defect

**VINYL SIDING CRACKED/MISSING**

Siding showed cracking in several places. Portions of the siding are in need of repairs and sealing to prevent moisture penetration to the wall building materials. Recommend repairs and replacement to prevent moisture damage to the wooden components of the exterior walls.

Recommendation

Contact a handyman or DIY project



Front Side of House

3.10.1 Exterior Doors

 Minor Defect

**DOOR HARDWARE ADJUSTMENT**

The strike plate at the front door is in need of adjustment so that the door fully latches.

Recommendation

Contact a handyman or DIY project

## 4: COOLING

		IN	NI	NP	R
4.1	Cooling System Information	X			
4.2	Condenser Brand	X			
4.3	Condenser Age	X			
4.4	Evaporator Coil	X			
4.5	Thermostat and Normal Operating Controls	X			
4.6	Condensate	X			
4.7	Ductwork	X			
4.8	Budgeting For a new condensing unit	X			
4.9	Cooling unit not tested		X		

IN = Inspected    NI = Not Inspected    NP = Not Present    R = Recommendations

## Information

**Condenser Brand: Date of Manufacturer-Determined by serial #**  
1998

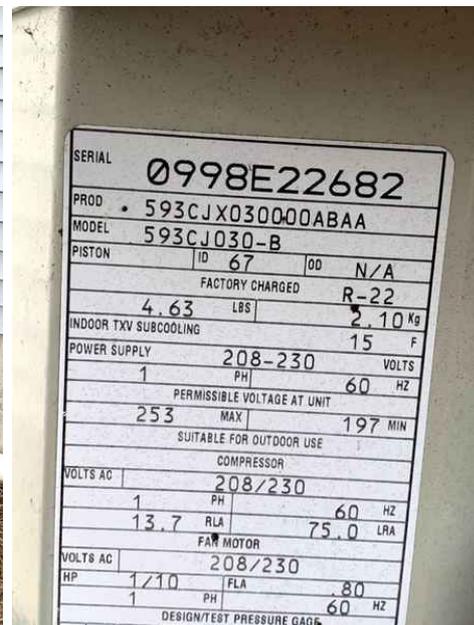
**Thermostat and Normal Operating Controls: Thermostat Location**  
Living room

### Cooling System Information: Homeowner's Responsibility

Most air-conditioning systems in houses are relatively simple in design and operation. The adequacy of the cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

A homeowner should have the air conditioning system inspected and serviced every year. And if you're system has an air filter, be sure to keep that filter cleaned.

**Condenser Brand: Brand**  
Bryant



### Condenser Age: Condenser-Life Expectancy

The average life expectancy of an exterior condensing unit ranges from 15-25 years. Any system that is 15 years or older should be closely maintained.

### Evaporator Coil: A/C Evaporator Coil

The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace and were not directly visible.



**Condensate: Condensate Discharge Confirmed**

I observed a discharge pipe connected to the condensate pump installed at the cooling system.

**Ductwork: Ductwork Installed**

Insulated

I observed ductwork in the house. Air conditioning (cooling) systems, including heat pump systems, use ductwork to distribute the cooled, conditioned air throughout the house. I will attempt to determine if the each room has a cooling source or conditioned-air supply, but I may not be able to find every duct register.

**Budgeting For a new condensing unit: Old Condensing Unit**

The condensing unit is old and nearing the end of its expected service life. The typical life of a unit like this is 15 to 20 years depending on how well it has been maintained. Considering the advanced age of the condensor, I recommend budgeting for a new furnace.

## 5: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	R
5.1	Basement	X			X
5.2	Heat in Basement	X			
5.3	Sump Pump	X			X
5.4	Basement Staircase Guardrail			X	

IN = Inspected    NI = Not Inspected    NP = Not Present    R = Recommendations

### Information

**Basement: Type of Basement Foundation Described**

Masonry Block

**Basement: Foundation Was Inspected**

The foundation of the home was inspected.

**Heat in Basement: Propane Wall Heater**

The propane wall heater is tested and is functional.

### Basement: Homeowner's Responsibility

One of the most common problems in a house is a wet basement or foundation. As a homeowner, you should monitor the walls and floors for signs of water penetration, such as dampness, water stains, peeling paint, efflorescence, and rust on exposed metal parts. In a finished basement, look for rotted or warped wood paneling and doors, loose floor tiles, and mildew stains. It may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line.

### Basement: Basement Was Inspected

The basement can be a revealing area in the house and often provides a general picture of how the entire structure works. In most basements, the structure is exposed overhead, as are the HVAC distribution system, plumbing supply and DWV lines, and the electrical branch-circuit wiring. I inspected those systems and components.

### Basement: Structural Components Were Inspected

Structural components were inspected including readily observed floor joists.

### Sump Pump: Sump Pump Activated

I activated the sump pump. It turned on when tested at the float. The sump pump discharged the water from the pit, but the pit fills back up quickly from what appears to be subsurface water. I recommend a qualified plumber to adjust the float so that the pipe entering the pit can discharge water as intended.

### Sump Pump: Water in Sump Pump

I observed standing water in the sump pump bucket. This indicates that the sump pump is critical and necessary to keep the house basement or foundation from having water intrusion problems developing. Monitoring and testing the pump regularly is recommended.



## Limitations

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Basement Staircase Guardrail

### MISSING GUARDRAIL

I recommend a railing be added to the basement steps for safety purposes.

## Recommendations

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5.1.1 Basement

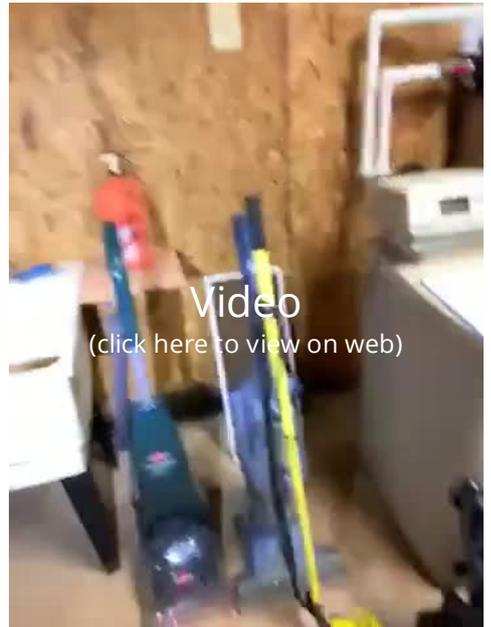
 Moderate Defect

**ACTIVE WATER PENETRATION OBSERVED**

There is active moisture penetration in the basement that is observed at areas of the basement walls. Monitoring during a heavy rain storm or snowmelt is recommended. It is not possible to determine prior or future ground water penetration problems. Conditions that affect the structures dryness (weather, wind, and temperature) will vary greatly during the course of the year. Recommend consistent maintenance on the exterior of the home to keep the grading, and water runoff such as downspouts and gutters clear, and diverting water away from the foundation.

Recommendation

Contact a qualified professional.



Video  
(click here to view on web)

5.1.2 Basement

 Moderate Defect

**MICROBIAL GROWTH**

The plywood walls that are wet in the basement should be removed. The wet areas are prone to mold growth.

Recommendation

Contact a qualified professional.

5.1.3 Basement

**JUNCTION BOX**

 Moderate Defect

A junction box in the basement was missing a cover plate and energized electrical components were exposed to touch. Covers should be installed for safety.

Recommendation

Contact a qualified electrical contractor.



6: GARAGE

		IN	NI	NP	R
6.1	Wall-Covering, Flashing & Trim	X			X
6.2	Stairs, Steps, Stoops, Stairways & Ramps	X			
6.3	Railings, Guards & Handrails	X			X
6.4	Ceiling & Walls in Garage	X			X
6.5	Garage Floor	X			
6.6	Garage Vehicle Door	X			X
6.7	Garage Vehicle Door Opener	X			
6.8	Electric in the Garage	X			
6.9	Moisture Intrusion in Garage	X			X
6.10	Windows	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    R = Recommendations

**Information**

**Wall-Covering, Flashing & Trim:**

Type of Wall-Covering Material Described

Vinyl, Aluminum

**Stairs, Steps, Stoops, Stairways &**

**Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected**

**Railings, Guards & Handrails:**

**Railings, Guards & Handrails Were Inspected**

**Garage Vehicle Door: Type of Door Operation**

## Opener

### **Garage Vehicle Door Opener: Springs, Bracket & Hardware Were Inspected**

I closed the door and checked the springs for damage. If a spring was broken, operating the door can cause safety hazards.

I visually checked the doors hinges, brackets and fasteners. If the door had an opener, the door must have an opener-reinforcement bracket that is securely attached to the doors top section. The header bracket of the opener rail must be securely attached to the wall or header using lag bolts or concrete anchors.

### **Garage Vehicle Door Opener: Spring Containment Was Inspected**

If the door has extension springs, I inspect for spring containment. Extension springs should be contained by a cable that runs through the center of the springs. If a spring breaks, containment helps to prevent broken parts from flying around dangerously in the garage.

### **Garage Vehicle Door Opener: Wall Push Button Was Inspected**

I inspected the wall button. The wall button should be at least 5 feet above the standing surface, and high enough to be out of reach of small children. I pressed the push button to see if it successfully operated the door.

### **Garage Vehicle Door Opener: Photo-Electric Eyes Were Inspected**

I inspected the photo-electric eyes.

Federal law states that residential garage door openers manufactured after 1992 must be equipped with photo-electric eyes or some other safety-reverse feature that meets UL 325 standards.

I checked to see if photo-electric eyes are installed. The vertical distance between the photo-eye beam and the floor should be no more than 6 inches.

### **Windows: Windows Inspected**

A representative number of windows from the ground surface was inspected at the detached garage.

## Limitations

---

Wall-Covering, Flashing & Trim

### **INSPECTION WAS RESTRICTED**

I did not inspect all of the exterior wall-covering material. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the exterior wall-covering.

Windows

### **INSPECTION RESTRICTED**

I did not inspect all windows. I did inspect a representative number of them. It's impossible to inspect every window component closely during a home inspection. A home inspection is not an exhaustive evaluation. I did not reach and access closely every window, particularly those above the first floor level.

## Recommendations

---

6.1.1 Wall-Covering, Flashing & Trim

 Minor Defect

**DAMAGED TRIM**

I observed damage at the exterior trim of the garage door.  
Improvement and repairs recommended.

Recommendation

Contact a qualified siding specialist.



6.3.1 Railings, Guards & Handrails

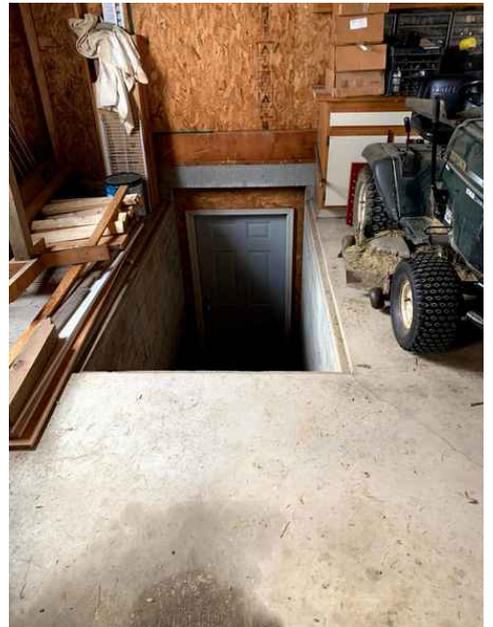
 Moderate Defect

**MISSING GUARDRAIL**

I recommend a guardrail be installed at the garage basement entry.  
This is a potential safety hazard.

Recommendation

Contact a qualified carpenter.



6.4.1 Ceiling & Walls in Garage

 Minor Defect

**DRYWALL-FIREWALL IN GARAGE**

Plywood only separates the interior garage wall from an adjacent living space. Modern standards suggest that ideally there should be a 5/8 inch type X drywall or equivalent on the walls and ceiling that separate the garage from the habitable rooms.

Consider having drywall installed for safety purposes.

Recommendation

Contact a qualified drywall contractor.

6.6.1 Garage Vehicle Door

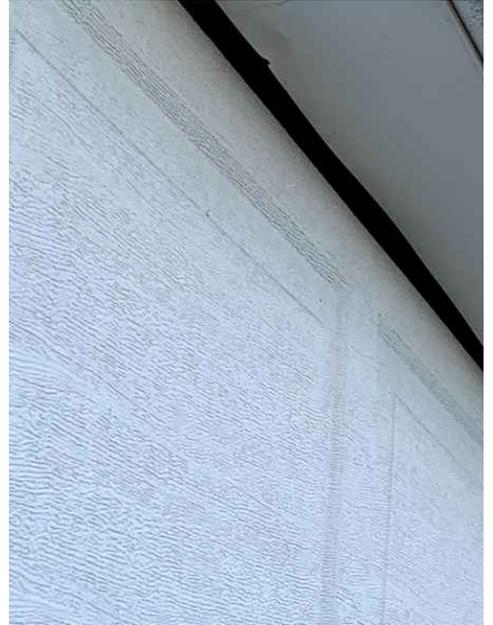
 Minor Defect

**WEATHER STRIPPING AT GARAGE DOOR**

I observed indications that the weather stripping at the garage door is missing, and is in need of replacement.

Recommendation

Contact a handyman or DIY project



6.9.1 Moisture Intrusion in Garage

 Major Defect

**WATER STAINS OBSERVED**

I observed indications of water intrusion in the garage. Water marks and dampness at the garage walls. Indicates water leaks at the sidewall flashing, and valley flashing on the roof. I recommend further analysis and correction by a qualified contractor.

Recommendation

Contact a qualified roofing professional.



# 7: HEATING

		IN	NI	NP	R
7.1	Heating System Information	X			
7.2	HVAC Manufacturer	X			
7.3	Age of System	X			
7.4	Thermostat and Normal Operating Controls	X			
7.5	Ductwork	X			
7.6	Furnace Output	X			
7.7	Air Filter	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

## Information

**Heating System Information:**  
Energy Source

Gas

**Heating System Information:**  
Heating Method

Warm-Air Heating System

**Age of System: HVAC Age**  
2017

**Thermostat and Normal Operating Controls: Thermostat Location**

Living room

### Heating System Information: Homeowner's Responsibility

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

**It's your job** to get the HVAC system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

### HVAC Manufacturer: Brand

Payne



**Ductwork: Ductwork Installed**

Insulated

I observed ductwork in the house. Warm-air heating systems, including heat pump systems, use ductwork to distribute the warm air throughout the house. I will attempt to determine if each room has a heat source, but I may not be able to find every duct register.

**Furnace Output : Normal Airflow**

The heating unit was turned on and inspected for functionality. The furnace appears to be operational in heat mode, with good air supply at the vents.

**Air Filter: Homeowner Responsibility**

The air filter for the furnace is a disposable filter. These filters are easy to replace and available at most hardware stores and super markets. Furnace filters need regular servicing for efficient operation of the equipment. Typical intervals would be two or three times per heating season, and more often if an air conditioner is installed in the system. I recommend following manufacturer's specifications.

## 8: PLUMBING

		IN	NI	NP	R
8.1	Main Water Shut-Off Valve	X			
8.2	Hot Water Source	X			
8.3	Water Supply & Distribution Systems	X			
8.4	Water Supply	X			
8.5	Drain, Waste, & Vent Systems	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    R = Recommendations

### Information

**Main Water Shut-Off Valve:**  
**Location of Main Shut-Off Valve**  
 At the well supply tank

**Hot Water Source: Age of the Water Heater**  
 2013



### Main Water Shut-Off Valve: Homeowner's Responsibility

As a homeowner, you should know where the main water and fuel shutoff valves are located. And be sure to keep an eye out for any water and plumbing leaks.

### Hot Water Source: Type of Hot Water Source

Gas-Fired Hot Water Tank

I inspected for the main source of the distributed hot water to the plumbing fixtures (sinks, tubs, showers).

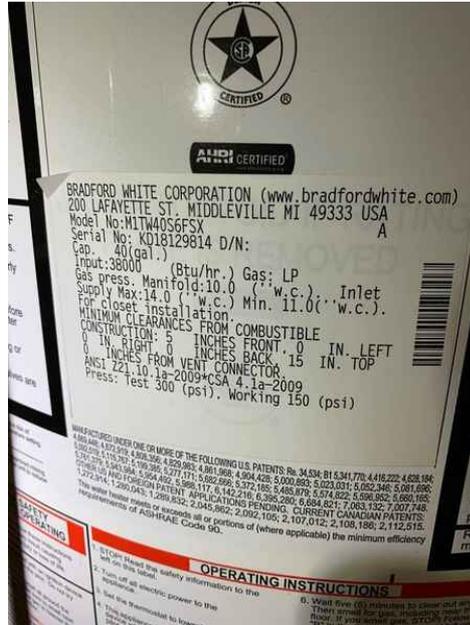
### Hot Water Source: Inspected TPR Valve

I inspected the temperature and pressure relief valve. A proper extension is installed.



### Hot Water Source: Water Heater Manufacturer

Bradford White



### Water Supply : Water Supply Is Private

The water supply to the house appeared to be from a private water supply source.

### Drain, Waste, & Vent Systems: Pipe Terminating in the Attic

There is a pipe that terminates in the attic. I can not fully determine what the pipe is used for. It may be a plumbing vent. If it is a plumbing vent, it will need to be terminated to the exterior to prevent sewer gas from entering the attic.



## Limitations

### Water Supply & Distribution Systems

#### **NOT ALL PIPES WERE INSPECTED**

The inspection was restricted because not all of the water supply pipes were exposed, readily accessible, and observed. For example, most of the water distribution pipes, valves and connections were hidden within the walls.

### Drain, Waste, & Vent Systems

#### **NOT ALL PIPES WERE INSPECTED**

The inspection was restricted because not all of the pipes were exposed, readily accessible, and observed. For example, most of the drainage pipes were hidden within the walls.

## 9: ELECTRICAL

		IN	NI	NP	R
9.1	Electric Meter & Base	X			
9.2	Service-Entrance Conductors	X			
9.3	Main Service Disconnect	X			
9.4	Panelboards & Breakers	X			
9.5	Service Grounding & Bonding	X			
9.6	Electrical Wiring	X			
9.7	GFCIs	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    R = Recommendations

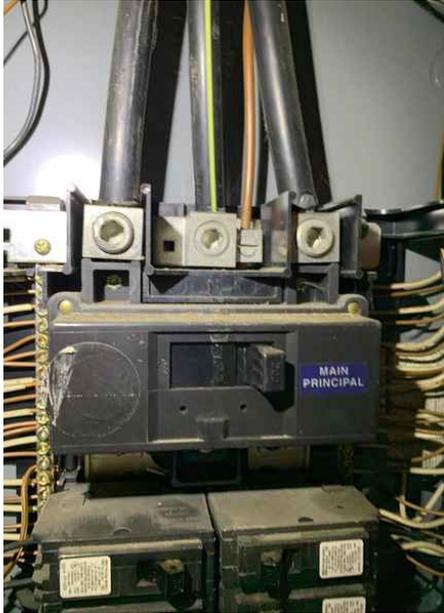
## Information

**Electric Meter & Base: Inspected the Electric Meter & Base**

I inspected the electric meter and base.

**Main Service Disconnect: Main Disconnect**

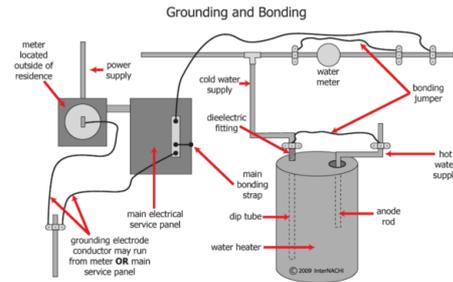
200

**Service-Entrance Conductors: Inspected Service-Entrance Conductors**

I inspected the electrical service-entrance conductors.

**Service Grounding & Bonding: Inspected the Service Grounding & Bonding**

I inspected the electrical service grounding and bonding.

**Main Service Disconnect: Inspected Main Service Disconnect**

I inspected the electrical main service disconnect.

**Electrical Wiring: Type of Wiring, If Visible**

NM-B (Romex)

**Main Service Disconnect: Homeowner's Responsibility**

As a homeowner, you should know where the main electrical panel is located, including the main service disconnect that turns everything off.

Be sure to test your GFCIs, AFCIs, and smoke detectors regularly. You can replace light bulbs, but more than that, you ought to hire an electrician. Electrical work is hazardous. Hire a professional whenever there's an electrical problem in your house.

**Panelboards & Breakers: Inspected Main Panelboard & Breakers**

I inspected the electrical panelboards and over-current protection devices (circuit breakers).

**GFCIs: Inspected GFCIs**

I inspected ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible.

**Limitations****Service Grounding & Bonding****UNABLE TO CONFIRM PROPER GROUNDING AND BONDING**

I was unable to confirm proper installation of the system grounding and bonding according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the grounding and bonding as much as I could according to the Home Inspection Standards of Practice.

Electrical Wiring

**UNABLE TO INSPECT ALL OF THE WIRING**

I was unable to inspect all of the electrical wiring. Obviously, most of the wiring is hidden from view within walls. Beyond the scope of a visual home inspection.

GFCIs

**UNABLE TO INSPECT EVERYTHING**

I was unable to inspect every electrical component or proper installation of the GFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

## 10: LAUNDRY

		IN	NI	NP	R
10.1	Clothes Washer	X			
10.2	Clothes Dryer	X			
10.3	Laundry Room, Electric, and Tub	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    R = Recommendations

### Information

**Clothes Washer: Washer functions**

I only turn the washer on and off to determine if it is functional.  
Ok

**Clothes Dryer: Dryer Vent**

The dryer vent appears to be vented to the exterior.

**Clothes Dryer: Dryer functions**

I only turn the dryer on and off to determine if it is functional. Ok

### Limitations

Clothes Washer

**DID NOT INSPECT- NOT INCLUDED**

I did not inspect the clothes washer and dryer. These appliances are beyond the scope of a home inspection. Not present

Clothes Dryer

**DID NOT INSPECT**

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did operate the appliances briefly to check for power only. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

### Recommendations

10.3.1 Laundry Room, Electric, and Tub

 Minor Defect

**CATCH PAN UNDER WASHER**

I observed that the clothes washer did have a water leak catch pan at the finished area of the home. It is recommended to have a discharge line installed in case the pan would fill with water. If a discharge line cannot be installed, a larger capacity pan is also an option.

Recommendation

Contact a handyman or DIY project

## 11: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	R
11.1	Structural Components & Observations in Attic	X			
11.2	Insulation in Attic	X			
11.3	Ventilation in Attic	X			
11.4	Bathroom Exhaust Fan	X			X

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### Information

**Insulation in Attic: Type of Insulation Observed**

Fiberglass

**Structural Components & Observations in Attic: Structural Components Were Inspected**



**Insulation in Attic: Approximate Average Depth of Insulation**

9-12 inches, R-30

Determining how much insulation should be installed in a house depends upon where a home is located. The amount of insulation that should be installed at a particular area of a house is dependent upon which climate zone the house is located and the local building codes. In PA, the R-value is suggested to be an R-49 or more for an attic space.

## Limitations

---

Structural Components & Observations in Attic

### COULD NOT SEE EVERYTHING IN ATTIC

I could not see and inspect everything in the attic space. The loose fill insulation is restricting my ability to move throughout the attic, and my inspection is limited.

## Recommendations

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11.4.1 Bathroom Exhaust Fan

 Moderate Defect

### BATHROOM EXHAUST TO ATTIC

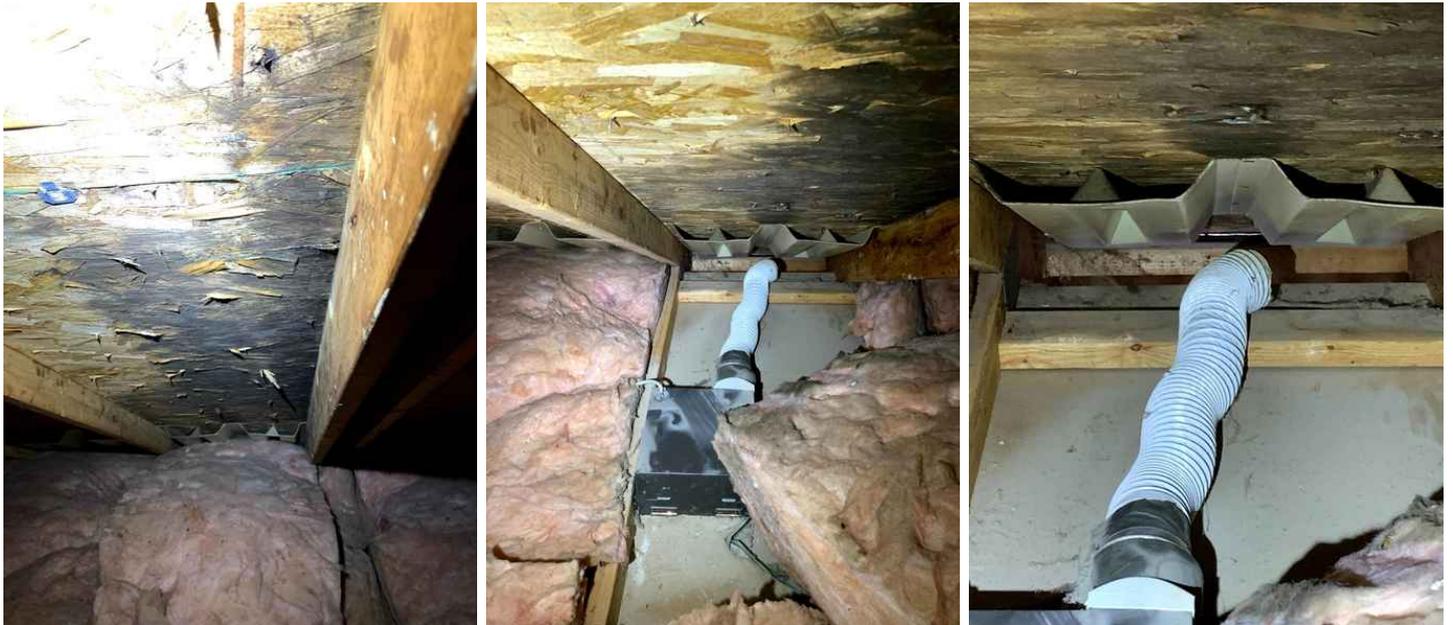
The bathroom exhaust fans terminate underneath the insulation in the attic. The darkened areas on the roof deck indicate moisture and condensation buildup.

Bathroom exhaust ducts that terminate in attic's can cause problems from condensation. Warm, moist air will condensate on cold attic framing, insulation and the roof deck. This condition has the potential to cause problems such as damage to the building materials. Moisture also reduces the effectiveness of thermal insulation.

All bathroom exhaust should terminate to the exterior. Recommend improvement and repairs.

Recommendation

Contact a qualified plumbing contractor.



# 12: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	R
12.1	Doors	X			
12.2	Windows	X			X
12.3	Switches, Fixtures & Receptacles	X			X
12.4	Floors, Walls, Ceilings	X			X
12.5	Stairs, Steps, Stoops, Stairways & Ramps	X			
12.6	Railings, Guards & Handrails	X			
12.7	Presence of Smoke and CO Detectors	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    R = Recommendations

## Information

---

### Doors: Doors Inspected

I inspected a representative number of doors by opening and closing them. I did not operate door locks and door stops, which is beyond the scope of a home inspection.

### Windows: Windows Inspected

I inspected a representative number of windows by opening and closing them. I did not operate all of the window locks and operation features, which is beyond the scope of a home inspection.

### Switches, Fixtures & Receptacles: Inspected a Switches, Fixtures & Receptacles

I inspected a representative number of switches, lighting fixtures and receptacles.

### Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected

I inspected the stairs, steps, stoops, stairways and ramps that were within the scope of my home inspection.

All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.

### Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected

I inspected a representative number railings, guards and handrails that were within the scope of the home inspection.

### Presence of Smoke and CO Detectors: Inspected for Presence of Smoke and CO Detectors

I inspected for the presence of smoke and carbon-monoxide detectors.

Modern standards suggests that there should be a smoke detector in every sleeping room, outside of every sleeping room, and on every level of a house.

## Limitations

---

Switches, Fixtures & Receptacles

### UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Presence of Smoke and CO Detectors

### UNABLE TO TEST EVERY DETECTOR

I was unable to test every detector. We recommend testing all of the detectors. Ask the seller about the performance of the detectors and of any issues regarding them. We recommend replacing all of the detectors (smoke and carbon monoxide) with new ones just for peace of mind and for safety concerns.

## Recommendations

---

12.2.1 Windows

### CRACKED GLASS

SUNROOM

I observed cracked windowpane glass that is in need of replacement.

Recommendation

Contact a qualified window repair/installation contractor.



12.4.1 Floors, Walls, Ceilings

### MODERATE WEAR

LIVING ROOM

An area of carpeting in the home exhibited moderate wear. Cosmetic



12.4.2 Floors, Walls, Ceilings

**MOISTURE DAMAGE**

SUNROOM



The sunroom has indications of water staining at the wall, near the corner. Water stains at the floor. This is in the area of failed valley flashing that is leaking.

Correction and further analysis by a qualified roofing contractor is recommended.

Recommendation

Contact a qualified roofing professional.



12.4.3 Floors, Walls, Ceilings

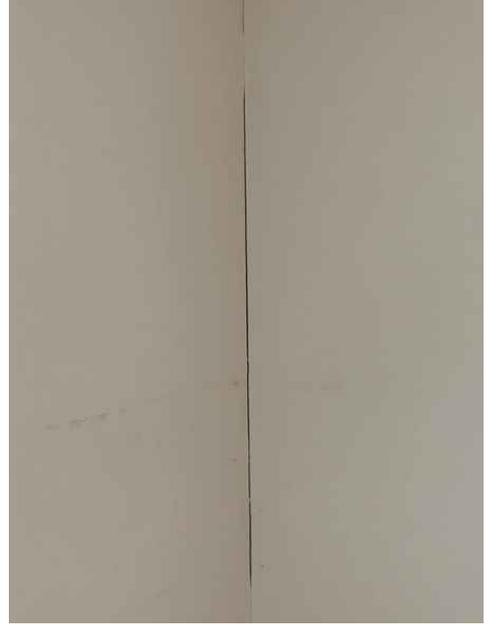
**MINOR DRYWALL CRACKS**

 Minor Defect

I observed a few areas that show minor cracking in the drywall joints. I recommend repairing the cracked areas, and monitoring in the future.

Recommendation

Contact a qualified drywall contractor.



12.7.1 Presence of Smoke and CO Detectors

**OLD DETECTORS, NEW DETECTORS RECOMMENDED**

 Minor Defect

I observed indications of old smoke detectors in the house. Detectors should be replaced every 5-10 years. New smoke detectors are recommended.

Recommendation

Contact a handyman or DIY project

12.7.2 Presence of Smoke and CO Detectors

**MISSING SMOKE DETECTORS**

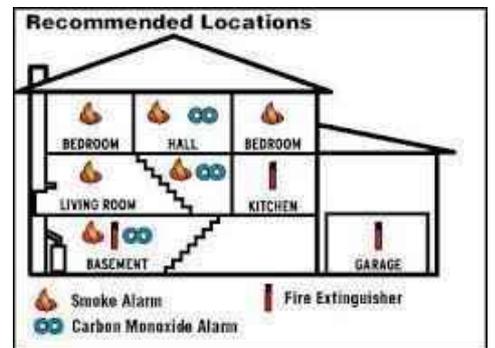
 Moderate Defect

One or more bedrooms are missing smoke detectors. Smoke detectors are an important part of safety in a home.

Recommend installing smoke detector in the correct locations.

Recommendation

Contact a handyman or DIY project



# 13: BATHROOMS

		IN	NI	NP	R
13.1	Bathroom Toilets	X			
13.2	Sinks, Tubs & Showers	X			
13.3	GFCI & Electric in Bathroom	X			
13.4	Cabinetry, Ceiling, Walls & Floor	X			
13.5	Heat Source in Bathroom	X			
13.6	Door	X			
13.7	Bathroom Exhaust Fan / Window	X			
13.8	Hydromassage Bathtub	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    R = Recommendations

## Information

### Bathroom Toilets: Toilets Inspected

I flushed the toilet a few times.

### Hydromassage Bathtub: Tub Filled and Turned On

I filled the tub and turned the unit on. It is functional

### Sinks, Tubs & Showers: Ran Water at Sinks, Tubs & Showers

I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.

### GFCI & Electric in Bathroom: GFCI-Protection Tested

I inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument.

All receptacles in the bathroom must be GFCI protected.

# 14: KITCHEN

		IN	NI	NP	R
14.1	Kitchen Sink	X			X
14.2	Countertops & Cabinets	X			
14.3	Dishwasher	X			
14.4	GFCI	X			
14.5	Refrigerator	X			
14.6	Exhaust Fan	X			
14.7	Range/Oven/Cooktop	X			

IN = Inspected    NI = Not Inspected    NP = Not Present    R = Recommendations

## Recommendations

14.1.1 Kitchen Sink

 Minor Defect

**DEFECT AT TRAP COMPONENT**

I observed indications of a defect at the sink drain trap. The drain pipe connection is loose and in need of repair.

Recommendation

Contact a handyman or DIY project

