



Your Inspection Report

123 Sample Road
Hummelstown, PA 17036



PREPARED FOR:
JANE SMITH

INSPECTION DATE:
Monday, July 18, 2022

PREPARED BY:
Tony Wilhelm



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

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INVOICE

March 23, 2023

Client: Jane Smith

Report No. 2938, v.0

For inspection at:

123 Sample Road

Hummelstown, PA

17036

on: Monday, July 18, 2022

Sellers Inspection

\$250.00

Total

\$250.00

PAID IN FULL - THANK YOU!

Home Pro Inspectors LLC
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SUMMARY

123 Sample Road, Hummelstown, PA July 18, 2022

Report No. 2938, v.0

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

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INSULATION

PLUMBING

INTERIOR

REFERENCE

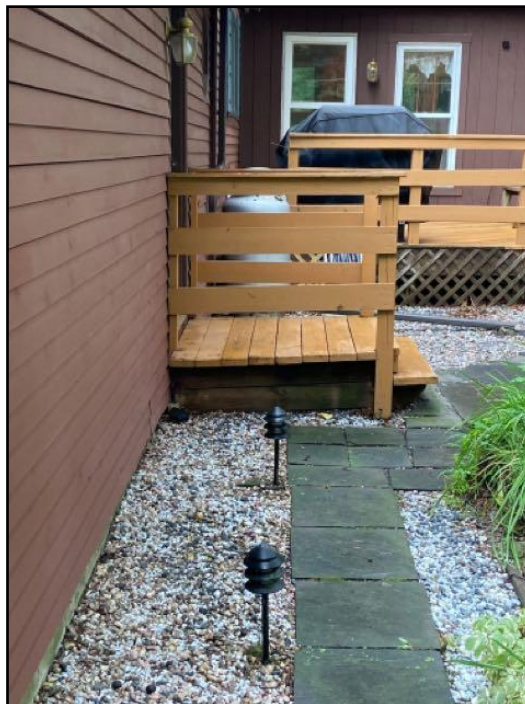
This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Exterior

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

Condition: • The small side porch leading to the laundry room is sloping towards the house. This can allow water to run toward the home every time it rains and help rot the wood siding. You may want to replace this little porch and make sure everything is sloping away from the home.



1.

Electrical

RECOMMENDATIONS \ General

Condition: • After 1975 it was required to have GFCI protected outlets within 6 feet of water. There are receptacles that you may want to replace with GFCI receptacles.

The receptacles in the kitchen within 6 feet of the sink should be GFCI protected.

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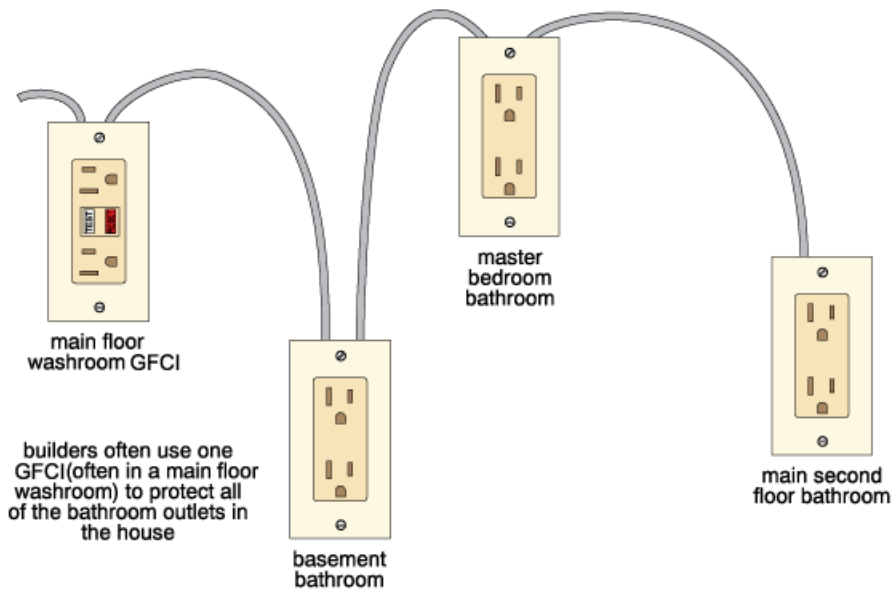
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GFCIs can protect ordinary outlets downstream



2.

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.

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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](#)

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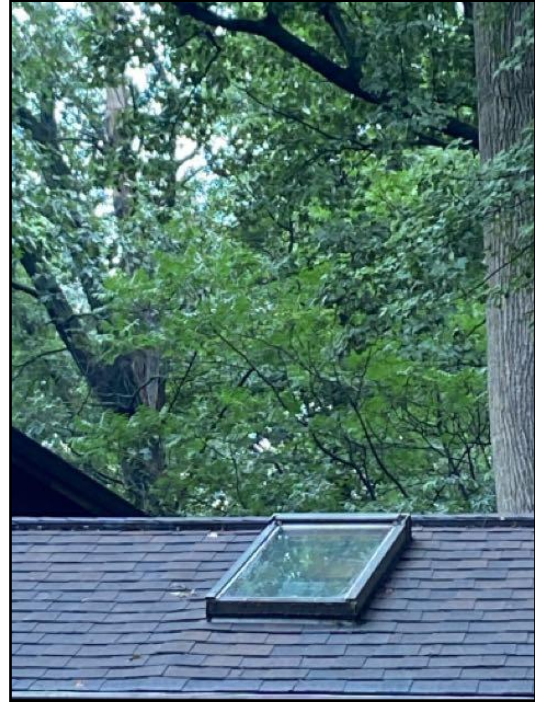
Descriptions

General:

- ROOFING OVERVIEW: Based on the current overall condition of the roof, I would consider it:
- Satisfactory: In above average condition.
- Photos



3.



4.

- ASPHALT ROOFING MAINTENANCE: You are going to need to keep an eye on your roof especially after heavy wind storms. If you notice after a heavy wind storm that shingles have been torn off it is best to contact a roofer that time to make those repairs immediately.

The home is considered to face: • South

Sloped roofing material: • [Asphalt shingles](#)

Sloped roof flashing material: • Metal

Probability of leakage: • Low

Approximate age: • 10-15 years

Typical life expectancy: • 30 year architectural shingle

Roof Shape: • Gable

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Descriptions

General:

- **EXTERIOR OVERVIEW:** Based on the current overall condition of the exterior, I would consider it:
 - Average: Typical wear and tear.
- Some of the wood trim is going to need addressed. You may want to replace the soft wood trim around the property as needed.
- Photos



5.



6. Wood trim

- **WINTER MAINTENANCE:** Every winter you are going to want to verify and or replace weather stripping around all exterior windows and doors.
- **FALL MAINTENANCE:** 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.
- **SUMMER 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.

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

Gutter & downspout type: • [Eave mounted](#)

Downspout discharge: • 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: • [Away from building](#)

Soffit (underside of eaves) and fascia (front edge of eaves): • [Metal](#) • Wood soffit will need to be maintained with paint to keep it from rotting. You may want to eventually cut holes in the wood and cover it with vented vinyl soffit and

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metal fascia. This will allow ventilation in the attic space and be maintenance free.

Wall surfaces and trim: • Brick: Mortar has a 50 year lifespan and needs to be maintained. You are going to need to maintain by filling these open areas with mortar to keep water out. This should be done during the warmer months. • Artificial stone • You are going to need to maintain all the wood work on the exterior of the home by scraping and painting every couple of years to prevent the wood from rotting.

Driveway: • Asphalt

Walkway: • Stone

Window Shutters/Panels: • Decorative shutters

Deck: • Raised • Wood • Pressure-treated wood • Railings • You are going to need to maintain the wood on the deck to prevent rotting.

Porch: • Concrete

Exterior steps: • Wood

Patio: • Patio stones

Garage: • Attached

Garage vehicle doors: • Present

Garage vehicle door operator (opener): • Present

Observations and Recommendations

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

1. Condition: • The small side porch leading to the laundry room is sloping towards the house. This can allow water to run toward the home every time it rains and help rot the wood siding. You may want to replace this little porch and make sure everything is sloping away from the home.

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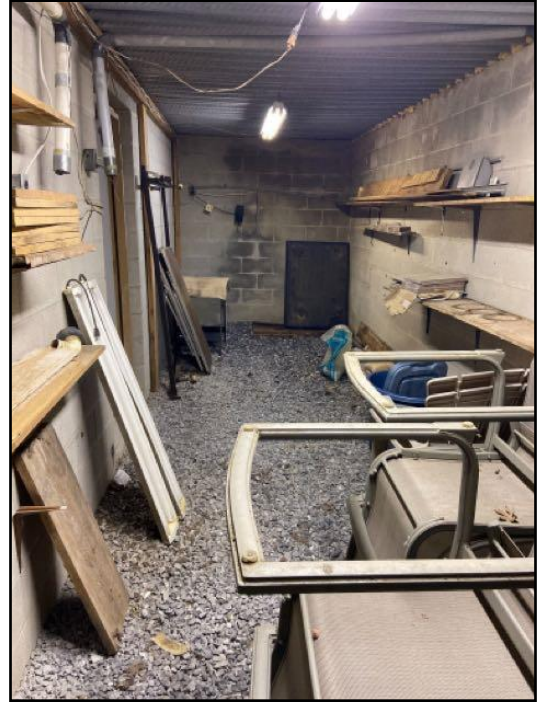
Descriptions

General:

- **STRUCTURAL OVERVIEW:** Based on the current overall condition of the structure, I would consider it:
- Satisfactory: In above average condition.
- Photos



8.



9.

- **STRUCTURAL 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. usually every 10 years.

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: • [Masonry block](#)

Floor construction: • [Joists](#) • Steel columns • Built-up wood beams (girders) • Subfloor - plywood

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

Roof and ceiling framing: • Not visible

Inspection Methods and Limitations

Attic/roof space:

- There was no access to the attic space. I was unable to inspect this area.



10.

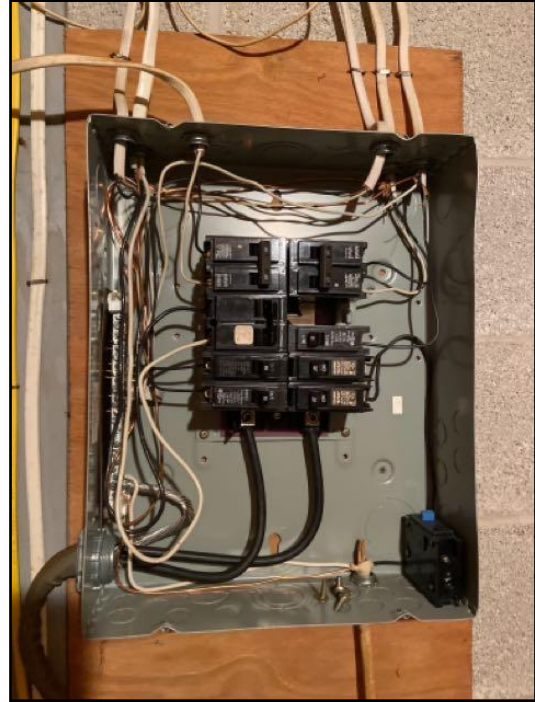
Descriptions

General:

- ELECTRICAL OVERVIEW: Based on the current overall condition of the electrical system, I would consider it:
- Satisfactory: In above average condition.
- Photos



11.



12.



13. Missing plates

• **ELECTRICAL MAINTENANCE:** Your smoke detector batteries should be replaced every fall and spring when we change the clocks. I would also highly recommend replacing the smoke detector every 8 - 10 years.

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

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

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

Main disconnect/service box type and location: • [Breakers - basement](#)

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

Distribution panel type and location: • [Breakers - basement](#)

Distribution panel rating: • [100 Amps](#)

Electrical panel manufacturers: • Challenger

Number of circuits installed: • 31

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

Type and number of outlets (receptacles): • [Grounded - typical](#) • There are a few missing cover plates that you may want to put on. • Before moving all your furniture into the home I would recommend going around and tightening up any loose switches, receptacles and replace missing cover plates throughout.

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • Homes built prior to 1975 did not have GFCI receptacles within 6' of water in the home. When service panels are upgraded it is only required to add a GFCI receptacle at the new electrical panel. You may want to upgrade your home by replacing regular receptacles with GFCI receptacle within 6' of water.

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

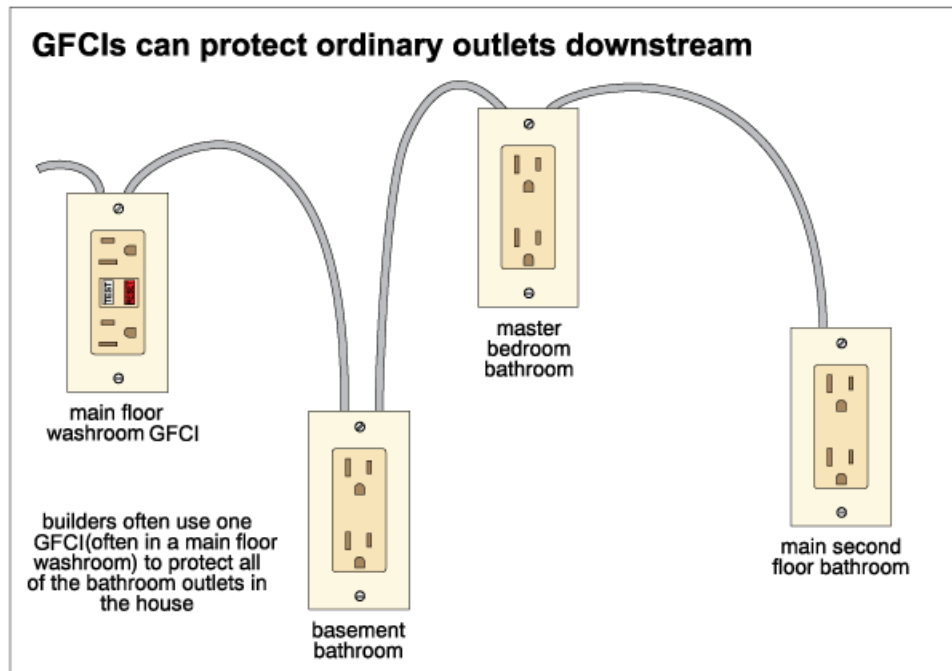
Fire Extinguishers: • Present

Observations and Recommendations

RECOMMENDATIONS \ General

2. Condition: • After 1975 it was required to have GFCI protected outlets within 6 feet of water. There are receptacles that you may want to replace with GFCI receptacles.

The receptacles in the kitchen within 6 feet of the sink should be GFCI protected.



ELECTRICAL

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HEATING

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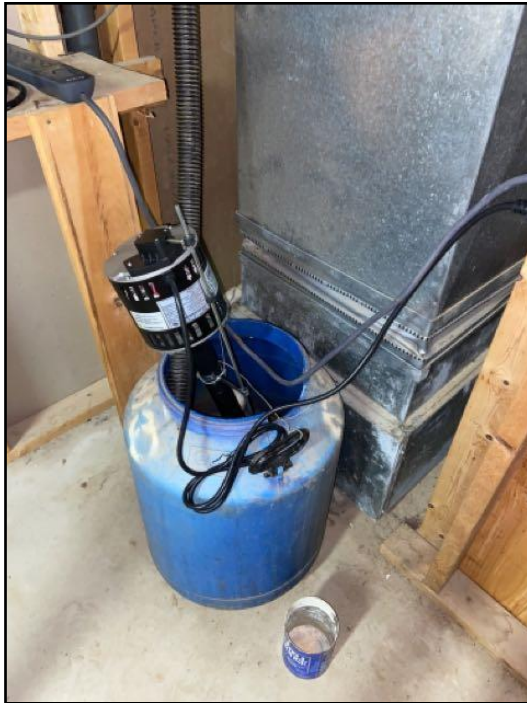
INTERIOR

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Descriptions

General:

- HEATING OVERVIEW: Based on the current overall condition of the heating system, I would consider it:
 - Average: Typical wear and tear.
- Currently they're using a sump pump and plastic barrel as a condensate pump for excess moisture created by the heat pump. Currently, it is working.
- Photos



15. *Homemade condensate pump*



16.

HEATING

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17.



18.

• **FALL MAINTENANCE:** Every fall you are going to want to have your heating system checked by a certified HVAC technician unless you have electric baseboard or radiant heating. 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: • [Heat pump](#)

Fuel/energy source: • [Electricity](#)

Furnace manufacturer: • It is important to keep your filter in your furnace replaced every spring and fall. This allows the air to flow better and helps maintain the furnaces efficiency. I suggest changing the filter every time you change the clocks in the spring and fall.

Heat pump manufacturer: • Rheem

Heat distribution: • Ducts and registers • To keep your heater running more efficiently you will need to adjust your vents every time you reset the clocks. In the fall you will want to open all the lower vents and close all the upper vents. In the spring you will need to open all the upper vents and close all the lower vents. If you do not want to have to adjust them twice a year do the following. 1st floor open all the lowers and close the uppers. 2nd floor up open all uppers and close all lowers.

Efficiency: • [Mid-efficiency](#)

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

Combustion air source: • Interior of building

Approximate age: • [6 years](#)

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Main fuel shut off at: • Basement

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Failure probability: • [Low](#)

Supply temperature: • Heat pumps can not accurately be tested for the heating in the summertime with high outdoor temperatures. I did not test the heat due to high temperatures. Please reference the cooling temperature differences.

Air filter: • Disposable • 16" x 20" • 1" thick

Auxiliary heat: • [Electric heater](#)

Fireplace/stove: • [Gas fireplace](#) • I would highly recommend contacting a certified chimney sweep to clean and inspect the chimney and fire box prior to using it.

Chimney liner: • [Metal](#) • [Clay](#)

Mechanical ventilation system for building: • Bathroom exhaust fan

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

COOLING & HEAT PUMP

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Descriptions

General:

- COOLING OVERVIEW: Based on the current overall condition of the cooling system, I would consider it:
- Satisfactory: In above average condition.
- Photos



19.



20.

COOLING & HEAT PUMP

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22.

• **SPRING MAINTENANCE:** If you have central air you are going to want to contact an HVAC technician to service the system every spring.

Air conditioning type: • Central • Electric

Heat pump type: • [Air source](#)

Manufacturer: • Rheem

Cooling capacity: • 3 Tons

Compressor type: • Electric

Compressor approximate age: • 6 years

Typical life expectancy: • 12 to 15 years

Failure probability: • [Low](#)

Supply temperature: • 58 F

Return temperature: • 73 F

Temperature difference across cooling coil: • 15° • Acceptable temperature difference: 14° to 22° • This suggests good performance.

Air filter: • Disposable • 16" x 20" • 1" thick

Evaporative cooler damper location: • Left side of building

Refrigerant type: • R-410A

Location of the thermostat for the cooling system: • Dining Room • First Floor

COOLING & HEAT PUMP

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Condensate system: • The condensate line discharges into your sewer/septic system.

Descriptions

General:

- INSULATION OVERVIEW: Based on the current overall condition of the insulation, I would consider it:
- Photos



23.

Attic/roof insulation material: • Not visible

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

Attic/roof air/vapor barrier: • [Not visible](#)

Attic/roof ventilation: • [Ridge vent](#)

Wall insulation material: • Not visible

Wall insulation amount/value: • Not visible

Wall air/vapor barrier: • Not determined

Foundation wall insulation material: • Not visible

Foundation wall insulation amount/value: • Not visible

Foundation wall air/vapor barrier: • Not determined

Floor above basement/crawlspace insulation material: • Not visible

Floor above basement/crawlspace insulation amount/value: • Not visible

Floor above basement/crawlspace air/vapor barrier: • Not determined • The paper vapor barrier in insulation facing down in the basement can trap moisture causing humidity levels in a basement to rise. This will make it feel much cooler in the basement and can create mold and mildew to form. I would recommend removing the insulation and only packing it in the outside cavities on top of the sill plate. This will allow any moisture to acclimate throughout the home.

INSULATION AND VENTILATION

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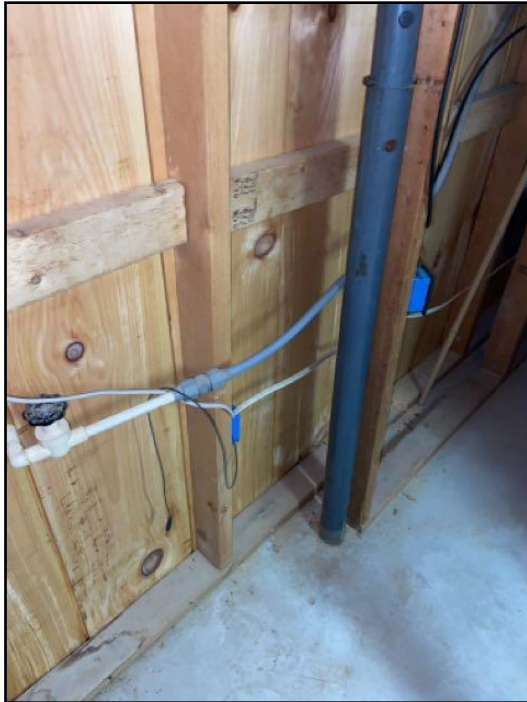
REFERENCE

Mechanical ventilation system for building: • Bathroom exhaust fan

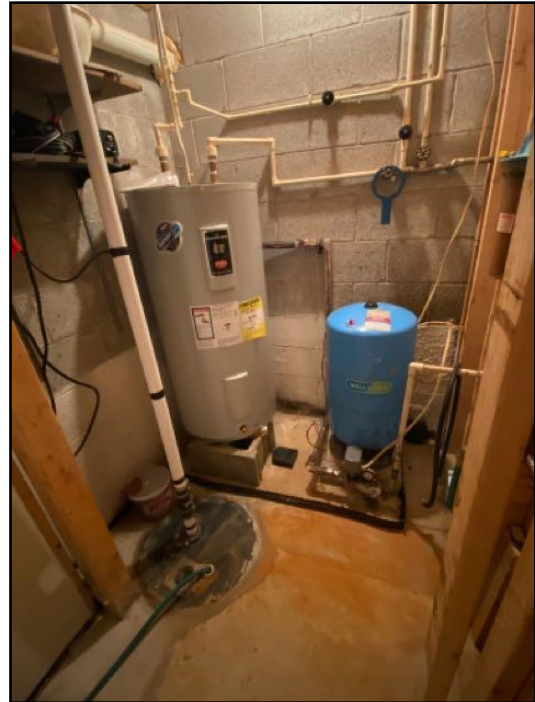
Descriptions

General:

- PLUMBING OVERVIEW: Based on the current overall condition of the plumbing, I would consider it:
- Average: Typical wear and tear.
- Photos



24. Quest piping



25.

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INTERIOR

- **WINTER MAINTENANCE:** 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:** 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:** 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 heater exhaust venting method: • Natural draft

Water heater manufacturer: • Bradford White

Water heater tank capacity: • 50 gallons

Water heater approximate age: • 8 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): • 114 F. You may want to turn the thermostat up in the hot water heater.

Waste disposal system: • [Private](#) • [Septic system](#)

Waste and vent piping in building: • [PVC plastic](#)

Sewer cleanout location:

• Basement

In the room with the hot water heater

Pumps: • There are two sealed sump pump pits.

Floor drain location: • Center of basement

Water treatment system: • Carbon filter • There is a life expectancy on all water filtration systems. Usually most equipment needs replaced every 10 years.

Gas piping material: • Copper

Main gas shut off valve location:

• Exterior

Two propane tanks

Exterior hose bibb (outdoor faucet): • Present

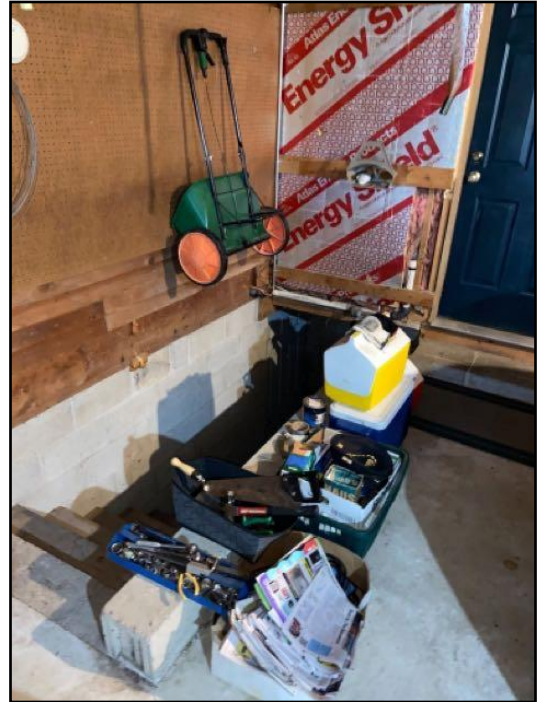
Descriptions

General:

- INTERIOR OVERVIEW: Based on the current overall condition of the interior, I would consider it:
- Average: Typical wear and tear.
- The window hardware needs adjusted in some of the windows upstairs.
- Photos



27.



28. Missing guard rail

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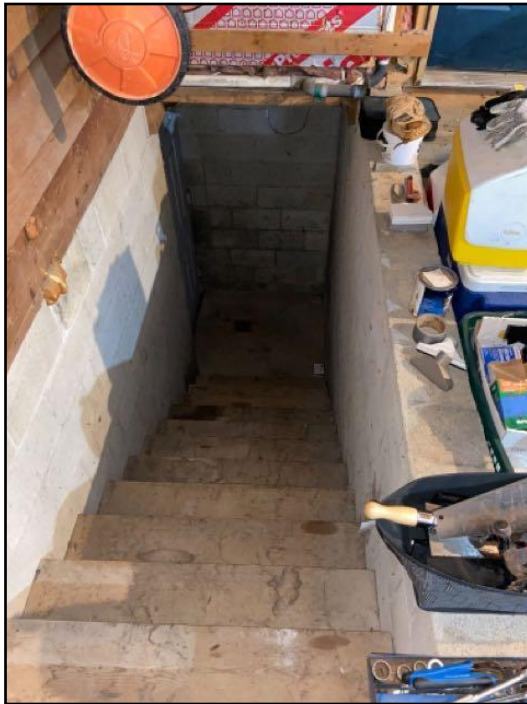
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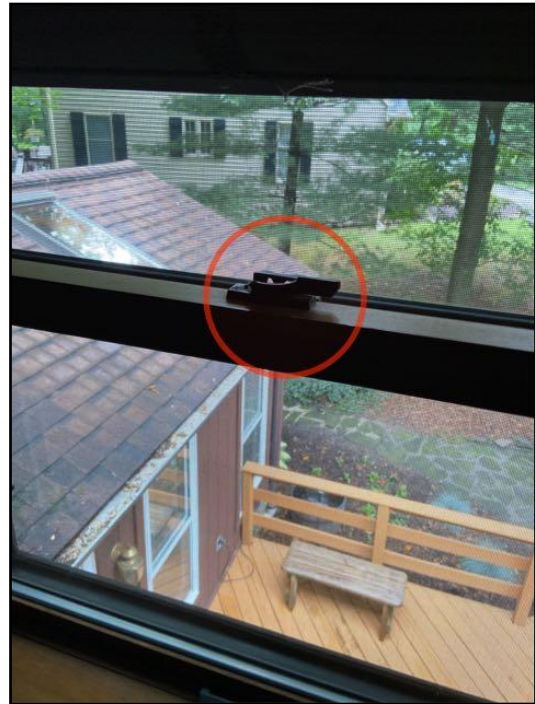
PLUMBING

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29. Missing handrail



30. Hardware adjustment needed

- WINTER MAINTENANCE: Every winter you are going to want to clean out the dryer vent from the dryer all the way outside. You will also need to clean out all exhaust vents including bathroom and kitchen vents.
- SUMMER MAINTENANCE: Every summer you are going to want to check all window and door locks throughout the home. Also check the washing machine hoses for leaks.

Major floor finishes: • [Carpet](#) • [Hardwood](#) • [Laminate](#) • Ceramic/porcelain • Vinyl

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

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

Major wall and ceiling finishes: • Cracks and or nail pops were noted at the time of inspection. You can use painters caulk to fill in cracks prior to painting to help disguise them.

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

Glazing: • [Double](#)

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

Doors: • Inspected

Evidence of basement leakage: • Stains • All basements will leak water at one point in time. You may want to store all items off the floor just in case of leaks. If water becomes a major issue you will want to contact a foundation waterproofing company.

Oven type: • Conventional

Oven fuel: • Electricity

Range fuel: • Electricity

Cooktop fuel: • Propane

Appliances: • Refrigerator • Dishwasher • Waste disposal • Microwave oven • Cooktop • Wall Oven (or Oven)

Laundry facilities:

- Laundry tub
- Hot/cold water supply lines may leak. Check your lines while running the wash.
- *
- 120-Volt outlet
- 240-Volt outlet. 3 prong outlet.
- 3 prong outlet
- Waste standpipe
- Washer/dryer combo

Kitchen ventilation: • Range hood - recirculating type

Bathroom ventilation: • Exhaust fan • Window

Laundry room ventilation: • Clothes dryer vented to exterior: You should clean out your dryer vent at least once a year to keep lint build up down.

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Inventory Heat Pump:

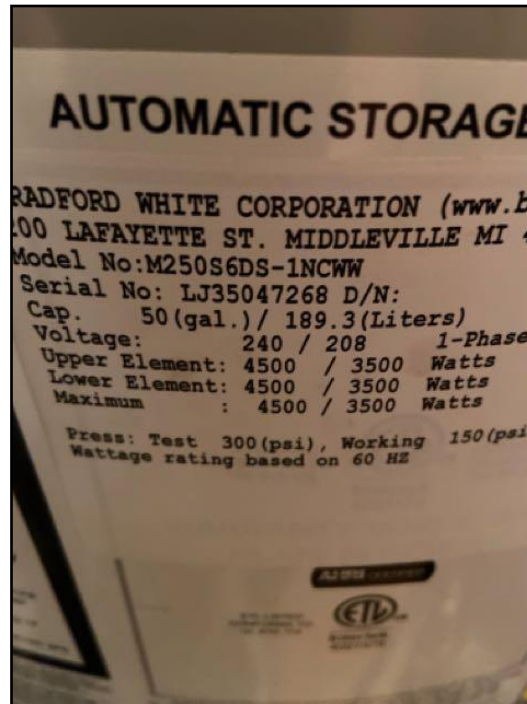
- Rheem



31.

Inventory Water Heater:

- Bradford White



32.

Inventory Wall Oven: • GE

Inventory Dishwasher: • KitchenAid

Inventory Refrigerator: • RCA

Inventory Garage Door Opener: • Sears • Sears

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.

Inspection Methods and Limitations

Not included as part of a building inspection: • Central vacuum systems • Your homes cosmetic issues including condition of flooring, paint colors, condition of cabinets and any other visual cosmetic issues throughout the home.

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

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» 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