

Affordable Home and Building Inspections

Property Inspection Report



115 Main Court, Community Name, Milford, PA 18337
Inspection prepared for: Carl Cass
Real Estate Agent: YOUR REALTOR - REAL ESTATE COMPANY

Date of Inspection: 5/7/2021 Time: 12:00 pm
Report # 1234

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Table Of Contents

| | |
|--------------------------------------|-------|
| Report Summary | 2-3 |
| Understanding Your Inspection Report | 4-5 |
| Inspection and site details | 6 |
| Structure | 7 |
| Wood Destroying Insect Report | 8 |
| Foundation Style & Condition | 9-10 |
| Roof | 11-13 |
| Exterior | 14-16 |
| Decks and porches | 17-18 |
| Windows and doors | 19 |
| Plumbing | 20-22 |
| Septic System | 23-24 |
| Electrical | 25-27 |
| Ventilation | 28 |
| Appliances | 29-30 |
| Primary heating system | 31 |
| Fireplace and stove | 32 |
| Safety | 33-36 |

Report Summary

This summary is carefully written and may refer to very specific condition(s). It is recommended to share this Summary and/or related sections of this report with any third party (contractors, septic professionals, etc.) when they are contacted to perform further evaluation. If the contractor is provided access to this information, it will aid them in achieving a diagnosis which is consistent with the Inspector's findings.

Exterior

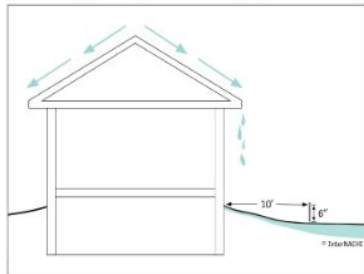
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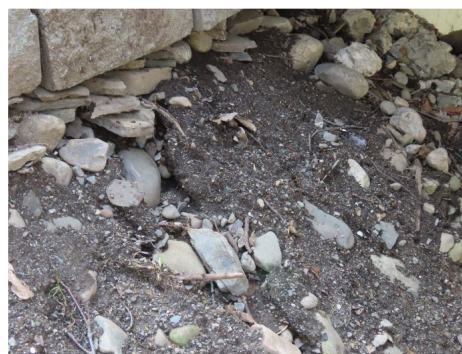
Grade

Grade is pitched towards foundation front, sides. Retaining walls have shifted and have water damage. Some of the grade is raw and has no stability. Erosion is noted on right side and under rear deck. Further evaluation is needed by a qualified escalator to determine the scope and cost of corrections. Ideally, the grading should slope away from the house's foundation about 6 inches over the first 10 feet. Adjust grade in area to divert/remove surface water.

Minimum-Grade Slope

Grade shall fall a minimum of 6 inches within the first 10 feet from the foundation walls.





Decks and porches

| | | |
|---------|---------------------------|---|
| Page 18 | Bolt and hanger condition | The ledger board appears to be pulling away from the house in the rear., as viewed from the deck above. Further evaluation and corrective action is needed. |
|---------|---------------------------|---|

Electrical

| | | |
|---------|------------------------------|--|
| Page 26 | Electrical panels and wiring | Breakers are partially labeled. Breaker on bottom right is over-fused. Wire amp rating is smaller than that of the breaker which will cause the wire to overheat rather than trip the breaker in case of overload. Corrective action is recommended by a qualified professional. |
|---------|------------------------------|--|

Ventilation

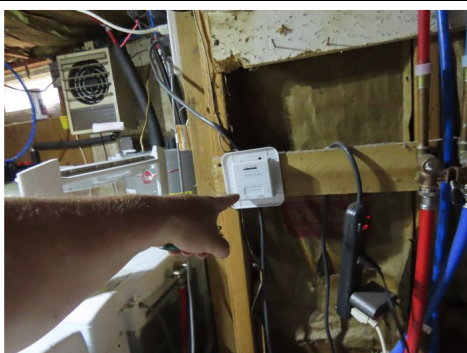
| | | |
|---------|-------|--|
| Page 28 | Radon | Radon mitigation system is installed but the fan is not working. A Radon test cannot be preformed until the fan is repaired and operating for at least 24 hours. |
|---------|-------|--|

Appliances

| | | |
|---------|------------|--|
| Page 29 | Range/Oven | The right front and rear burner did not get hot. Further evaluation is needed by a qualified expert. |
|---------|------------|--|

Primary heating system

| | | |
|---------|---------------------------|---|
| Page 31 | Zones and delivery method | The hanging unit in the laundry room did not respond. The unit behind the fridge did not get hot. Further evaluation is needed. |
|---------|---------------------------|---|



Understanding Your Inspection Report

We strongly recommend that you carefully read your entire inspection report to determine what you consider the most important issues documented herein.

This report is a general guide which provides information to help you evaluate the overall condition of the building and is not intended to reflect value or make any representation as to advisability of purchase.

In accordance with the terms of our contract, the investigation and service recommendations that we make in this report should be completed during your contingency period by qualified, licensed specialists, who may identify additional defects or recommend some upgrades that could affect your evaluation of the property. By relying on this inspection report you have agreed to be bound by the terms, conditions and limitations as set forth in the contract agreement, which was presented to you at the time of the inspection or in an electronic mail attachment prior to the inspection. If you do not have a copy please contact our office immediately to obtain a copy. If you do not agree to be bound by the contract in its entirety, you must contact our office immediately and all electronic and paper copies of the inspection report must be deleted and destroyed, and may not be used in whole or in part for consideration in a real estate transaction.

Clients should not assume that an inspection will include items or areas beyond the scope. We encourage you to visit our website http://www.poconoinspections.com/Welcome_New_Client.html and view the video for the National Association Of Home Inspectors (NACHI) Standards of Practice and review the standards which define the scope of a home/building inspection.

This inspection is not a guarantee or warranty of any kind. The report is only supplemental to a seller's disclosure. The inspection is a snapshot of the conditions of the building and systems on the day of inspection. Inspectors cannot predict future events and nor can they be responsible for things that occur after inspection.

The report is based on an inspection of the visible and available systems and is designed to identify material defects or deficiencies that would have an adverse impact on the value of the real-property, or that involve an unreasonable risk to people on the property. This home inspection report will not reveal every condition that exists or ever could exist, rather material defects that were observed the day of the inspection.

Your report includes photographs and graphics intended to explain certain systems, recommend upgrades or identify deficiencies or problems. They can help you to better understand your report. Not all problem areas or conditions will be supported with photos or graphics.

Limitations and restrictions such as wall, ceiling and floor coverings, snow, areas with no access and inspector safety to name a few, prevent the view of some areas. If these restrictions are a concern for you, seek further evaluation prior to closing. This report does not focus on current code and identifies specific non-code, non-cosmetic concerns, that in the opinion of the inspector, may need further investigation or repair. We recommend that licensed contractors evaluate and repair any concerns and defects. Obtain a copy of all receipts, warranties and permits for the work done.

We recommend that you or your representative conduct a final walk-through inspection immediately before closing to check the condition of the property. If conditions change, we are available to revisit the property and update our report.

Component and system life expectancy

All of the components of a site-built residence can be repaired or replaced, so there is no average lifespan for a house. It can last indefinitely if maintenance and replacements are done as needed, but each component of a house has its own life expectancy that is reasonably well defined. Plumbing pipe, for example, lasts anywhere from 40 to 80 years depending on the type of pipe used. Stucco is good for approximately 60 years, an air conditioning system's estimated life is 15 to 20 years, and brick can still be in good shape for up to 100 years or more.

As a house ages, and especially after the first 20 years, a well-maintained home might have brand new exterior paint and a 5-year old air conditioning system, but need a new roof right away. When evaluating the purchase of an older home, the age of the house itself is not as relevant as the age and condition of each of its major components.

The average age of the housing stock in the United States has been increasing steadily over past few decades, and, according to recent data from HUD's American Housing Survey (AHS), the median age of an owner-occupied home has jumped upward from 23 years old in 1985 to 35 years old in 2011. Also, two out of five American houses are now more than 45 years old.

Life expectancy varies with usage, weather, installation, maintenance and quality of materials. This link <http://www.nachi.org/life-expectancy.htm> details the predicted life expectancy of appliances, products, materials, systems and components. It should be used only as a general guideline and not as a guarantee or warranty regarding the performance or life expectancy of any appliance, product, system or component.

These life expectancies have been determined through research and testing based on regular recommended maintenance and conditions of normal wear and tear, and not extreme weather (or other) conditions, neglect, overuse or abuse. Therefore, they should be used as guidelines only, and not relied upon as guarantees or warranties.



Inspection and site details

Attending inspection

Buyer(s), Buyer's agent for a total of 2 people.

Building type/style

Building style is raised ranch.

Age of building (year built)

The year built is listed as 1960

Listed total sq footage

Approx. sq. ft. total 2376

Occupancy

At the time of inspection the home is occupied, furnished. Every home has limited access and restrictions including access to electrical outlets, windows, wall/floor surfaces, and cabinet interiors and attic and foundation areas.

Utilities

All utilities were returned to "as found condition" when the inspection was completed.

Outdoor temperature

Temp at the time of inspection was approx. 50 degrees.

Weather conditions

Cloudy

Ground surface conditions

Wet

Rain/snowfall in the last three days

Yes

Overview

After evaluation of the visible and inspectable sections of the building, it's the inspector's opinion that the overall structural and mechanical condition of the building is consistent with the age and systems are performing as intended. Some areas are inaccessible and cannot be inspected. Any observed concerns have been noted in the body of the report. You should READ THE ENTIRE REPORT and use the findings as a guide to assist you in making an educated decision to buy the building. If you disagree with the findings, have questions about uninspectable areas or have additional concerns, please seek further evaluation prior to closing.

Structure

Introduction

Observations: In most buildings virtually all of the structure is covered by finishing materials and cannot be viewed or accessed. The inspector is not required to identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. The inspector does not provide any engineering or architectural service or report on the adequacy of any structural system or component.

Frame

Frame componets: Appears to be constructed with 2x6 lumber.

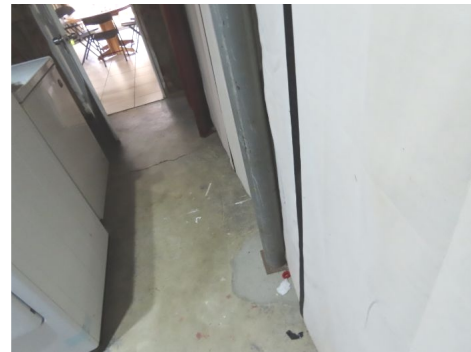
Observations: Appears to be functional and no deficiencies are noted. Virtually all of the frame structure is covered by finishing materials and cannot be viewed or accessed.

Floor

Floor components:

- Joists are dimensional lumber. The sheathing is plywood. Main girders are dimensional lumber. Support columns are steel post. The rim board and sill plate are dimensional lumber.

Observations: Finished basement area limits view. No visual inspection was performed on portions of the floor structure. There are no indications of structural distress. Steel post should be secured to the beam and to the slab to prevent movement.



Roof

Roof components:

- The roof rafters are dimensional lumber. The roof sheathing is plywood

Observations: No attic access. No visual inspection was performed on the roof structure. Further evaluation is recommended.

Wood Destroying Insect Report

Findings

Restrictions key: 1- Fixed ceiling, 2- Suspended ceiling, 3-Fixed wall covering, 4- Floor covering, 5- Insulation, 6- Cabinets and shelves, 7- Stored items, 8- Furnishings, 9- Appliances, 10- No entry/access, 11- Limited access, 12- No access beneath, 13- Visual only, 14- Cluttered, 15- Standing water, 16- Dense vegetation, 17- Exterior siding, 18- Window well covers, 19- wood pile, 20- Snow, 21- Unsafe, 22-Rigid foam board, 23- Synthetic stucco, 24- Duct, plumbing, wiring.

This report is indicative of the condition of the structure on the date of inspection and is not a guarantee warranty against latent, concealed, or future damage. All readily accessible areas have been inspected.

Restrictions include:

Basement-1,3,4,6,7,8,11,24

Main living area- 1,3,4,6,7,8,9,11

Attic- 10

Exterior- 11,17

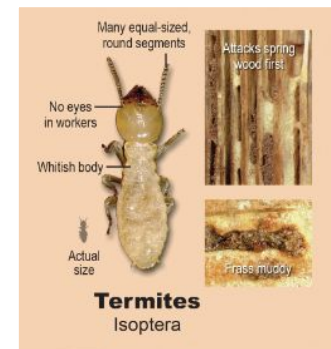
No signs of wood destroying insects observable. Preventative maintenance is recommended. Annual spraying of the home is advised to prevent infestation.



Carpenter bee and egg chamber



Carpenter ant description



Termite example

Foundation Style & Condition

Introduction

This building has a basement. Building inspectors try to enter and inspect all accessible areas, looking for any evidence of structural material defects. There are restrictions to the inspection, including but not limited to, electrical wires, pipes, stored items, ductwork, insulation, floor coverings, etc.

We look for cracks, but those that are less than 1/4-inch and do not exhibit any vertical or horizontal displacement are generally not regarded as being material structural defects. Poured concrete walls are steel reinforced. Unless otherwise noted, cracks do not appear to be structural and are typically a result of normal settlement and or shrinkage. Seal cracks with a masonry caulk and monitor areas for future movement. We also look for signs of water penetration through the foundation, but please consult the seller's disclosure for any history of water intrusion, as definitive signs may not be visible due to limitations of access in this area of the basement.

The inspection of the floor structure may be restricted by the insulation. Generally a random sample of the insulation is moved as part of inspection protocol. Much of the electrical wiring, water and sewer pipes, heating ducts/pipes, and floor structure may not be seen. There may be components that need improving or correcting that were not visible.

It is recommended, that annually, the foundation (interior elements and exterior elements) should be examined for signs of cracking, insect intrusion, moisture intrusion, or changes of any type (such as the appearance of cracks, or the widening or lengthening of existing cracks). Conditions may have not existed prior, therefore, it is recommend to monitor the exterior and the interior for any adverse conditions and immediately remedy the problem. It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future. The vast majority of foundation leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations.

Basement

Basement foundation construction:

- concrete block The floor is concrete slab

Observations: No significant defects are visible in the inspectable areas. Interior walls are blocked from view and cannot be viewed. Areas cannot be inspected.

Water Intrusion

Protection type: There is no water/moisture protection visible

Observations: Appears to be in in satisfactory condition. No evidence of moisture penetration was visible at the time of the inspection in the viewable areas.

Ventilation

Type of venting in place: Door(s), Window(s)

Observations: Appears to be in satisfactory condition. No signs of moisture, however, it is recommended to install a 65 - 70 pint dehumidifier for preventative measures. Recommended setting to 45-50% with auto drain. If hidden growth is a concern, please seek further evaluation prior to closing.

Insulation

Type: Fiberglass

Observations: Visible sections appear to be functional. Some areas are not viewable or inspected. The vapor barrier on the basement ceiling should be removed as it can trap moisture.



Roof

Introduction

What is a roof inspection: The standard home inspection is not a guarantee or warranty of any kind. The inspector did not go on the roof but viewed it from the ground with the assistance of binoculars and from the eaves. Inspectors evaluate the roof, but cannot predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a structure will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your insurance policy, or that you obtain a roof certification from an established local roofing company.

The life of a roof depends on local weather conditions, building and design, material quality, and adequate maintenance. Roofs in areas that experience severe weather, such as snow, ice, hail and rain, may experience a shorter than normal lifespan overall or may incur isolated damage that requires repair in order to ensure the service life of the surrounding roofing materials.

typically some of the roof covering, vents, and flashings may not be observable. If you disagree with the opinions stated or have additional concerns, please seek further evaluation prior to closing.

Roof Condition

Roof style and covering: Gable style roof. The roof covering type is architectural shingles which typically have a life expectancy of 30 years or more. The inspector did not walk on the roof shingles. The inspector did not walk on the roof shingles walking on shingles may cause damage including granule loss. Walking on roof shingles may also void the warranty. The roof was viewed from the ground with the assistance of binoculars.

Observations: The roof covering appears to be functional. . The estimated age is unknown. years.

Moss present on roof. To remove it, it is best to spray with a moss killer and allow to remain on roof and fall off naturally. Do not remove with hand, rake, or power washing; this method will damage shingles.



Flashing

Flashing: Types - aluminum, black poly All areas of intersection should be kept free of debris to reduce chances of corrosion. During an inspection, some areas are difficult to view or cannot be viewed.

Flashing failures are the most common leaks on a roof and while well-maintained and undamaged flashing can last a long time, it is their connections that tend to fail, so seasonal inspection and maintenance are strongly recommended. Remember to monitor, maintain and keep all flashings clean of debris.

Snow and ice damming is very common around flashings so keep clear of snow and ice buildup. Heated wire, snow rake and professional roofers can help with maintaining flashings correctly.

Observations: Flashings chalked on all protrusions indicates prior leaks repaired. Flashing is lifted on chimney. Corrective action is recommended. Monitor area(s) and periodically re-tar.

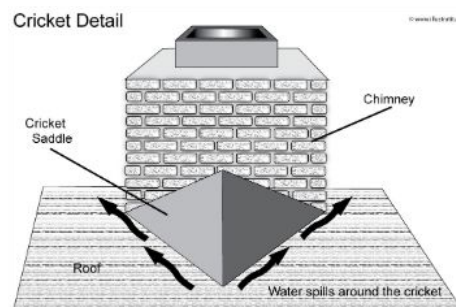


Typical chimney flashing

Cricket

What is a cricket: A cricket is a small peaked roof built on the backside or high side of a chimney to direct water and debris away. When a cricket is installed on your chimney, debris will be less likely to build up behind the chimney and therefore will not deteriorate your roof material. As a rule of thumb, chimney crickets are recommended on chimneys that are over 30' wide.

Observations: No cricket installed but should be considered to redirect water and debris.

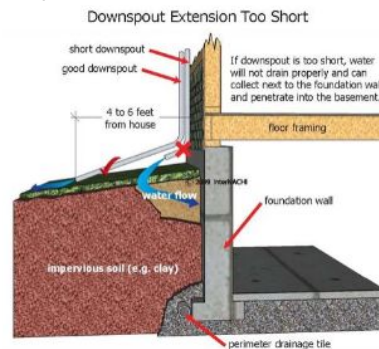


Example of a roof cricket

Gutters

Gutter type and location: Gutters are aluminum. Gutters are located sides. Gutters must be kept clean and maintained correctly to prevent ice damming and water damage to home. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation.

Observations: Overall satisfactory condition. Recommend installing gutter extensions around home to divert water away from home.



Effect of short downspouts

Soffit & Facia

Type: Vinyl soffit and aluminum facia.

Observations: Appears to be functional as there are no signs of damage from the ground level or at the eaves.

Attic access

No attic access available.

Observations: The attic cannot be accessed due to no entry point, The structure, venting and insulation cannot be viewed or inspected.

Attic venting

Venting: Type - soffit Vents should be checked regularly and should not be blocked to allow for proper airflow.

Observations: No attic access available and the venting in this area is uninspected. Please seek further evaluation prior to closing if this is a concern of yours.

Insulation

Insulation type: No insulation seen or inspected

Exterior

Introduction

What is an exterior inspection: The home inspection is limited to defects visible at the time of the inspection and the inspector disclaims confirmation of the proper finish removal, preparation for, application or re-application of the finish coatings in place at the time of the inspection. The result of any improper procedures followed during finish and surface preparation for and/or application or re-application of finish coatings may not be discernible, visually, at the time of the inspection.

Outside siding materials can last a lifetime. However, at least once a year, the exterior should carefully inspect the exterior walls, eaves, soffits, and fascia, for signs of damage caused by machinery, weather, roof leaks, over-full gutters, trees or ice, and refasten or repair individual boards or panels as necessary. Openings in the exterior covering can invite moisture intrusion and potential mold growth.

Some exterior components require protection through appropriate paints or sealants, as well as regular maintenance. All trim around doors and windows should be carefully examined and then refastened, repaired or recaulked. Joints, seams and gaps should be sealed to prevent water and pest penetration. The paint should be examined for blisters or peeling that might indicate moisture problems within the walls and the property touched up or repainted as necessary. Any siding, especially composition or hardboard siding, must be closely monitored. All sidings are vulnerable to moisture damage. It is imperative that continued moisture be kept from sidings, especially from sprinklers, rain splash back, or wet grass.

Exterior siding

Cladding components: Exterior covering is vinyl Trim is vinyl, wood

Observations: Siding and trim appear to be functional.



House numbering

Important information: House numbers are more important than you probably realize, and a lot of thought goes into making sure they are visible. They should be clear enough so that police, the fire department, paramedics, etc., can quickly locate properties in an emergency. Numbers are often the only way that first-responders can identify their intended destinations. Your community/town/city might even have laws requiring your house number to be of a certain size or color so please check local guidelines.

Maintain your house numbers, along with the rest of your home's exterior. Keep your numbers clean. They may not be reflective or contrasting if they are covered in mud. Trim back vegetation as needed. Don't let piles of snow obscure the numbers. If this happens, raise the number so this situation does not happen again.

Numbers are in place and functional. Keep area clear.

Driveway

Type: gravel

Observations: Appears to be functional. Stone driveway should be maintained and resurfaced as needed.



Retaining walls

Type: Railroad tie, Concrete block retaining wall located sides

Observations: Shifting and water damage is noted to retaining walls and corrective action is needed.

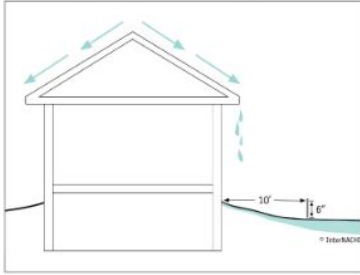
Grade

Grade materials: Grade consists of soil and gravel

Observations: Grade is pitched towards foundation front, sides. Retaining walls have shifted and have water damage. Some of the grade is raw and has no stability. Erosion is noted on right side and under rear deck. Further evaluation is needed by a qualified estimator to determine the scope and cost of corrections. Ideally, the grading should slope away from the house's foundation about 6 inches over the first 10 feet. Adjust grade in area to divert/remove surface water.

Minimum-Grade Slope

Grade shall fall a minimum of 6 inches within the first 10 feet from the foundation walls.



Decks and porches

Introduction

About decks: Older decks are not built to today's modern standards and may be missing certain fasteners, flashings, and brackets that are required by today's more stringent building codes. You should read the entire deck section and hire a specialist to examine the deck if you have concerns. Upgrading is always recommended.

Some deck components may not be visible at the time of inspection due to lack of access and some of the structure may not be inspected due to these restrictions. Lag bolts, metal Tico connectors, L-brackets, and joist hangers secure a deck, porch, or structure to the home and provide stability. Flashing should be in place to prevent water penetration to the home but may not be visible or inspected.

Deck surface

wooden deck rear

Observations: Deck surface appears to be functional. Delayed maintenance - deck should be cleaned and boards checked for damage and nail popping. Wood treatment should be applied on a regular basis to protect from water and pest penetration.



Post and frame condition

Observations: Recommend securing girders to posts and joist with metal brackets as an upgrade, in areas where they are not present, to prevent movement.



Footing condition

Observations: Footers are below ground level and cannot be viewed or inspected.

Bolt and hanger condition

Observations: The ledger board appears to be pulling away from the house in the rear., as viewed from the deck above. Further evaluation and corrective action is needed.



Flashing condition

Observations: Flashing is missing under ledger board. Flashing keeps water from penetrating building and should be installed.

Stairs & Railings

Rails: Types - wooden hand/safety rails on deck(s). Safety rails should be secure and have spacing between spindles less than 4".

Observations: Appears to be functional.

Windows and doors

Windows

Window type: double-hung., sliders., fixed glass Windows are constructed of aluminum, vinyl, wood. Glass type is double pane glass.

Observations: A sampling of windows were opened and closed and locks operated.

Doors Condition

Door type: Wood entry door(s).

Observations: Doors were opened, closed, and locks operated.



Sliders Condition

Slider type: Vinyl

Observations: Sliders were opened, closed, and locks operated.

Plumbing

Introduction

What is a plumbing inspection: The home inspection is focused on a safe water supply system, an adequate drainage system, and ample and proper fixtures and equipment. The inspector will check for leaks, drainage, and proper venting. Any pumps associated with the system will be checked unless they are contained in sealed containers and are not readily accessible. Pumps can fail at any time and should be tested regularly.

It is recommended that you turn off the water main whenever you leave the home for more than 24 hours. If you have a hot water heating system, hire a plumber to ensure that the boiler is supplied with water even if the house supply is off. If the interior main is in an area that has limited access (such as in a crawlspace) it is recommended to install an electronic switch so that the water can be turned off from the main living area.

No matter if you get your drinking water from a public water system or a private well groundwater system, it is essential to your health and the well-being of the environment. Water filter systems and softeners are not inspected. Please consult with seller about these systems and obtain all service records.

It is always recommended, as part of a regular maintenance program to caulk around all bath fixtures. All gaps must be sealed to prevent water intrusion.

Exterior well or water main

Type: Well head location is front

Observations: A sanitary well cap is installed. A “sanitary” well cap (sometimes referred to as a “vermin-proof” well cap) attaches to the top of the well casing much like a standard well cap. The cap provides an airtight rubber gasket seal to prevent insects, small mammals, or surface water from entering the well. Most sanitary well caps also include a small, screened vent to allow for air exchange.

Interior main

Type: Interior main shutoff valve is located: in basement. Type of piping is black poly, copper • Water regulating tank with bladder and pressure switch for pump are tested by running water in the home and monitoring water pressure and flow. While this is not a definitive test, it is a good indicator that the system is functional. This is not a guarantee that the well or well pump, tank, etc. will work in the future.

Observations: Appears to be functional. Water main valve is functional and no leaks detected.



Filter system

Type of system: Water filter and softener installed and not inspected. Clogged water filters can cause a drop in water pressure.

Observations: Consult with seller and review manufacturers instructions as to use and maintenance. It is usually recommended to service units annually.



Water testing

Lab services ordered: Results are pending for water testing. The inspector will collect a sample of the tap water from the kitchen sink and deliver the sample to the lab for analysis. Lab results will be provided by email when completed.

Supply lines

Type: Water supply piping is copper, PEX

Observations: Appears to be functional. No leaks detected. 1/2" supply lines are installed which are common for the age, however, they may reduce water pressure when multiple fixtures are running.

Drainage/waste lines

Type: Drain piping: ABS, PVC

Observations: Appears to be functional and no leaks detected.

Venting

Observations: Plumbing system appears to be vented to the atmosphere and vent pipes are visible on the roof.

Plumbing fixtures

Observations: Sinks are slow to drain. May be clogged, further evaluation needed. Heavy caulk is noted around the 2nd floor toilet and around the tub fixtures. No leaking is evident on the day of inspection. Spray foam is noted on the side of the tub.



Hot water source

Type & location: Hot water heater type: electric. Unit is located in basement.

Observations: Appears to be functional. Water temperature is 110-115 degrees. 105-110 is the recommended setting. Adjust if desired.

Septic System

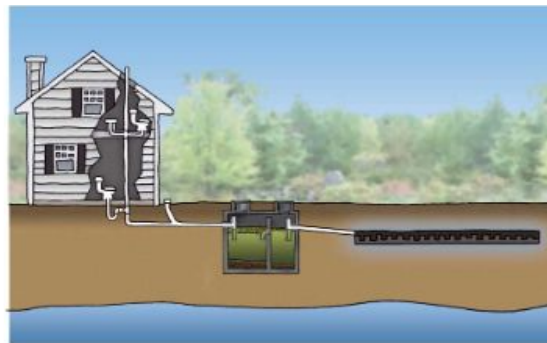
Introduction

About septic systems: This inspection does not guarantee or warranty future performance and expressly excludes inaccessible or unobservable components. PUMPS AND FLOATS CAN FAIL AT ANY TIME. Electrical connections, floats, and pumps should be checked regularly. Have your septic system inspected at least every three years by a qualified inspector. Proper septic system maintenance will help keep your system from failing and will help maintain your investment in your home. Failing septic systems can contaminate and pollute the ground water.

Use water efficiently so that less water enters the system. Keep roof drains, basement sump pump drains, and surface water drainage systems away from the drainfield. Flooding the drainfield with excessive affects the treatment processes and can cause plumbing back up.

System description

Type and style: Solids tank, aerobic tank System is located: left side



Gravity feed system

Pumping and cleaning

Important notes about pumping: As a general rule it is recommended that a solids tank be pumped on a regular basis (approx every 3-5 years) depending upon usage. The total solids in the tank should not exceed 1/3 of total volume. If there is scum or solids in the pump tank it should also be pumped and cleaned.

Observations: No pumping is needed at this time.

Solids tank

Tank type: The tank type is concrete. The lid is fiberglass/plastic. The baffles are PVC

Observations: The treatment tank appears to be working properly at the time of inspection. Water was entered into the tank through the sewer line and was observed flowing into the observation port and out of the tank without a visible rise of effluent level in tank.

Aerobic treatment tank

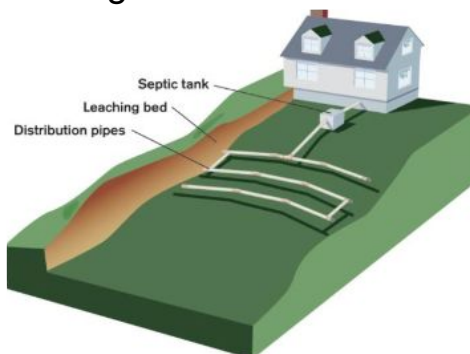
Tank type: Aerobic motor is designed to oxygenate the effluent (gray water) in tank. This aerobic action increases good bacteria which produces cleaner effluent going to the drainfield. This is an important process in the septic system design and should be tested regularly and repaired when needed.

Observations: Aerobic motor is functional on the day of inspection.

Drainfield

Drainfield type: Below ground level drain field (sub grade). Plant only grass over and near your septic system. Roots may clog and damage the system. Keep vehicles and livestock off your septic system as weight can damage pipes and tank, and your system may not drain properly under compacted soil.

Observations: The exact location of the drainfield is unknown. No ponding was noted on the ground surface and there are no signs of lush vegetation around the areas of the property. Drainfield appears to be functional as it accepted effluent from the system. DO NOT FLUSH: dental floss, feminine hygiene products, condoms, diapers, cat litter, grease, coffee grinds, paint, spackle, and keep other clogging agents out of the septic system to prevent damage to the drainfield.



Gravity feed field

Electrical

Introduction

Electrical overview: Many home fires are caused by the misuse and poor maintenance of electrical appliances, incorrectly installed wiring, and overloaded circuits and extension cords. Control panels use either fuses or circuit breakers. The main breaker can shut off all the power in an emergency. It is highly recommended that at least once a year all circuit breakers should be cycled on/off to "exercise" the contacts. This will prevent a condition called welding which could hamper the operation of the breaker. A Service Disconnect is the first, required, point where the power to the home can be disconnected from the service entrance using an accessible, manually-operable switch.

The most common cause of circuit breaker tripping is too many appliances and lights on one circuit. A tripped breaker usually looks like it is between the ON and OFF positions. Prior to resetting it, determine the cause of the overload. Tripped breakers should be reset from "off" to "on." Be sure to investigate why the fuse or circuit blew. Possible causes include frayed wires, overloaded outlets, or defective appliances. If there is frayed insulation or a broken wire, a dangerous short circuit may result and cause a fire. It is always recommended to contact an electrician to evaluate troubles.

Some safety tips to remember:

- 1- Never use anything but the proper fuse to protect a circuit. Find and correct overloaded circuits.
- 2- Never place extension cords under rugs. Minimize extension cord use and do not overload extension cords and surge protectors. Never overload a circuit with high-wattage appliances. Check the wattage on appliance labels.
- 3- Outlets near water should be GFCI-type outlets.
- 4- Routinely check your electrical appliances and wiring. Frayed wires can cause fires. Replace all worn, old, and damaged appliance cords immediately. If rodents are suspected or known to be in the home, be aware of the damage they may cause, and take measures to get rid of them.
- 5- Never force it to fit into a two-slot outlet or extension cord.

Exterior service

Style & location: Service type is overhead with meter and base, 220V, 3 conductor plus ground. Meter is located front

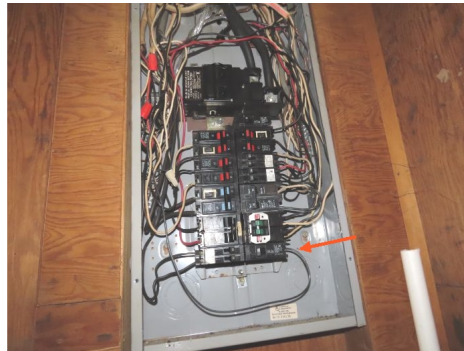
Observations: No signs of damage to the service line and appears to be functional.

Electrical panels and wiring

Panel specs:

Main panel manufacturer is Bryant/Westinghouse. Panel is located in basement. and the main is a 200 amp breaker. There are 0 slots available for expansion. Wires visible at panel and around home are Romex

Observations: Breakers are partially labeled. Breaker on bottom right is over-fused. Wire amp rating is smaller than that of the breaker which will cause the wire to overheat rather than trip the breaker in case of overload. Corrective action is recommended by a qualified professional.



Interior/basement/crawlspace

You should know: Light fixtures, receptacles, ceiling fans have most wiring hidden and not inspectable. Remember that faulty, damaged, or overloaded electrical circuits or equipment are the leading cause of house fires, so they should be inspected and regularly by qualified a professional and repaired or updated as needed.

220v circuits to dryers or other appliances are not inspected for circuit overload. When a major appliance is purchased the installation or owner's manual will tell the installer how many amps the appliance requires. A circuit breaker matching the requirements of the specific appliance should then be installed. If the amps required by the appliance exceeds the maximum allowed for the existing wire than a new wire would have to be run. The circuit breaker should always be sized to protect the appliance and the wire should establish the maximum limit of the breaker that could be used for the circuit. The end result is that the breaker will safely protect both the circuit wiring and the appliance.

Observations: Appears to be functional. A representative sampling of receptacles were tested with a three-prong tester for electricity and polarization. Some outlets may not have been tested due to furniture and personal items restricting access to wall outlets.

Exterior

About exterior electrical: There are lights located front, rear and receptacles located front. As per the NACHI Standard of Practice, landscape, perimeter pole lighting, and motion lighting is untested as these types of fixtures are usually timer or dawn/dusk controlled. No inspection is made to exterior heating or de-icing components. Please consult with seller as to functions of exterior lighting.

Observations: Lights and receptacles are functional on day of inspection.

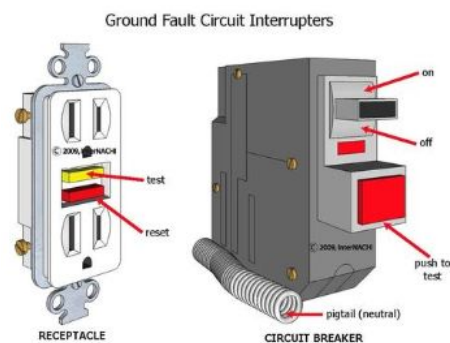
GFCI outlets

What is a GFCI outlet: A GFI, or GFCI - Ground Fault Circuit Interrupter device protects us from receiving electric shocks from faults in the electrical devices we use in our home. The device very quickly cuts off the power supply to the leaking device, within 20-30 milliseconds, greatly reducing any possible human tissue damage from errant current. GFCI protection should be provided anywhere there is a receptacle installed in an area subject to moisture as the presence of moisture greatly increases the danger of accidental shock.

Never use any electrical appliance in the tub or shower. Never touch an electric cord or appliance with wet hands. Do not use electrical appliances in damp areas or while standing on damp floors. In areas where water is present, use outlets with GFCIs.

GFCIs for various reasons, fail to trip as they are mechanical devices with electrical circuitry. It is important to test on a regular basis to ensure proper operation. If failure does occur, replacement is required immediately. Many homes, especially older homes, do not have GFCIs installed. If your home does not have GFCIs, the inspector recommends upgrading. They can easily be installed by a professional.

Observations: GFCI(s) protection is installed in all wet locations and are functional.



Ventilation

Introduction

Ventilation is important: The key to a healthy, comfortable home is ventilation. The use of exhaust fans, ceiling fans, and bath fans can keep a home's indoor air quality from becoming too humid, dry, stale, dusty, or mildew ridden.

Ceiling Fans

Proper air circulation is crucial in any home, because airflow regulates temperature, removes impurities, prevents mold and just creates a more pleasant and safe breathing environment. By contrast, poor air circulation may compromise your health. Typically fans use very little energy - about 1.5 amps of power and about 21 cents a day for a 48" fan. Run your ceiling fans all day and all year round in summer mode for cooling and winter mode for heating.

Observations: Fans are present, tested and functional.

Exhaust Fans

Bathroom ventilation systems are designed to exhaust odors and moist air to the home's exterior. Typical systems consist of a fan unit connected to a duct that terminates at the exterior of the home.

Observations: Exhaust fans are venting to exterior and appear to be functional.

Dryer Vents

One of the most important functions of a dryer is the elimination of moisture recovered during the heating of damp clothing. This moisture is held in the warm air produced by the dryer as humidity, and is expelled to the outdoors through the dryer's vent. If this air cannot be adequately removed, poor drying will result.

The most common causes of dryer fires is lack of maintenance. Uncleaned lint traps and unmaintained vent systems may result in lint buildup causing the dryer to perform poorly, operate at elevated temperatures, and possibly overheat with dangerous consequences.

Observations: Flexible vent hose installed. Upgrading to a rigid-metal vent pipe is recommended. Its smooth interior creates very little air resistance, which makes the dryer more efficient, and discourages lint buildup.

Radon

Observations: Radon mitigation system is installed but the fan is not working. A Radon test cannot be performed until the fan is repaired and operating for at least 24 hours.

Appliances

Introduction

Observations: Appliance life expectancy depends to a great extent on the use it receives. Furthermore, consumers often replace appliances long before they become worn out due to changes in styling, technology and consumer preferences.

Appliance inspection exceeds InterNACHI's Standards of Practice for Performing a General Home Inspection. As a courtesy we have tested the appliances in this section for simple functionality. For example: is the fridge cold and does the oven get hot. We do not test or inspect ice makers, garbage disposals, water dispensers, trash compactors or washers and dryers. If you have concerns about functionality, age or life expectancy of any of the appliances you should seek further evaluation prior to closing.

Refrigerator

Refrigerator is present

Observations: Refrigerator temp is: 30-35 degrees and freezer temp is 0-10 degrees.

Range/Oven

Style/type: Electric range is present

Observations: There is no anti-tip bracket installed which provides extra protection when excess force is applied to an open oven door.

The right front and rear burner did not get hot. Further evaluation is needed by a qualified expert.



Dishwasher

Dishwasher is present

Observations: The dishwasher has dishes in it and the unit is untested. Please consult with seller as to function.



Hood vent/light

There is no hood vent present

Observations: Recommend installing hood vent.

Washer and Dryer

Washer and dryer present.

Observations: Untested - Washer and dryer cannot be tested without laundry. Recommend installing burst proof hoses for washer. Washers and dryers should be checked often. Their movement can put undue stress on electrical and venting connections.

Primary heating system

Introduction

Important information: Home inspectors are not HVAC experts and this inspection is not a guarantee or warranty of the system. The HVAC inspection was a visual inspection using only the normal operating controls for the system and the inspection of the heating system is general and not technically exhaustive. Please consult the seller's disclosure for information on any past problems. Only the present owner of the property can have accurate knowledge of the system, including its past performance and age.

System type

The primary heating system is baseboard heaters The approximate age of the system is unknown.

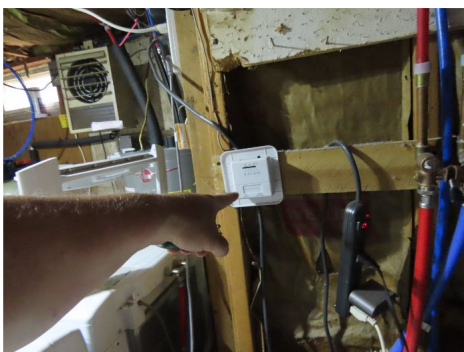


Electric baseboard

Zones and delivery method

6 primary heat zone(s). The thermostat types are mechanical Heat delivery method is metal conductor Fuel type is electric

Observations: The hanging unit in the laundry room did not respond. The unit behind the fridge did not get hot. Further evaluation is needed.



Fireplace and stove

Introduction

Home inspectors are not certified chimney professionals. Only a Level 2 inspection performed by a CSIA (Chimney Safety Institute of America)-certified chimney sweep can determine the condition of the flue and whether the fireplace is safe to use. Thereafter, we strongly recommend hiring a professional to perform a chimney sweep and inspection of flue liner prior to use. Annual cleaning and/or chimney sweeping and inspection will keep your fireplace/stove in safe and in proper operating order.

Chimneys and flues are typically restricted from view for various reasons: chimney cap installed, damper installed, inaccessible from roof, elbow installed, soot and creosote etc. The inspection does not involve igniting or extinguishing fires nor the determination of adequate drafting.

Unit # 1 Observations

Wood burning stove. Unit is located in dining room. DO NOT USE THE UNIT unless you completely understand the functionality.

Observations: Appears to be functional. Chimney and fire box offer limited view or no access during inspection. There is no access to flue from fireplace or roof area. Inspection of all fireplaces and stoves is recommended by a qualified specialist prior to use.



Unit # 1 Chimney/exhaust Observations

Metal flue installed

Safety

Introduction

All heating units, boilers and furnaces reach high temperatures that can burn or start fires. Do not touch or have any material near the units (check manufacturers guidelines for clearances) and educate family and friends about safety concerns. There should be a fuel shut-off valve at each appliance/unit. You should note its location in the event of an emergency and contact the servicing company if a valve does not exist.

Fire, smoke and CO detectors should be installed as recommend by the manufacturers.

Annual inspection of gas/propane or oil furnace, gas/propane stove, water heaters and dryers by certified personnel can verify that equipment, capable of producing CM, is working efficiently.

Check out these and other websites for more info:

www.safety.com

<http://www.propane.com/residential/safety/> ; <http://blog.smarttouchenergy.com/oil-tank-maintenance>

<http://www.nfpa.org/public-education/by-topic/top-causes-of-fire/heating/heating-safety-tips>

<https://www.kidde.com/home-safety/en/us/products/fire-safety/co-alarms/>

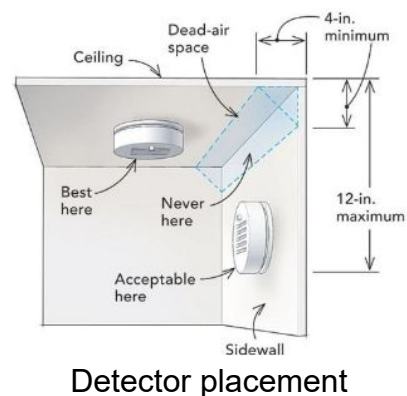
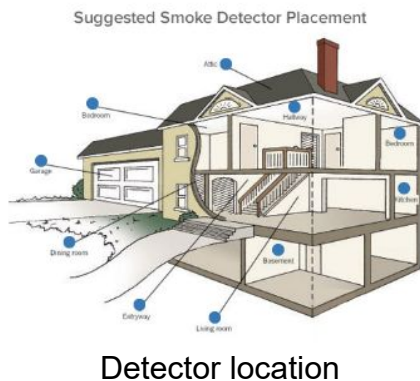
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Smoke detectors

Smoke detector(s) installed on main level. Smoke detectors can NOT be checked correctly by test button. Replace batteries annually and mark new batteries with the date they were installed.

No detector may be covered with any material. Many buildings, especially older ones, typically do not have adequate amount of smoke detectors. If not already in place, the inspector stresses the need to upgrade the home with detectors in all recommended locations. It is important to consult manufactures specifications for proper placement locations and operating instructions for smoke. Always install and place detectors smoke detectors according to these guidelines.

Observations: Lack of and older detectors in place. Upgrade and add detectors according to guidelines.

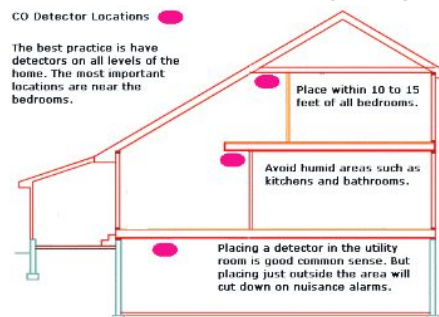


CO detectors

No CO detectors installed. CO is a colorless, tasteless and odorless gas produced by incomplete combustion of carbon-containing materials. It is often referred to as the "silent killer" because it is virtually undetectable by humans. Symptoms to look for include nausea and/or vomiting, confusion or loss of alertness, weakness and/or dizziness, chest pain, slight headache. If you think you are experiencing carbon monoxide poisoning, call 911 to seek medical attention immediately.

A carbon monoxide detector should be located no more than six feet from any "fired" unit. Always install units according to manufacturers instructions.

Observations: Units should be installed according to guidelines.

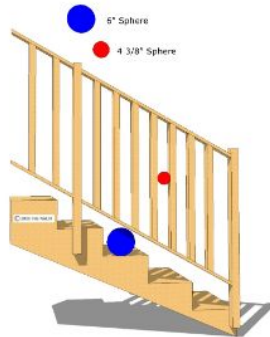


CO unit locations

Stairs & Railings

wooden hand/safety rails on staircase(s)

Observations: Safety rails have large spacing between spindles



Organic growth

What is organic growth: Molds are part of the natural environment. Outdoors, molds play a part in nature by breaking down dead organic matter, such as fallen leaves and dead trees. But indoors, mold growth should be avoided. Molds reproduce by means of tiny spores which are invisible to the naked eye and float through outdoor and indoor air. Mold may begin growing indoors when mold spores land on surfaces that are wet. There are many types of mold, and none of them will grow without water or moisture.

For more information about mold and mold removal visit

<https://www.nachi.org/mold.htm> .

Observations: There are no visible signs of organic growth in the inspected, observable areas. If hidden growth is a concern please seek further evaluation prior to closing.

Lead based paint

About lead: Lead is a highly toxic metal that may cause a range of health problems, especially in young children. When lead is absorbed into the body, it can cause damage to the brain and other vital organs, like the kidneys, nerves and blood. Lead may also cause behavioral problems, learning disabilities, seizures and in extreme cases, death. Some symptoms of lead poisoning may include headaches, stomach-aches, nausea, tiredness and irritability. Children who are lead poisoned may show no symptoms.

Both inside and outside the home, deteriorated lead-paint mixes with household dust and soil and becomes tracked in. Children may become lead poisoned by eating chips or dust or playing in lead-contaminated soil.

If your home was built before 1978 the federal government recommends testing for lead.

For more information please visit

http://portal.hud.gov/hudportal/HUD?src=/program_offices/healthy_homes/healthyhomes/lead

Observations: The home was built prior to 1978. There are no visible signs of peeling paint in the inspected, observable areas. If hidden lead paint is a concern, please seek further evaluation prior to closing.

Asbestos

About asbestos: Many homes built before 1977 contain asbestos in old floor tiles, ceiling tiles, roof shingles and flashing, siding, insulation (around boilers, ducts, pipes, sheeting, fireplaces), pipe cement, and joint compound used on seams between pieces of sheetrock. Houses built between 1930 and 1950 may have asbestos as insulation. Asbestos may be present in textured paint and in patching compounds used on wall and ceiling joints. The use of asbestos was banned in 1977.

Observations: The home was built prior to 1977 (before the ban). There are no recognizable signs of asbestos materials in the inspected, observable areas. If hidden asbestos is a concern, please seek further evaluation prior to closing.