



Your Inspection Report

123 Home Pro Blvd
Harrisburg, PA 17104



PREPARED FOR:
MARY SMITH

INSPECTION DATE:
Friday, September 1, 2023

PREPARED BY:
Tony Wilhelm



Home Pro Inspectors LLC
153 Crooked Hill Road
Hummelstown, PA 17036

717-443-3457
www.hpinow.com
twilhelm@hpinow.com



INVOICE

January 18, 2024

Client: Mary Smith

Report No. 3373, v.0

For inspection at:

123 Home Pro Blvd

Harrisburg, PA

17104

on: Friday, September 1, 2023

Complete Home and Termite Inspection

\$400.00

Total

\$400.00

PAID IN FULL - THANK YOU!

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SUMMARY

123 Home Pro Blvd, Harrisburg, PA September 1, 2023

Report No. 3373, v.0

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

INSULATION

PLUMBING

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REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

FLAT ROOFING \ Rubber single ply

Condition: • Openings at seams or flashings

There are quite a few open seams and holes in the rubber roof. It does appear to be at the end of its life. I would recommend replacing the rubber roof and resealing around all of the metal flashing and roofing.

Implication(s): Chance of water damage to structure, finishes and contents

Task: Major Defect



Lifting seams



Holes

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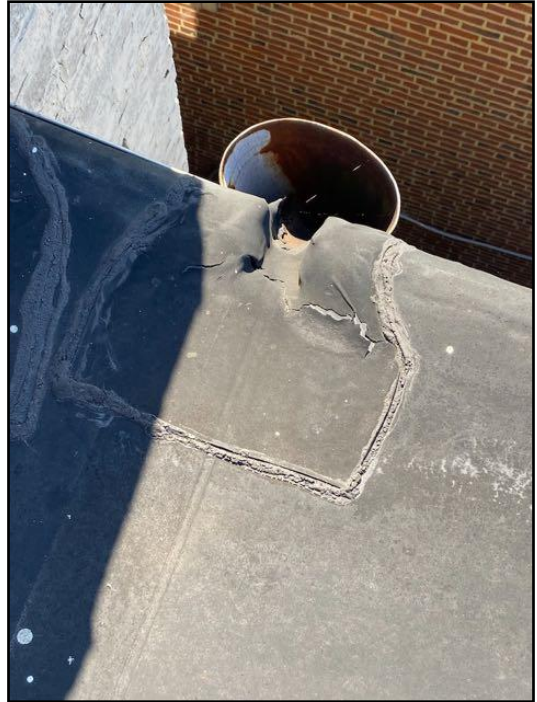
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Holes



Holes



Holes



Loose seams

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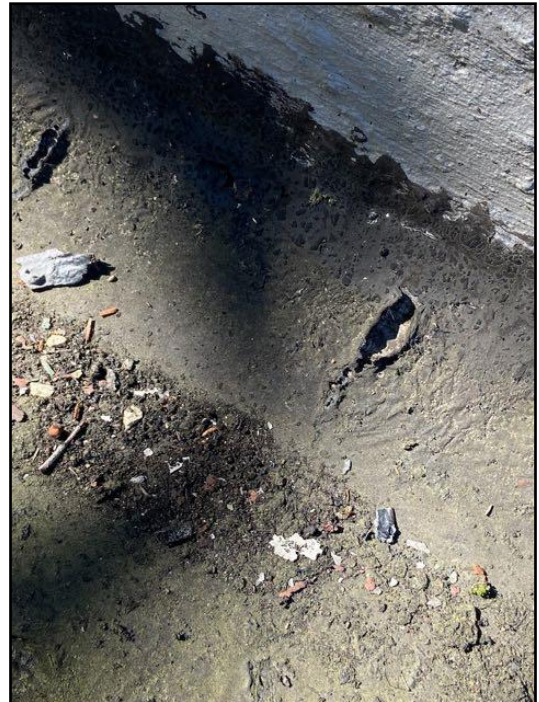
PLUMBING

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Lost seal



Lost seal

Exterior

RECOMMENDATIONS \ General

Condition: • There are a few locations outside where the mortar is loose or missing. Mortar only has a lifespan of 50 years. This can allow water to seep in and freeze causing additional damage to the facade. I would recommend having a mason come out to chisel out the old worn out mortar and replace it.

Task: Maintenance

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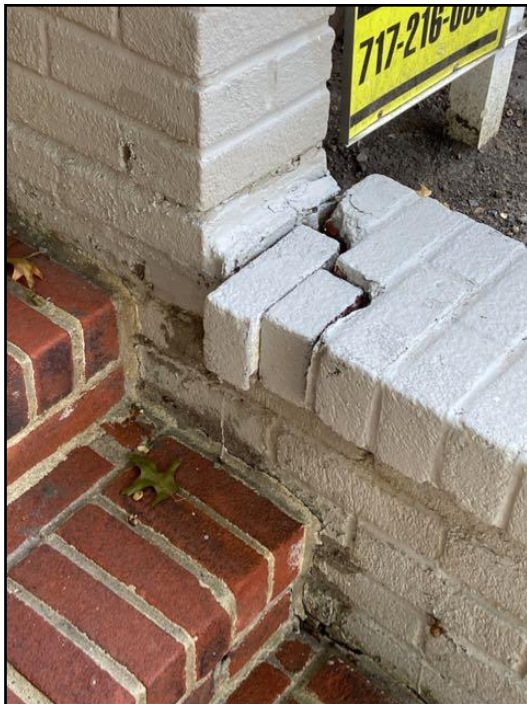
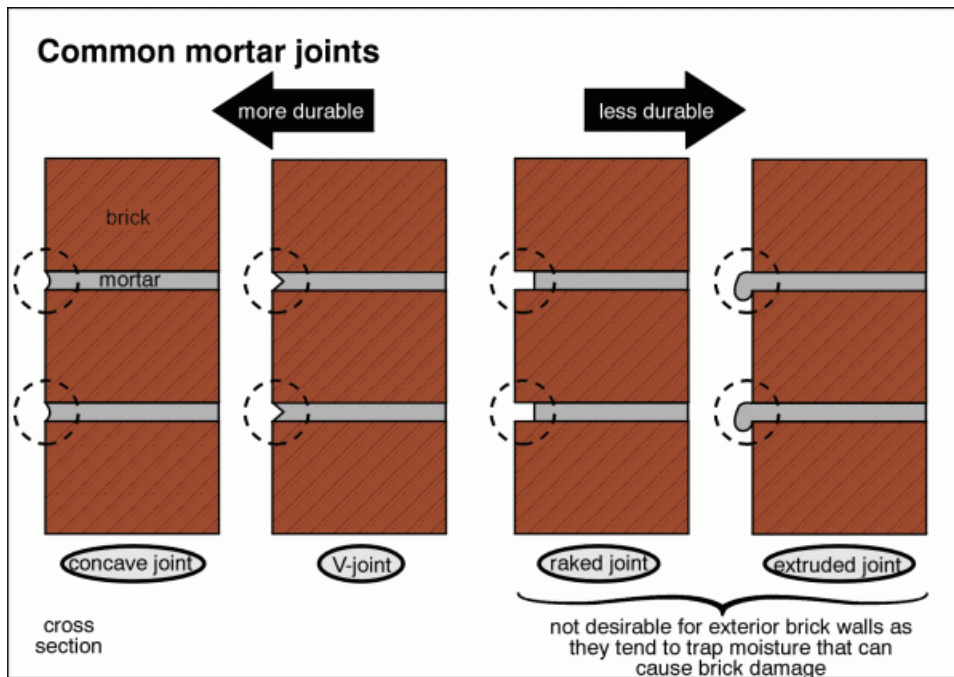
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Mortar loss



Mortar loss

Condition: • The crown on the top of the chimney is cracked/missing. This will allow water to seep in between the terra cotta sleeve and the block.

Task: Major Defect

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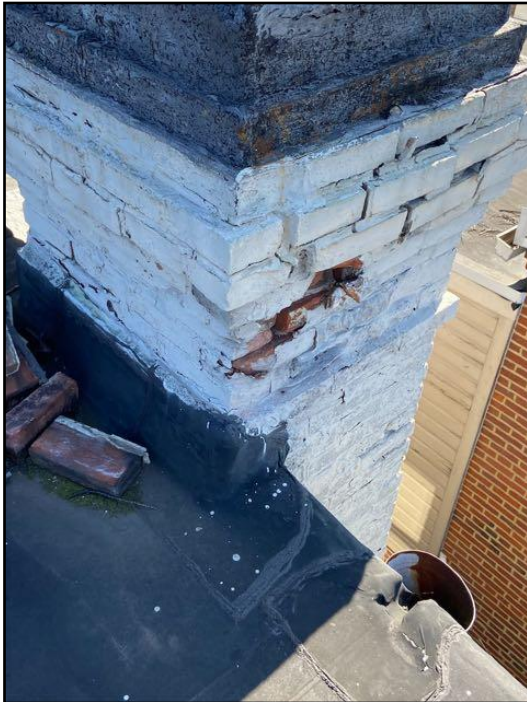
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Bad crown



Bad crown



Missing brick



Missing brick

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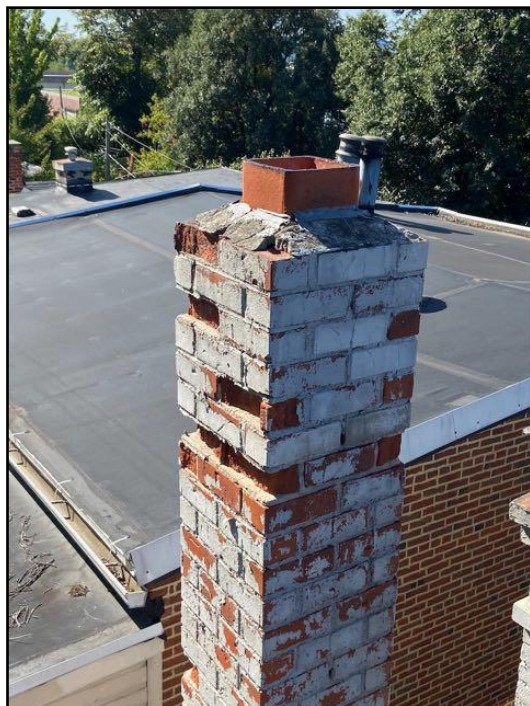
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Missing brick



Found brick

WALLS \ Trim

Condition: • Rot

There is rotted wood on the outside of the home in numerous locations. There is some rotted trim up in the front of the home near the roof top. There is missing and rotted trim at the fascia and soffit. The front porch is a bit rotted. Some of the boards are coming up. The columns are a little rotted and need attention. There are some issues with the windowsills on the outside that are also rotted as well as the little overhang in the back. I would recommend going around the outside and replace all of your rotted wood.

Implication(s): Material deterioration | Chance of water damage to structure, finishes and contents

Location: Exterior

Task: Cosmetic Defect

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Rot



Rot



Rot



Rot

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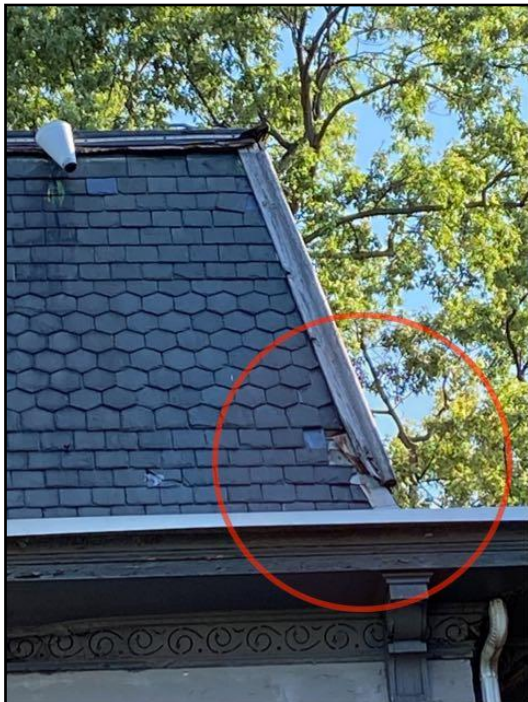
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Rot



Rot



Rot



Rot

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Rot



Rot

WALLS \ Masonry (brick, stone) and concrete

Condition: • [Cracked](#)

There's a crack down the brick in the back of the property. Currently they had filled it with expansion foam and painted over top. You may want to keep an eye on this area for any additional movement. This home is in the flood plane and is most likely old damage from a past flood. You may want to remove the expansion foam and mortar it properly. If you do notice any additional movement, you will need to contact a structural engineer.

Implication(s): Chance of movement | Weakened structure | Chance of water entering building

Task: Monitor

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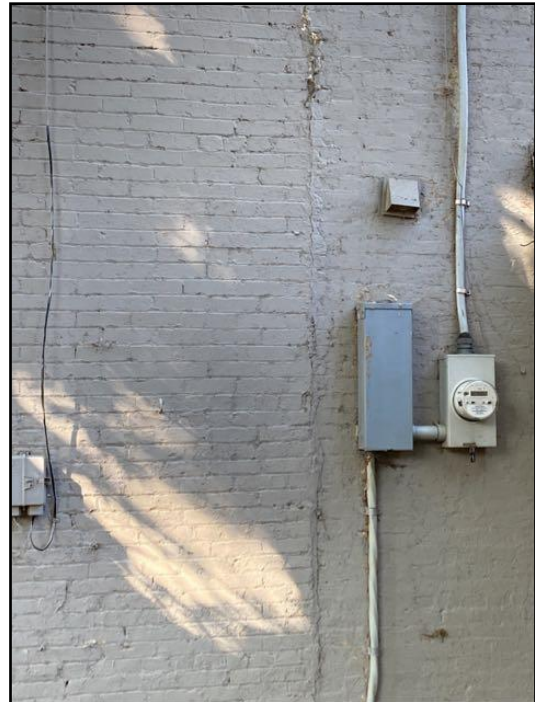
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Cracked



Cracked

Electrical

RECOMMENDATIONS \ General

Condition: • There are ungrounded outlets in the home. I would recommend hooking the ground wire back up or replacing the outlets with two prong receptacles.

Location: Throughout the home

Task: Safety Defect

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Ungrounded



Ungrounded



Ungrounded

DISTRIBUTION SYSTEM \ Wiring (wires) - installation

Condition: • Wrong type

Currently, they are using lamp wire to wire up the back patio light. I would highly recommend changing this out with a UV rated permanent outdoor wire.

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Implication(s): Electric shock | Fire hazard

Task: Safety Defect



Wrong type



Wrong type

Plumbing

RECOMMENDATIONS \ General

Condition: • You have a toilet that is loose and shifting back and forth.. This can allow minor leaking to begin around the wax flange causing damage to the subfloor.

No leaks were found below the toilet with a thermal camera. I would recommend tightening the toilet down.

Location: 2nd floor bathroom

Task: Minor Defect

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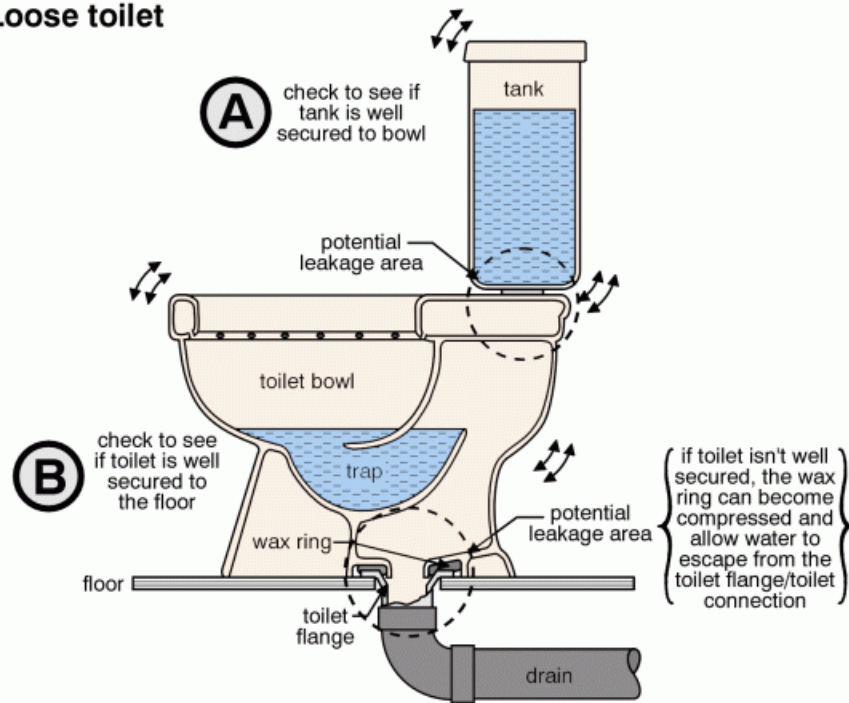
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Loose toilet



Loose toilet

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Interior

WINDOWS \ Glass (glazing)

Condition: • [Broken](#)

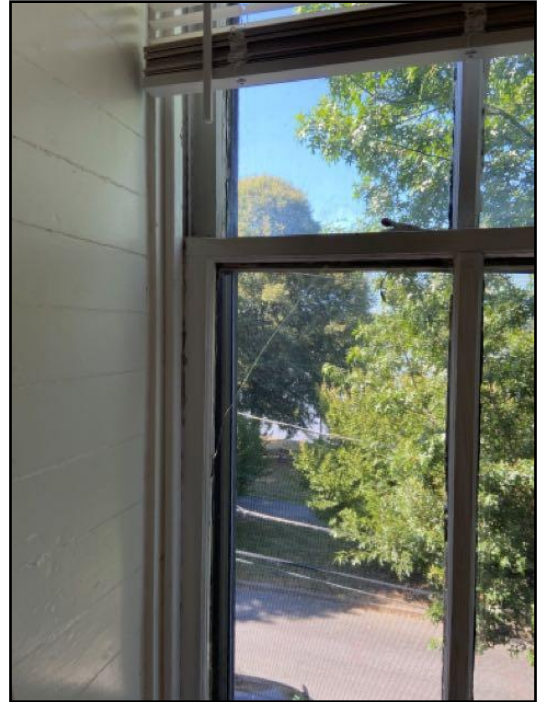
There are a few broken windows in the home. Some of the windows in the home would not open. You may want to go around replace any pieces of broken glass and make sure all the windows open and close and lock.

Implication(s): Physical injury | Increased heating and cooling costs | Reduced comfort | Chance of water entering building

Task: Minor Defect



Broken



Cracked

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Missing hardware



Cracked

EXHAUST FANS \ General notes

Condition: • [Damage](#)

The exhaust fan on the second floor roof is damaged. This could allow water to seep down into the living space below. I would recommend replacing the vent cover on the roof.

Implication(s): Chance of condensation damage to finishes and/or structure

Task: Minor Defect

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Damaged

APPLIANCES \ Dishwasher

Condition: • When the dishwasher is draining, it is filling up the sink on the left-hand side. Most likely the garbage disposal is clogged.

Task: Maintenance



Sink backing up



Sink backing up

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Sink backing up

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

Descriptions

General:

- ROOFING LIMITATIONS: There are limitations with roofing inspections based on weather conditions. Dry conditions will make finding active moisture leaks more difficult to verify.
- MAINTENANCE PHOTOS- All items are common reoccurring issues that need yearly attention.



Slate needs maintained

- SLATE ROOFING MAINTENANCE:

Slate roofing does become brittle and cracks over time. You should keep an eye on the roof especially after hail storms and heavy winds for damage. If you notice damage you will want to take care of it immediately by contacting a slate roofer.

- METAL ROOFING MAINTENANCE:

If accessible you may want to go up in the attic space at least once a year to check for any water leaks. You are also going to want to keep an eye on the roof for any rust. If you notice a leak or rust on the roof you are going to want to address that with a roofer to seal it.

- GENERAL ROOFING PHOTOS

ROOFING

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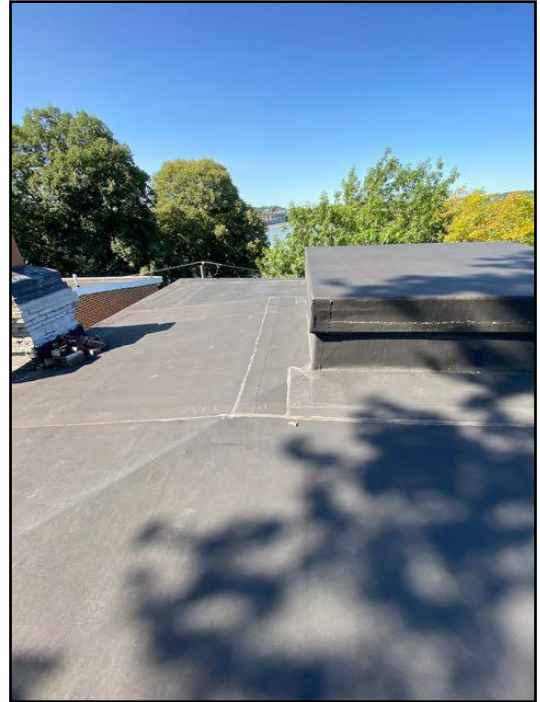
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Roof

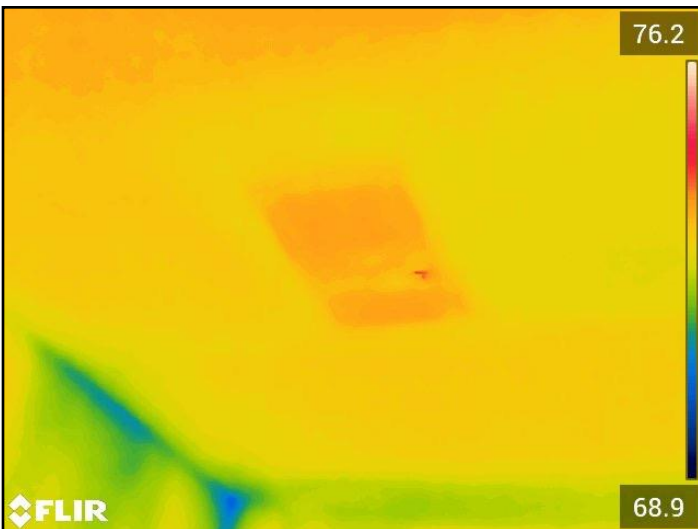


Roof

- **THERMAL INSPECTION METHOD:**

An infrared camera was used to scan the roof structure. The primary scanning method is in the attic however, when access is not available, ceiling scans in the highest point of the home will be performed. Moisture meter is used to verify all leaks.

- **NO ACTIVE LEAKS WERE OBSERVED AT THE TIME OF THIS THERMAL SCAN.**



ROOFING

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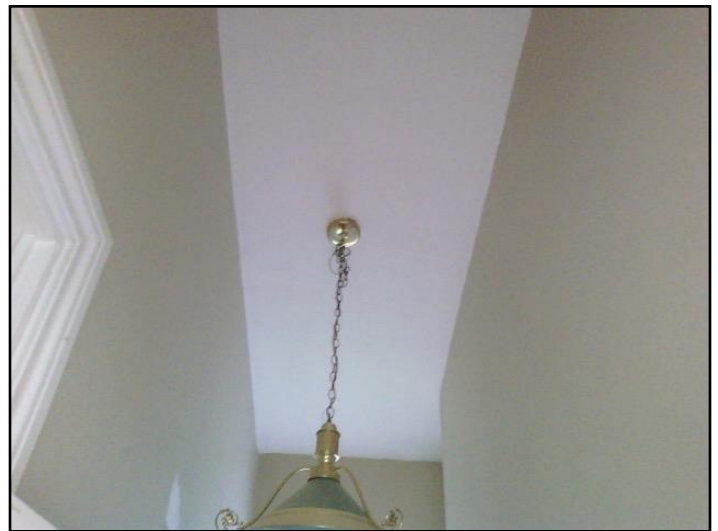
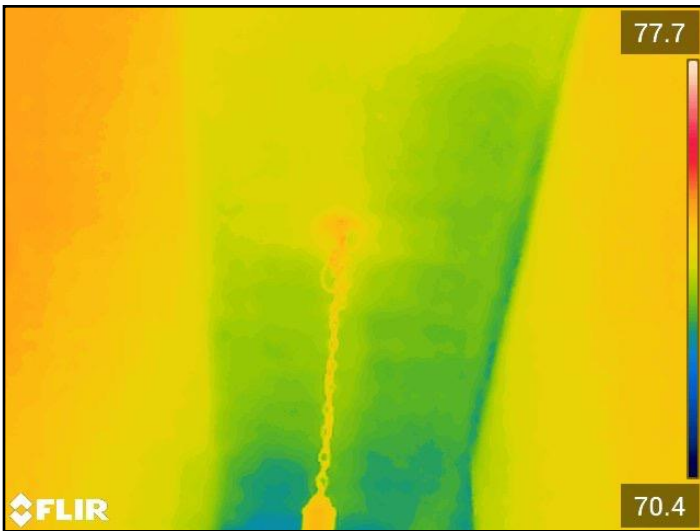
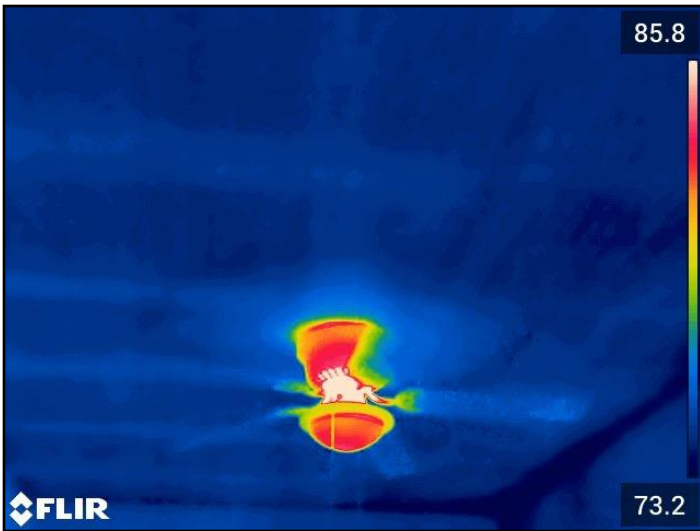
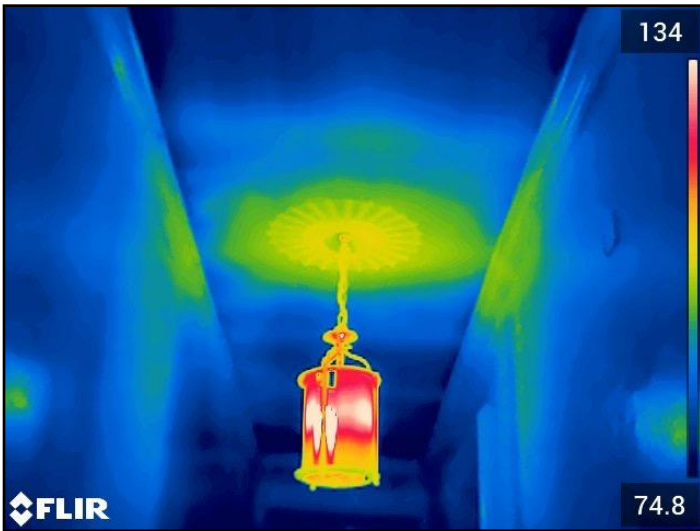
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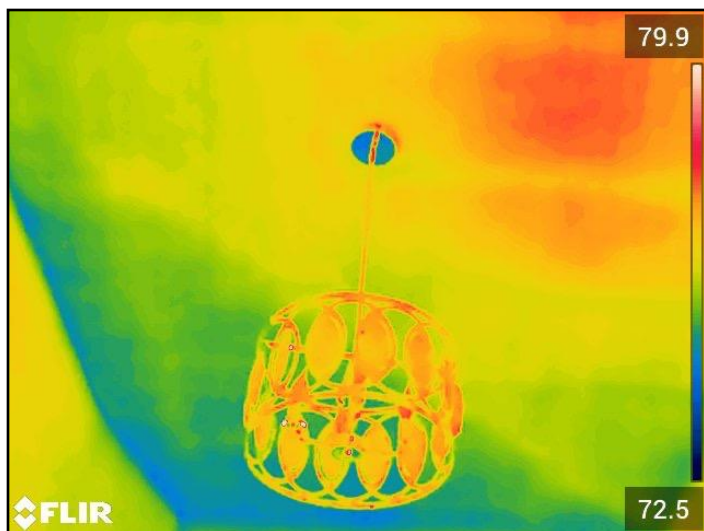
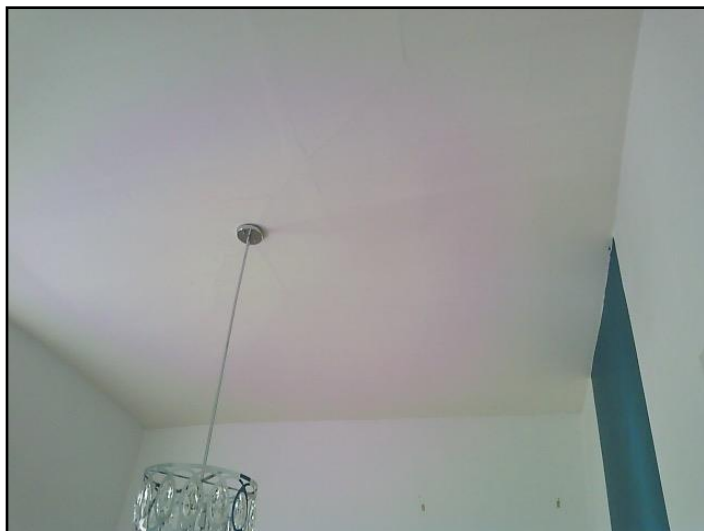
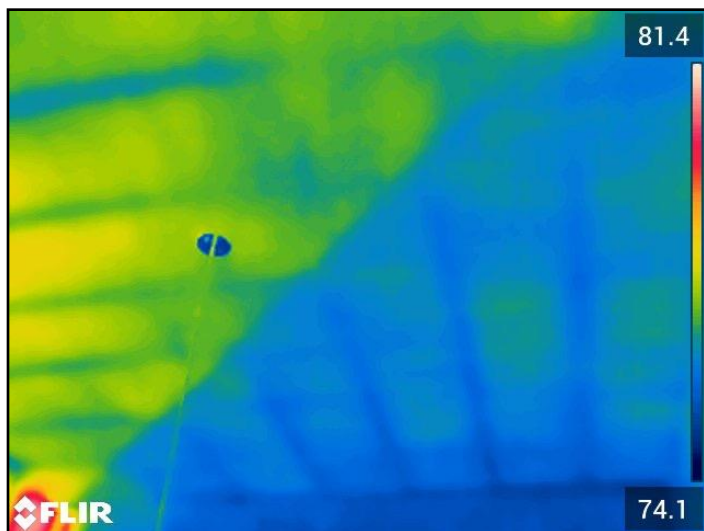
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Weather conditions:

- Sunny-
65 F

Sloped roofing material: • [Wood shakes](#) • [Slate shingles](#) • [Metal](#)

Flat roofing material: • [Synthetic rubber](#)

Flat roof flashing material: • Metal

Probability of leakage:

- High
- Based on all the openings in the rubber and lifting seams.

Approximate age: • 25-30 years

Typical life expectancy: • Metal roofing can last between 50-100 years but does require maintenance. • Rubber roofing lasts between 30-50 years.

Roof Shape: • Shed

Observations and Recommendations

FLAT ROOFING \ Rubber single ply

Condition: • Openings at seams or flashings

There are quite a few open seams and holes in the rubber roof. It does appear to be at the end of its life. I would recommend replacing the rubber roof and resealing around all of the metal flashing and roofing.

Implication(s): Chance of water damage to structure, finishes and contents

Task: Major Defect



Lifting seams



Holes

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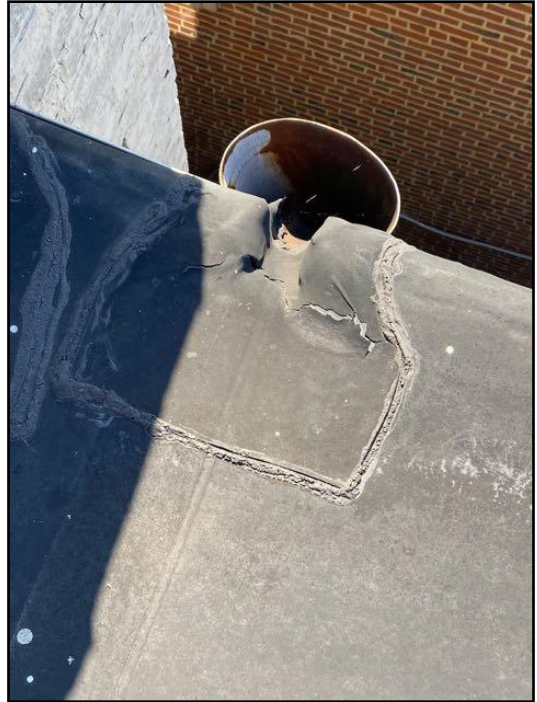
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Holes



Holes



Holes



Loose seams

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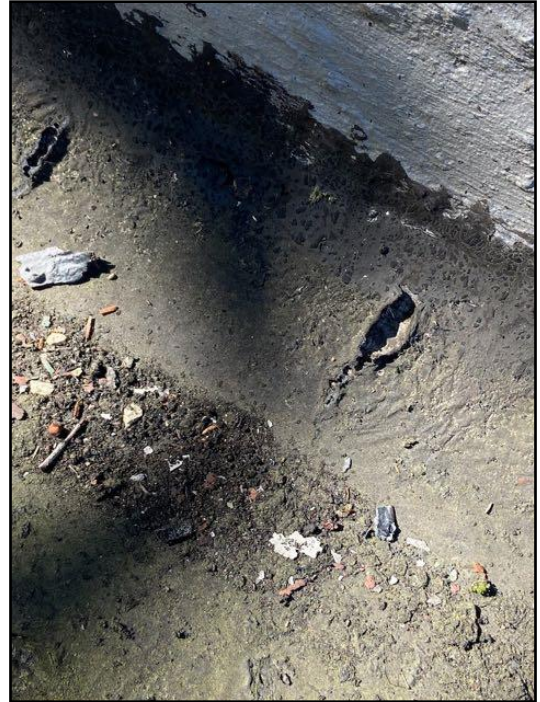
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Lost seal



Lost seal

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Descriptions

General:

- EXTERIOR LIMITATIONS: A visible inspection was performed without disturbing the exterior of the home. Brush and shrubs can make it more difficult to see issues underneath.
- GENERAL EXTERIOR PHOTOS



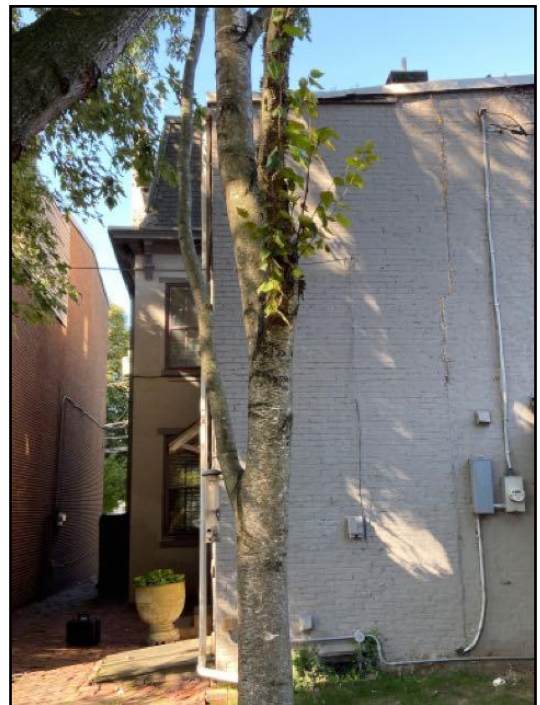
Front



Right



Right



Back

• **WINTER MAINTENANCE:**

CHECK WEATHER STRIPPING-Every winter you are going to want to verify and or replace weather stripping around all exterior windows and doors.

• **SPRING MAINTENANCE:**

MORTAR LOSS- Mortar only has a lifespan of 50 years. Cracking and chipping is a common issue with mortar that does require maintenance. Once a year you may want to go around and chip out any loose mortar and refill and fill in all cracks.

LOOSE PARCHING- Loose or cracking parching between the siding and ground will chip and flake off over time.

Reapplying can help prevent mortar loss and water intrusion.

CRACKING AND LIFTING SIDEWALKS- Filling in cracks and grinding angles in lifting sidewalks can help prevent injuries. Maintaining these areas are usually the homeowners responsibility.

• **SUMMER MAINTENANCE:**

EXTERIOR MAINTENANCE- Every summer you are going to want to check all playground equipment for safety issues.

Check over the deck or any wooden exterior materials for rot or insect damage. Walk around the exterior of the home checking for any loose siding. Trim back all the trees and bushes at least 12 inches away from the home. Check all woodwork on the exterior for fading and peeling paint. Rotted woodwork should be replaced and painted as necessary.

• **FALL MAINTENANCE:**

CLEAN GUTTERS AND DOWNSPOUTS-Every fall you are going to want to clean out your gutters and downspouts after all the leaves have fallen off the trees. Gutter Guards can eliminate this maintenance requirement.

CHECK FOR HOLES-I would also walk around the exterior of the home and check for holes that aren't sealed shut. This can allow bugs and mice to enter the home. Using a good silicone to seal these holes closed will help keep these guests out of your home.

Gutter & downspout material: • [Aluminum](#) • [Galvanized steel](#) • [Wood](#)

Gutter & downspout type: • [Eave mounted](#) • [Integral/built-in](#)

Downspout discharge: • [Below grade](#) • Water is the most important thing to keep out and away from your home. Downspouts that are discharging close to the home can lead to water intruding into the lower level possible causing issues. I would make sure to keep all downspouts extended a minimum of 6' away from the home at all times.

Lot slope: • [Flat](#)

Soffit (underside of eaves) and fascia (front edge of eaves): • *

Wall surfaces and trim: • Brick • [Slate tiles](#)

Walkway: • Interlocking brick

Porch: • Wood

Exterior steps: • Concrete • Brick

Patio:

• Brick

There's a lot of uneven brick in the back of the property. This could pose a potential trip hazard.

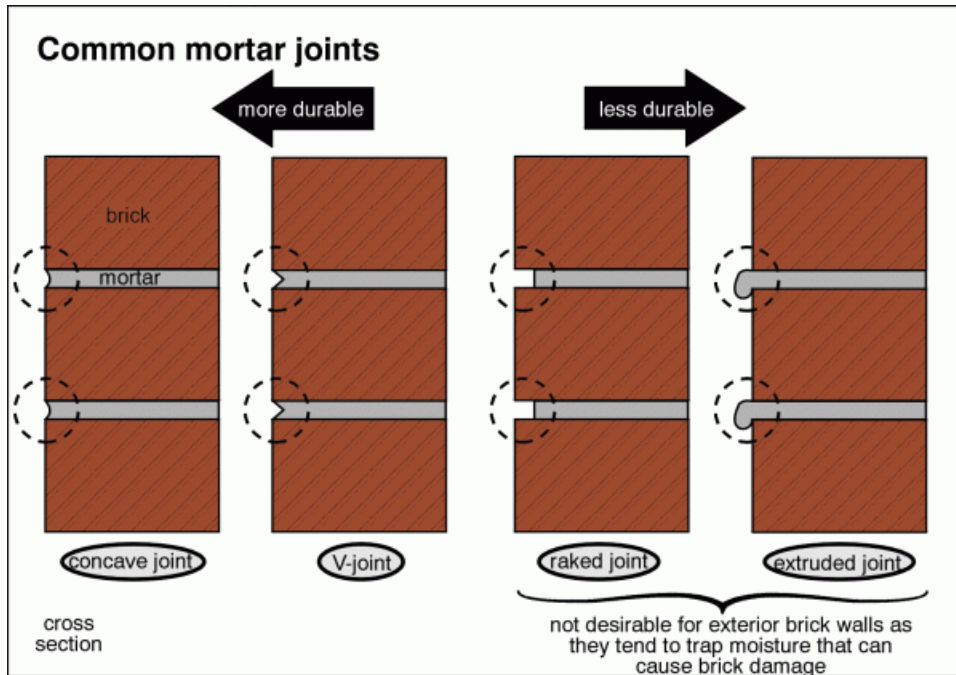
Fence: • Wood

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • There are a few locations outside where the mortar is loose or missing. Mortar only has a lifespan of 50 years. This can allow water to seep in and freeze causing additional damage to the facade. I would recommend having a mason come out to chisel out the old worn out mortar and replace it.

Task: Maintenance



Mortar loss



Mortar loss

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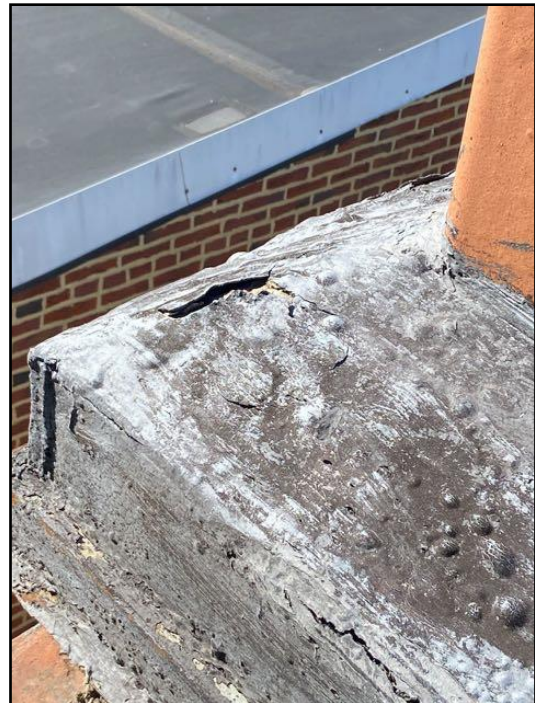
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Condition: • The crown on the top of the chimney is cracked/missing. This will allow water to seep in between the terra cotta sleeve and the block.

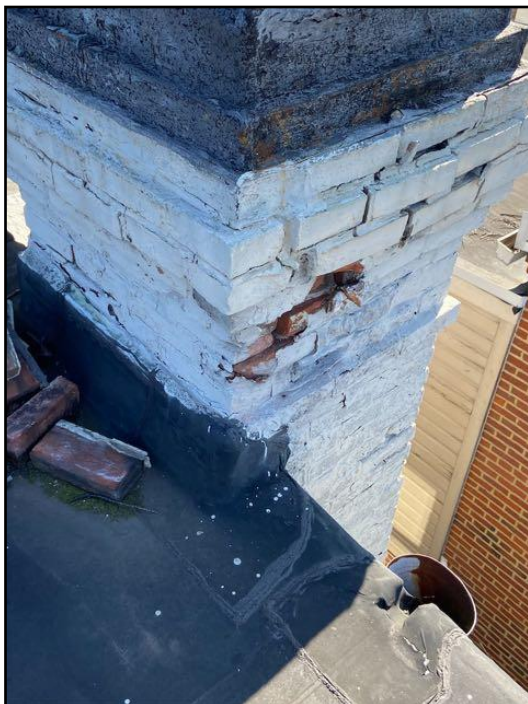
Task: Major Defect



Bad crown



Bad crown



Missing brick



Missing brick

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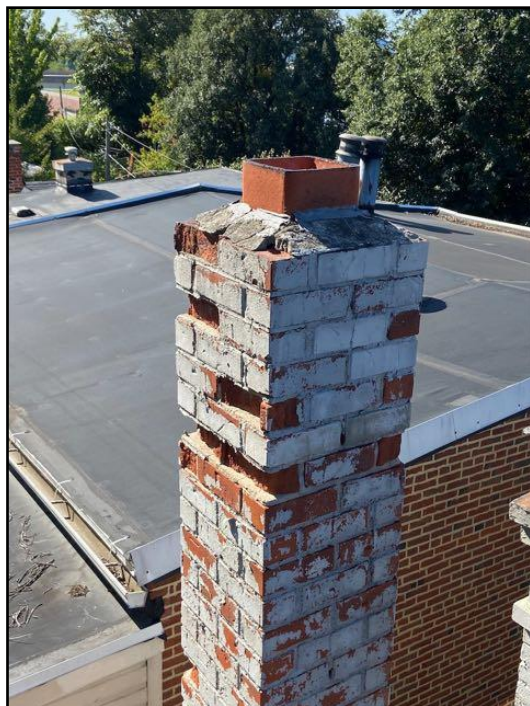
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Missing brick



Found brick

WALLS \ Trim

Condition: • Rot

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Implication(s): Material deterioration | Chance of water damage to structure, finishes and contents

Location: Exterior

Task: Cosmetic Defect

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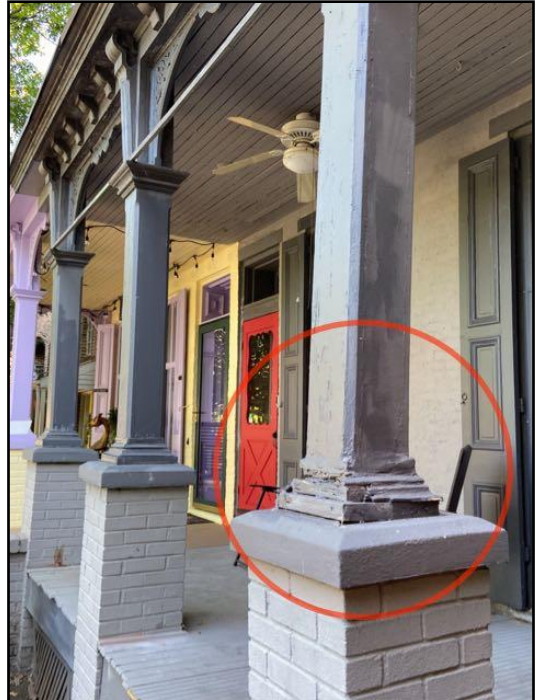
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Rot



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Rot



Rot

WALLS \ Masonry (brick, stone) and concrete

Condition: • [Cracked](#)

There's a crack down the brick in the back of the property. Currently they had filled it with expansion foam and painted over top. You may want to keep an eye on this area for any additional movement. This home is in the flood plane and is most likely old damage from a past flood. You may want to remove the expansion foam and mortar it properly. If you do notice any additional movement, you will need to contact a structural engineer.

Implication(s): Chance of movement | Weakened structure | Chance of water entering building

Task: Monitor

EXTERIOR

123 Home Pro Blvd, Harrisburg, PA September 1, 2023

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Cracked



Cracked

Inspection Methods and Limitations

Not included as part of a building inspection:

- Fences and boundary walls



Descriptions

General:

- STRUCTURAL LIMITATIONS: All structural inspections performed on your home were not performed by a structural engineer.
- GENERAL STRUCTURE PHOTOS



Basement



Basement



Basement

• SUMMER MAINTENANCE:

BLOCK WALLS MAINTENANCE- Concrete block foundations are porous and can allow water to penetrate over time. Make sure all exterior water is being diverted away from your home. You may want to apply a waterproofing membrane on the block as well to keep water out. These membranes eventually flake off and need scrapped and reapplied. every 10 years.

STONE FOUNDATIONS MAINTENANCE- Stone foundations have mortar that eventually becomes loose and needs reapplied. These foundations are not waterproof especially if water from gutters are not functioning properly. Be sure to divert all water away from your foundation and maintain the walls by reapplying mortar in the openings.

Configuration: • Basement • Basements with dirt floors can allow additional moisture to seep into the space. You may want to consult with a waterproofing company to resolve any potential issues dirt flooring can cause.

Foundation material: • [Stone](#) • [Brick](#)

Floor construction: • [Joists](#) • Masonry columns • Wood beams (girders) • Built-up wood beams (girders) • Subfloor - plank

Exterior wall construction: • [Wood frame / Brick veneer](#)

Roof and ceiling framing: • Not visible

Party wall: • [Not visible](#)

Descriptions

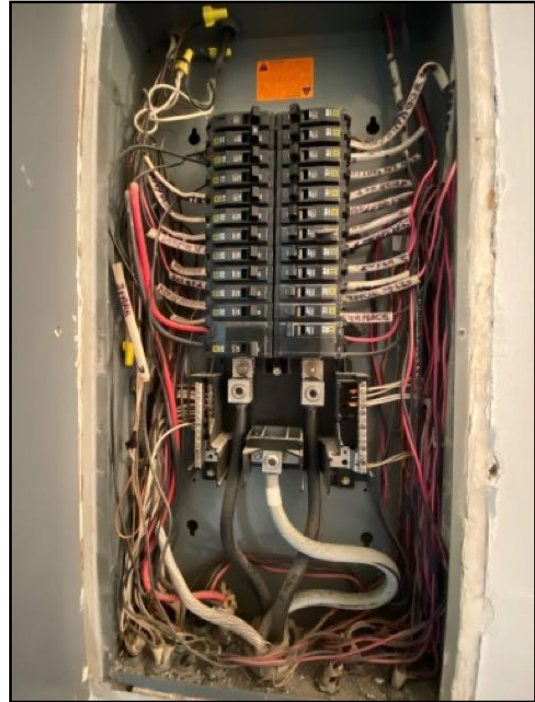
General:

- **ELECTRICAL LIMITATIONS:** Insulation, wall coverings, junction boxes, furnishings and other limitations prevented us from inspecting all the wiring in your home.

- **GENERAL ELECTRICAL PHOTOS**



Meter base

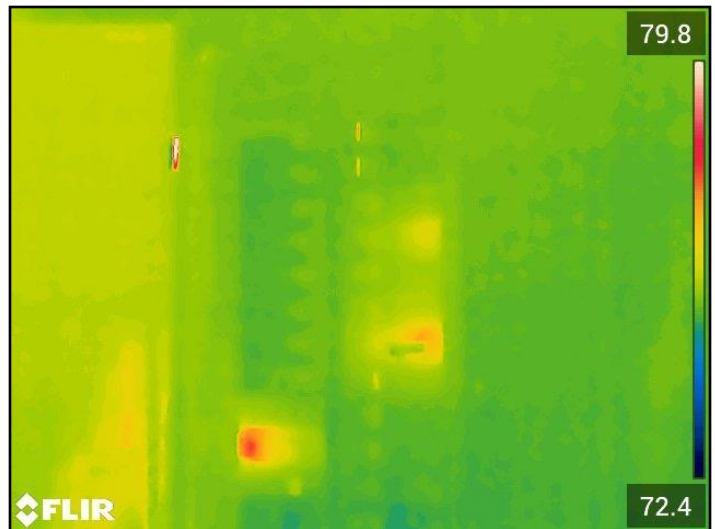


Main electrical panel

- **THERMAL INSPECTION METHOD:**

An infrared camera was used to scan the entire home for overheating electrical components.

- **NO OVERHEATED CIRCUITS WERE OBSERVED AT THE TIME OF THIS THERMAL SCAN.**



- **SPRING MAINTENANCE:**

SMOKE DETECTOR- When we set the clocks forward be sure to change the smoke detector batteries and test them. The detectors should also be replaced every 8-10 years.

• FALL MAINTENANCE:

SMOKE DETECTOR- when we set the clocks back be sure to change the smoke detector batteries and test them. The detectors should also be replaced every 8-10 years.

TEST GFCI RECEPTACLES- Go around and make sure your GFCI receptacles in the kitchens and bathrooms are working properly.

Service entrance cable and location: • [Overhead aluminum](#)

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [200 Amps](#)

Main disconnect/service box type and location:

• [Breakers](#)

Second-floor hallway

System grounding material and type: • [Copper - ground rods](#)

Electrical panel manufacturers:

• Square D

QO

Number of circuits installed: • 24

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#) • [Aluminum - non-metallic sheathed](#)

Based on the age of the home it is very common to still have existing knob and tube wiring in the home. All wiring found in the home appears to be in fair shape without fraying.

Type and number of outlets (receptacles): • [Grounded - minimal](#) • [Ungrounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • [GFCI - exterior](#) • [GFCI - kitchen](#)

Smoke alarms (detectors): • [Present](#)

Carbon monoxide (CO) alarms (detectors): • Present

Fire Extinguishers: • Present

Observations and Recommendations

RECOMMENDATIONS \ General

Condition: • There are ungrounded outlets in the home. I would recommend hooking the ground wire back up or replacing the outlets with two prong receptacles.

Location: Throughout the home

Task: Safety Defect



Ungrounded



Ungrounded



Ungrounded

DISTRIBUTION SYSTEM \ Wiring (wires) - installation

Condition: • Wrong type

Currently, they are using lamp wire to wire up the back patio light. I would highly recommend changing this out with a UV rated permanent outdoor wire.

Implication(s): Electric shock | Fire hazard

Task: Safety Defect



Wrong type



Wrong type

Descriptions

General:

• HEATING LIMITATIONS: All inspections performed were limited to what was visible without dismantling duct work, boilers and furnaces. Only access panels were removed for inspection and information about the unit.

• GENERAL HEATING PHOTOS



Boiler



Oil tank



Rust

HEATING

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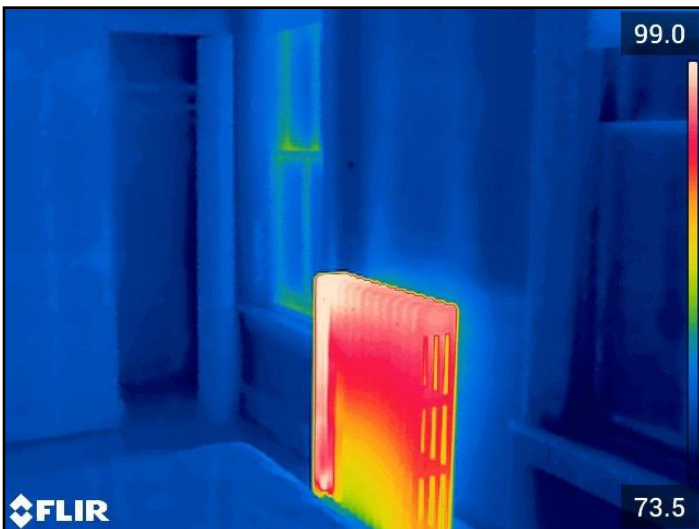
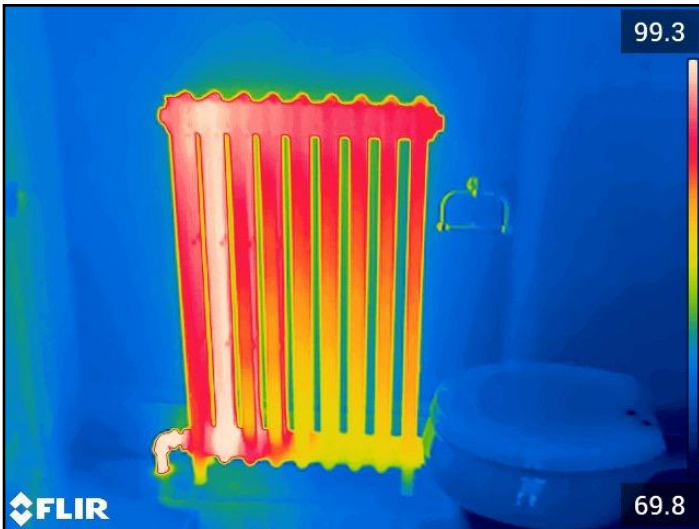
INTERIOR

REFERENCE

- THERMAL INSPECTION METHOD:

An infrared camera was used to scan the entire home for forced air working ducts and water leak at baseboards and radiators in boiler systems. Heating systems are ran during this scan. Heat pumps are only tested for the current season due to outdoor temperatures.

- NO ACTIVE LEAKS WERE OBSERVED AT THE TIME OF THIS THERMAL SCAN. ALL DUCTS WERE FUNCTIONING AT THE TIME OF THIS THERMAL SCAN.



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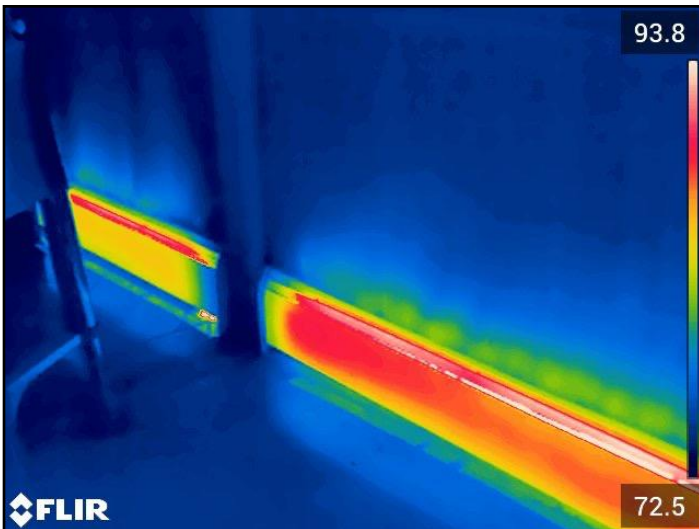
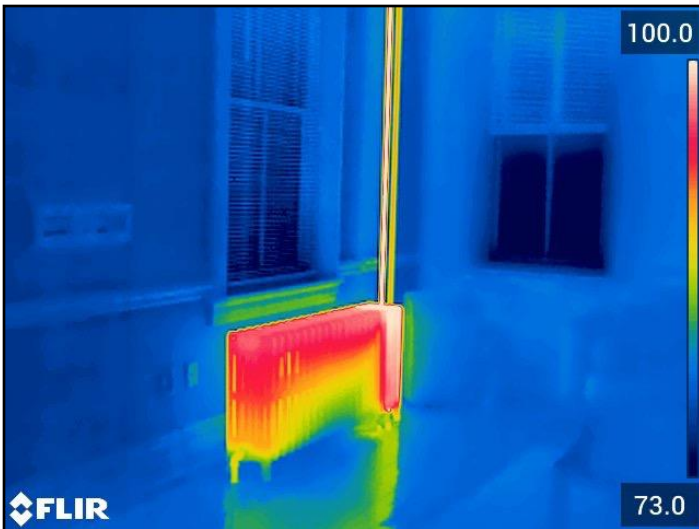
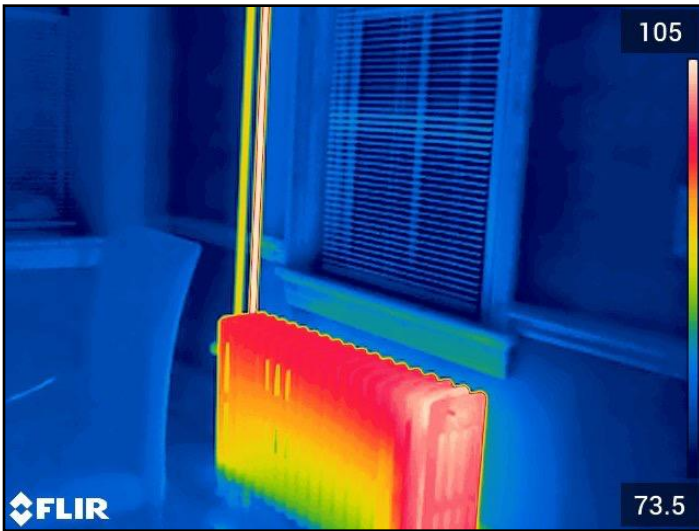
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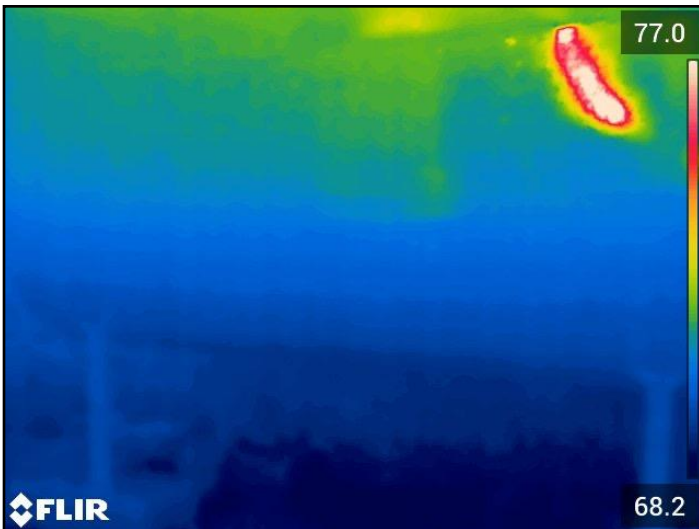
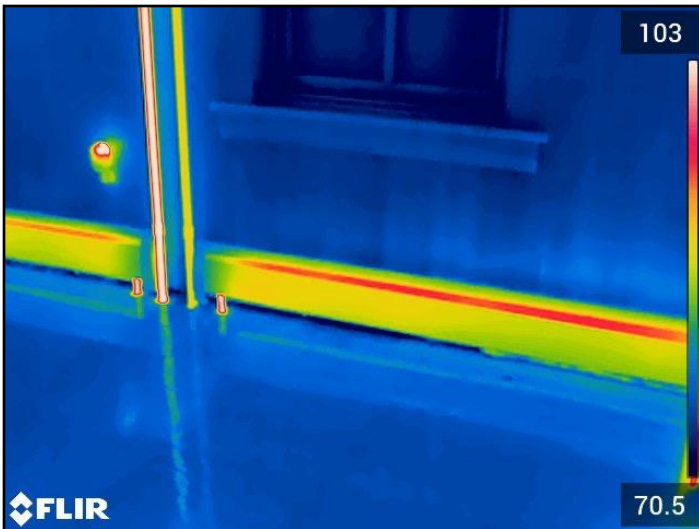
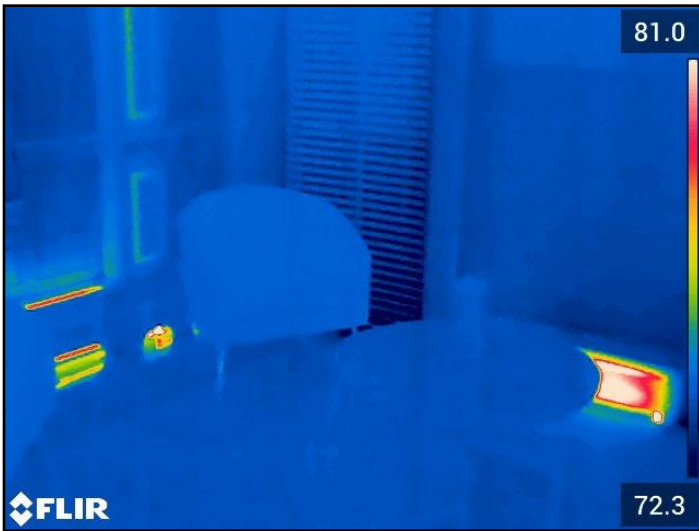
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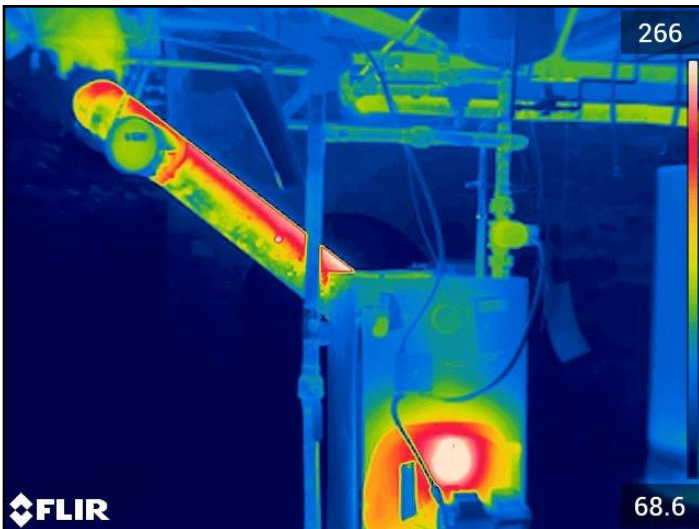
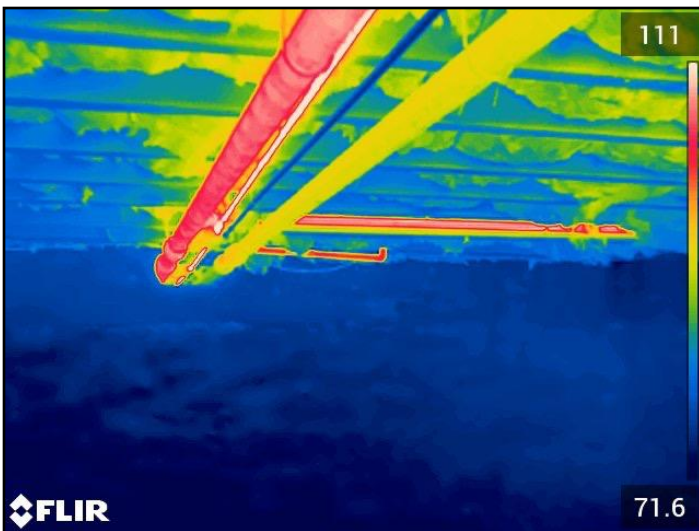
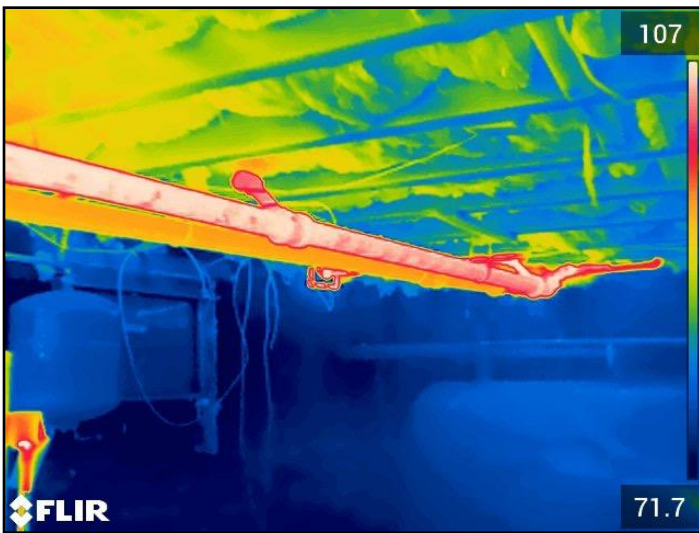
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• FALL MAINTENANCE:

SERVICE HVAC SYSTEM- Every fall you are going to want to have your heating system checked by a certified HVAC technician unless you have electric baseboard or electric radiant heating. Be sure to clean or replace filters for both the furnace and humidifiers. Check all chimneys penetrations for cracks and missing mortar around the vent pipes.

CHIMNEY SWEEP- If you have a fireplace you will want to schedule a Chimney Sweep to come out and clean and inspect your chimney.

Heating system type: • [Boiler](#)

Fuel/energy source: • [Oil](#) • I would recommend contacting a certified HVAC technician every fall to change the oil filter and nozzles on your burner. This will keep your heating system running more efficiently.

Boiler manufacturer: • Weil McLain

Heat distribution: • [Radiators](#) • [Baseboards](#)

Approximate capacity: • [110,000 BTU/hr](#)

Efficiency: • [Conventional](#)

Exhaust venting method: • [Natural draft](#)

Combustion air source: • Interior of building

Approximate age: • [13 years](#)

Typical life expectancy: • Boiler (cast-iron) 20 to 35 years

Main fuel shut off at: • Basement

Failure probability: • [Low](#)

Oil tank type/age: • 250 gal. (1127L) • Raised (on stand) • You are going to want to keep an eye on your oil tank for leaks. There were no visible leaks at the time of inspection. If it starts to leak you will want to replace it immediately.

Exhaust pipe (vent connector):

- Single wall
- Galvanized steel

There is a bit of rust on the bottom side of the boiler exhaust pipe. You may want to keep an eye on this area for any holes rusting all the way through. If that happens, you will need to replace the vent pipe from the boiler to the chimney.

Fireplace/stove: • [Wood-burning fireplace](#)

Chimney/vent: • [Metal](#)

Chimney liner: • [Clay](#)

Mechanical ventilation system for building: • Bathroom exhaust fan

Location of the thermostat for the heating system: • Living Room • First Floor

Descriptions

General:

- **INSULATION LIMITATIONS:** All insulation inspections are of visible insulation only. No holes were made to inspect behind walls, ceilings or vapor barriers.
- **GENERAL INSULATION PHOTOS**



Basement insulation

Attic/roof insulation material: • Not visible

Attic/roof insulation amount/value: • [Not visible](#)

Attic/roof air/vapor barrier: • Not determined

Attic/roof ventilation: • [None found](#)

Wall insulation material: • Not visible

Wall insulation amount/value: • Not visible

Wall air/vapor barrier: • Not determined

Foundation wall insulation material: • None

Foundation wall insulation amount/value: • [None found](#)

Foundation wall air/vapor barrier: • None found

Floor above basement/crawlspace insulation material: • [Glass fiber](#)

Floor above basement/crawlspace insulation amount/value: • [R-12](#)

Floor above basement/crawlspace air/vapor barrier: • None found

Mechanical ventilation system for building: • Bathroom exhaust fan

Descriptions

General:

- **PLUMBING LIMITATIONS:** All inspections performed are inside the home and do not include sewer laterals and water mains coming into the home from the curb stops. Any concerns for the laterals should be referred to a Plumber with a camera to scan and inspect these areas.
- **GENERAL PLUMBING PHOTOS**



Water main



Gas main



Water heater

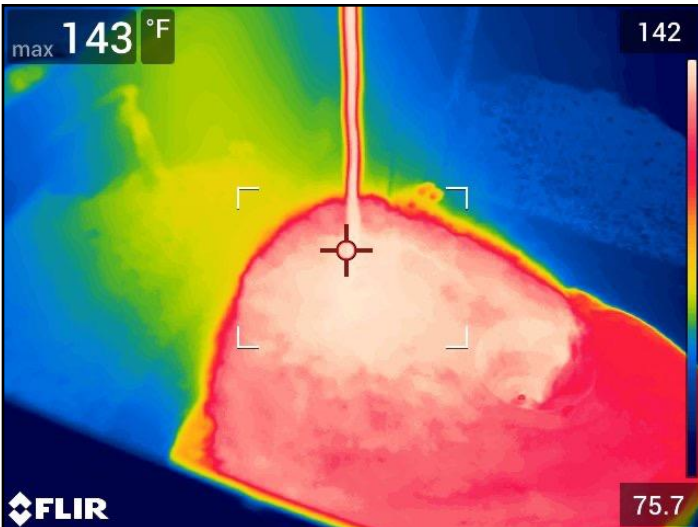
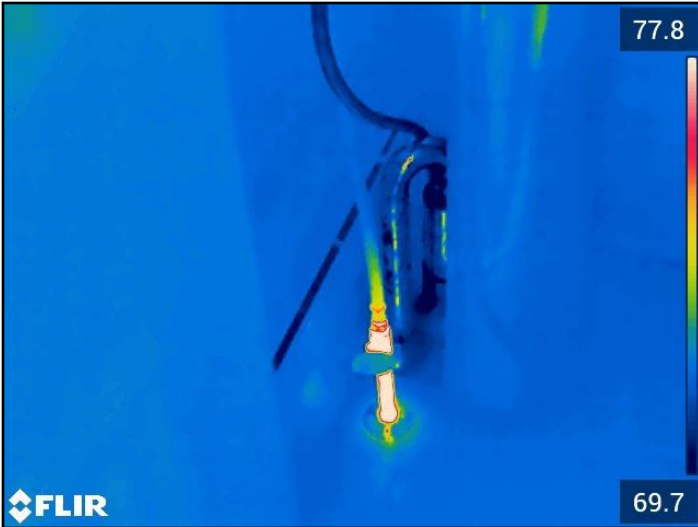


Sewer clean out

- THERMAL INSPECTION METHOD:

An infrared camera was used to scan the entire home for plumbing leaks. Water was ran in all sinks, showers, tubs and toilets for a minimum of 15 minutes. All thermal anomalies were verified with a non penetrating moisture meter prior to writing up any findings.

- NO ACTIVE LEAKS WERE OBSERVED AT THE TIME OF THIS THERMAL SCAN.



PLUMBING

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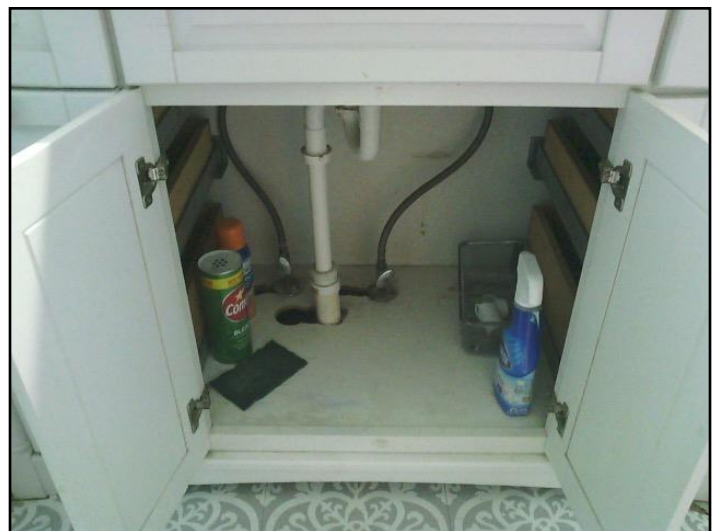
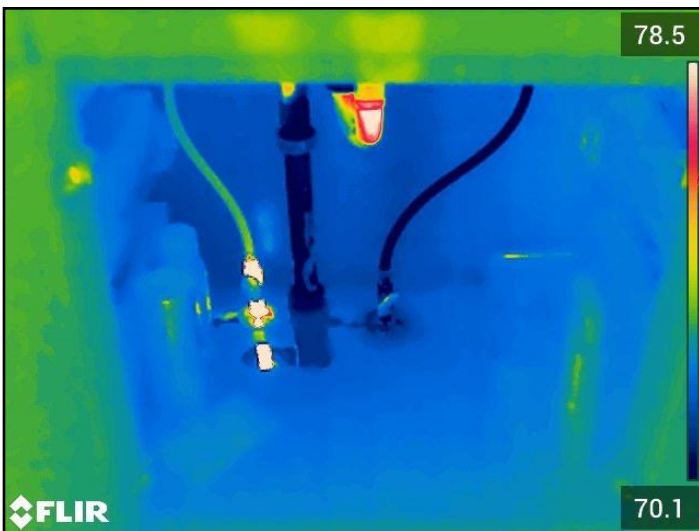
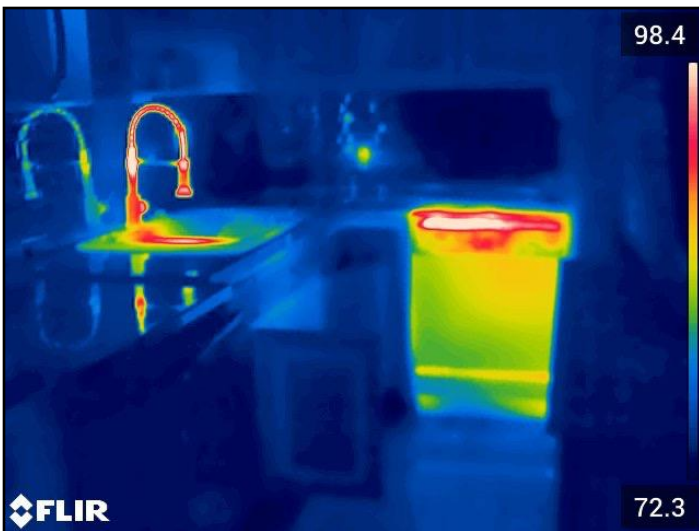
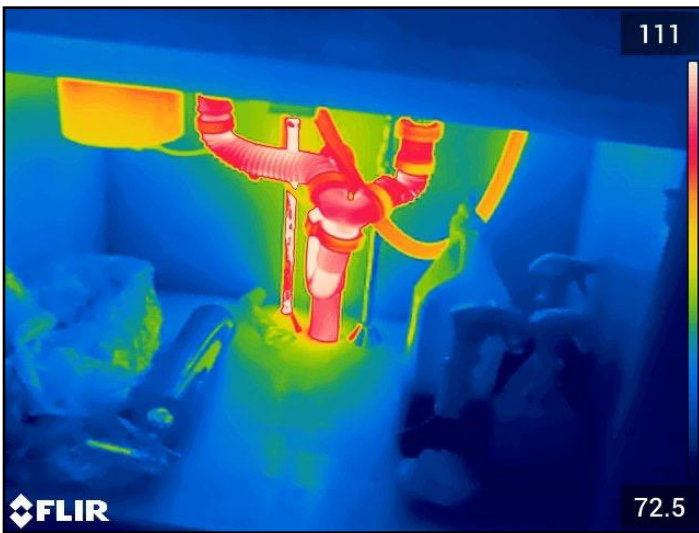
HEATING

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• WINTER MAINTENANCE:

RE-CAULK WET AREAS- Every winter you are going to want to re-caulk around shower and tub stalls to keep water from seeping onto the subfloor.

• FALL MAINTENANCE:

WINTERIZE EXTERIOR FAUCETS- Every fall if you have pipes exposed to the elements you are going to want to winterize them. This includes all hose bibs and outdoor faucets.

• SPRING MAINTENANCE:

CHECK WATER HEATER- Every spring you are going to want to check your hot water heater for leaks. Run the water under each sink for 5 minutes and feel around for any leaks.

Water supply source (based on observed evidence): • Public

Service piping into building: • [Copper](#)

Supply piping in building: • [Copper](#)

Main water shut off valve at the: • Front of the basement

Water flow and pressure: • [Functional](#)

Water heater type: • [Conventional](#) • Tank • Owned

Water heater location: • Basement

Water heater fuel/energy source: • [Gas](#)

Water heater exhaust venting method: • Natural draft

Water heater manufacturer: • Rheem

Water heater tank capacity: • 50 gallons

Water heater approximate age: • 2 years

Water heater typical life expectancy: • 8 to 12 years

Water heater failure probability: • [Low](#)

Hot water temperature (Generally accepted safe temp. is 120° F): • 143 F

Waste disposal system: • [Public](#)

Waste and vent piping in building: • [Plastic](#) • [PVC plastic](#) • [Copper](#) • [Cast iron](#) • [Galvanized steel](#)

Sewer cleanout location: • Back yard • Basement

Pumps: • None

Floor drain location: • None found

Gas meter location: • Exterior front

Gas piping material: • Steel

Main gas shut off valve location: • Exterior • Front of basement • West • *

Exterior hose bibb (outdoor faucet): • Present

Observations and Recommendations

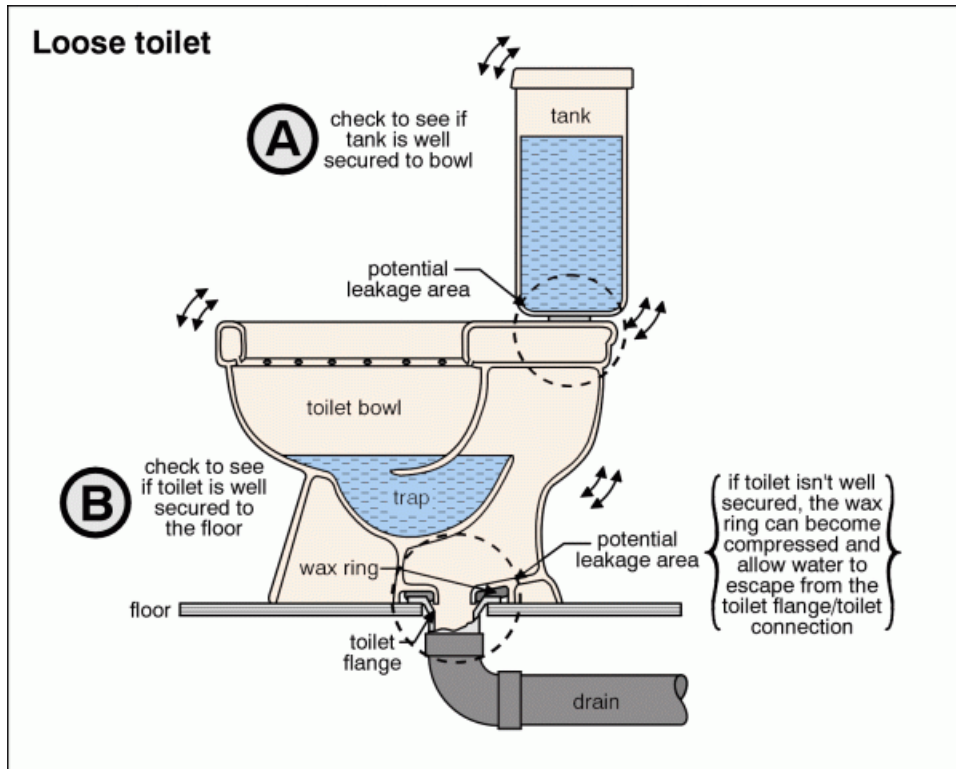
RECOMMENDATIONS \ General

Condition: • You have a toilet that is loose and shifting back and forth.. This can allow minor leaking to begin around the wax flange causing damage to the subfloor.

No leaks were found below the toilet with a thermal camera. I would recommend tightening the toilet down.

Location: 2nd floor bathroom

Task: Minor Defect





Loose toilet

Descriptions

General:

- INTERIOR LIMITATIONS: Stored items are not moved during the home inspection due to the liability of potentially damaging items. Furnishings can prevent access to windows, doors, attics, crawlspaces, outlets, plumbing fixtures, ducting systems, etc.
- GENERAL INTERIOR PHOTOS



Kitchen



Laundry

• SPRING MAINTENANCE:

OLDER WINDOWS NEED REGLAZED:

The older wooden windows in your home have glazing that's chipping off and is going to need to be replaced. The glazing helps keep the glass panes in the older windows. You may want to chip away any old glazing and re-apply. This should be done during the warmer months only.

HANDRAILS AND GUARDRAILS- Go around the home both inside and out and make sure all handrails and guardrails are secure.

• SUMMER MAINTENANCE:

INSPECT WINDOWS AND DOORS- Every summer you are going to want to check all window and door locks throughout the home.

CHECK WASHING MACHINE WATER LINES- Check the washing machine hoses for leaks.

CLEAN DRYER VENT- You should also clean out lint build up in all dryer vent pipes going outside.

Major floor finishes: • [Carpet](#) • [Hardwood](#) • Ceramic/porcelain • Vinyl • Wear and tear was noted on the flooring at the inspection.

Major wall finishes: • [Plaster/drywall](#) • [Paneling](#)

Major ceiling finishes: • [Plaster/drywall](#)

Major wall and ceiling finishes: • Cracks and or nail pops were noted at the time of inspection. You can use painters

INTERIOR

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caulk to fill in cracks prior to painting to help disguise them.

Windows: • [Single/double hung](#) • Wood

Glazing: • [Single](#) • [Primary plus storm](#)

Exterior doors - type/material: • Hinged • [Storm](#) • [Wood](#) • [Metal](#)

Doors: • Inspected

Party wall: • [Not visible](#)

Evidence of basement leakage: • Present

Oven type: • Conventional

Oven fuel: • Electricity

Range fuel: • Electricity

Cooktop fuel: • Electricity

Appliances: • Refrigerator • Dishwasher • Waste disposal • Microwave/Exhaust Fan Combo • Range

Laundry facilities: • Hot/cold water supply lines may leak. Check your lines while running the wash. • 120-Volt outlet • Waste standpipe • Washer/dryer combo

Kitchen ventilation: • Range hood - recirculating type

Bathroom ventilation: • Exhaust fan • Window

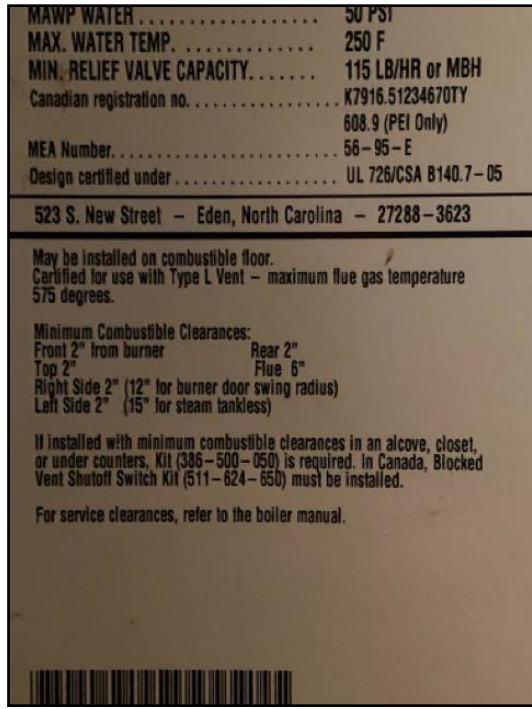
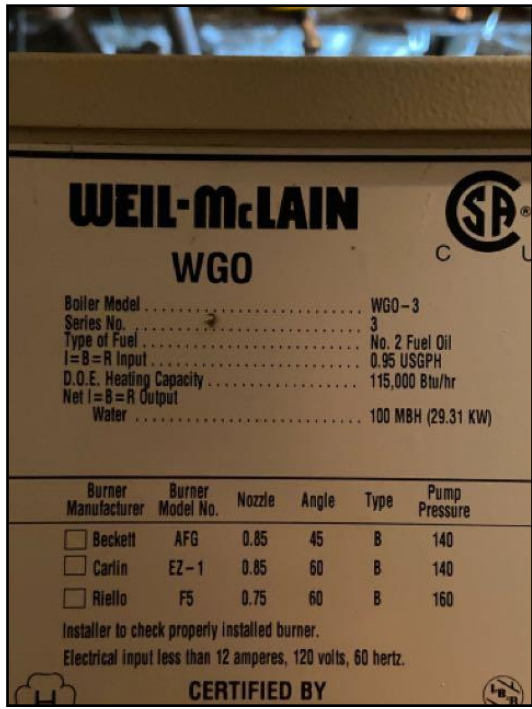
Laundry room ventilation: • You should clean out your dryer vent at least once a year to keep lint from build up and blocking the air flow. If your dryer vent is less than 3 feet off the ground, keep snow and debris from blocking the opening.

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

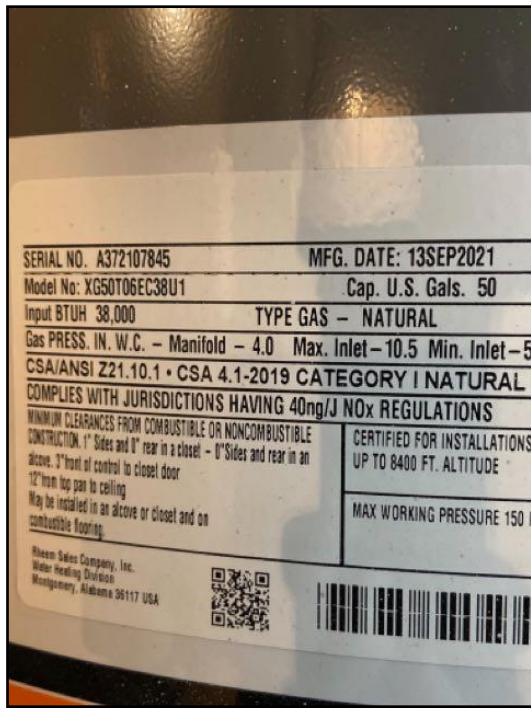
Inventory Boiler:

• Weil-McLain



Inventory Water Heater:

- Rheem



Inventory Range: • GE

Inventory Dishwasher: • GE

Inventory Refrigerator: • Maytag

Inventory Microwave or Microwave/Rangehood: • GE

Inventory Washing Machine: • Whirlpool

Inventory Dryer: • Whirlpool

Inventory Garbage disposal (food waste grinder): • Badger • Garbage disposals can get clogged and stop working from time to time. In order to unclog it you will need an allen key. At the bottom of the garbage disposal in the center is a slot to insert an allen key. Simple insert the allen key and spin it a few times. This will unclog any items that were jammed inside. NOTE: Make sure the garbage disposal switch is turned OFF before doing anything.

Inventory Thermostat: • Honeywell

Observations and Recommendations

WINDOWS \ Glass (glazing)

Condition: • [Broken](#)

There are a few broken windows in the home. Some of the windows in the home would not open. You may want to go around replace any pieces of broken glass and make sure all the windows open and close and lock.

Implication(s): Physical injury | Increased heating and cooling costs | Reduced comfort | Chance of water entering building

Task: Minor Defect



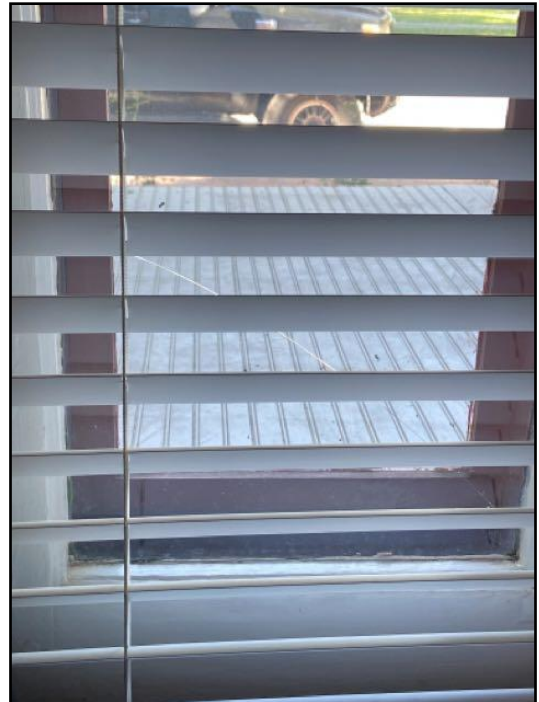
Broken



Cracked



Missing hardware



Cracked

EXHAUST FANS \ General notes

Condition: • [Damage](#)

The exhaust fan on the second floor roof is damaged. This could allow water to seep down into the living space below. I would recommend replacing the vent cover on the roof.

Implication(s): Chance of condensation damage to finishes and/or structure

Task: Minor Defect



Damaged

APPLIANCES \ Dishwasher

Condition: • When the dishwasher is draining, it is filling up the sink on the left-hand side. Most likely the garbage disposal is clogged.

Task: Maintenance



Sink backing up



Sink backing up



Sink backing up

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS