

Residential Building Inspection Report

121 Drake Drive, Pine Township, PA 15090

Inspection Date:
4/1/2026

Prepared For:
Carol Dishart

Prepared By:
Guardian Home Inspection, LLC.
Office: (724) 777-9019
454 Perry Hwy,
West View, PA 15229



Report Number:
0401260104CN

Inspector:
Cameron Norris
INTERNACHI #21061811



Guardian

Home Inspection, LLC.

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CERTIFIED
INSPECTOR

Inspection Address: 121 Drake Drive, Pine Township, PA 15090

Report Number: 0401260104CN

Dear Carol Dishart,

Thank you for choosing our company to perform an inspection at 121 Drake Drive, Pine Township, PA 15090. Guardian Home Inspection, LLC. is pleased to submit the following report. The report is a professional opinion based on visual inspection of the accessible components of the property. The information provided in this report is solely for your use.

Please understand that there are limitations to this inspection. Many components of the property are not visible during the inspection and very little historical information is provided in advance of the inspection. While we can reduce your risk of purchasing a property, we cannot eliminate it.

Please read over the report in its entirety and feel free to call us at any time if you'd like to discuss the information in more detail, remember we want to be your building consultant for as long as you own the home. Your satisfaction is very important to us, so please let us know how we can improve our services to you by filling out our survey that will be emailed to you in the next few days.

Thank you again for selecting our company,

Regards,

A handwritten signature in black ink, appearing to read "Jason C. Boni". The signature is fluid and cursive, with the first name "Jason" being more prominent and the last name "Boni" following in a similar style.

Jason C. Boni, Owner
INTERNACHI #21061811
Radon PA Certified # 2745
Wood Destroying Insects BU10517
Guardian Home Inspection, LLC.
Office: (724) 777-9019
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This report has been prepared based upon the Standards of Practice established by the State of Pennsylvania and the American Society of Home Inspectors, ® Inc. All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the “Limitations of Inspection” sections within this report. **Please review the Limitations of the Inspection at the end of each section to become familiar with what could not be inspected or is not inspected as part of a general home inspection.** Familiarizing yourself with these limitations will provide you the opportunity to have those excluded items inspected by individuals whom are considered professionals in their respective trade prior to purchasing the home.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. **Not all improvements and/or repairs will be identified during this inspection; unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.** Representative samples of building components are viewed in areas that are readily accessible at the time of inspection. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of inspection. This inspection is visual only. No destructive testing or dismantling of building components is performed. The purpose of this inspection is to identify and disclose visually observable deficiencies of the inspected systems and items at the time of the inspection. The results of this home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. Detached structures or buildings are not included.

This inspection is not intended to be technically exhaustive nor is it considered a guarantee or warranty, expressed or implied, regarding the conditions of the property, items and systems inspected. The inspection and report should not be relied on as such. The inspector shall not be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein. Guardian Home Inspection, Inc. is neither a guarantor nor insurer. Not all improvements and/or repairs will be identified during this inspection; unexpected repairs should still be anticipated.

If the person conducting your home inspection is not a professional structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts, you may be advised to seek a professional opinion as to any defects or concerns mentioned in the report. The inspection and related report do not address and not intended to address code and/or regulation compliance, mold, mildew, indoor air quality, asbestos, radon gas, lead paint, urea formaldehyde, soils contamination and any other indoor or outdoor substances. The client is urged to contact a competent specialist if information, identification or testing of the above is desired.

The acceptance of this report by the client acknowledges the client’s agreement to all of the terms and conditions of the inspection contract. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. This inspection report shall not be transferred or relied upon by any other person or company without the written consent of Guardian Home Inspection, LLC. This home inspection report is not to be construed as an appraisal and may not be used as such for any purpose.

Home inspectors in Pennsylvania are not allowed to perform repairs on properties they have inspected. We do not include price estimates in our property inspection reports, as it is considered a conflict of interest.

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Report Overview

THE HOUSE IN PERSPECTIVE

This is a two-story single-family home that is approximately 30 years old. Overall, the major mechanical systems within the home were in satisfactory operating condition at the time of inspection. In addition, no major structural deficiencies were observed. There are, however, a number of repairs and/or improvements that are recommended and those items are addressed in the body of the report. It is highly recommended that the report is read in its entirety; the summary section in the front of the report only prioritizes and briefly describes the issues discovered during the inspection. In addition, please review the 'Scope of the Inspection' at the beginning of this report to understand there are limitations to a visual only inspection and the home may still contain unreported latent or concealed defects. Please keep in mind that there is no such thing as a perfect home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time.



REPORTING CONVENTIONS USED IN THIS REPORT – ***PLEASE REVIEW***

For your convenience, the following conventions have been used in this Report:

- **Major Concern and/or Repair Item:** an individual system or component which is considered significantly deficient and sometimes also unsafe. Significant deficiencies need to be corrected and are likely to involve significant expense.
- **Safety Related Repair Item:** denotes a condition that is presently or potentially unsafe and requires immediate attention.
- **General Repair Item:** denotes a system or component which is damaged, no longer functioning as intended and/or requires corrective action to assure proper and reliable function.
- **Investigate:** denotes a system or component needing further investigation prior to your inspection reply deadline in order to determine if repairs are necessary.
- **Monitor:** denotes a system or component that exhibits the potential for repair; however, further monitoring over time is needed in order to determine if repairs are necessary.
- **Improve:** denotes improvements which are recommended but are not imperative.
- **Deferred Cost Item:** denotes items that are reaching their normal life expectancy or exhibits indications that they may require repair or replacement anytime during the next several years.
- **FYI:** denotes a recommendation/advice in regard to maintaining and/or prolonging the life of a household component or system.

RECOMMENDATIONS / FINAL SUMMARY

The following is a synopsis of the adverse conditions that were discovered during the inspection. Please refer to the body of this report for further details on these recommendations. It is highly recommended that the following conditions are corrected by individuals who are considered professionals in their respective trade.

All recommendations should be made prior to the 'reply to inspection' deadline to identify other latent defects which were not readily apparent or visible at the time of inspection. This is a visual inspection only. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the scope of the inspection, the inspection limitations at the end of each respective section and to the standards of practice at the end of this report.

MAJOR CONCERN AND/OR REPAIR ITEMS

None

SAFETY RELATED REPAIR ITEMS

None

GENERAL REPAIR ITEMS

Exterior Window & Door Framing

- **General Repair Item:** The exterior door and window frames require caulking/sealing to prevent unnecessary heat/cooling loss and potential moisture intrusion of the interior wall assembly. Maintaining window exteriors on an annual basis will extend their lifespan.

Exterior Siding

- **General Repair Item:** An area of moderately rotted siding, along the front facing exterior wall, was noted. A qualified siding installation contractor should repair as needed.

Chimneys

- **General Repair Item:** The masonry crown, on the chimney, is cracked. This is a common condition in colder climates where freeze-thaw cycles are prevalent. The chimney crown serves two purposes. First, it seals the area between the chimney flue and the masonry structure, preventing rain water from running down the outside of the flue within the chimney. Second, the crown generally extends beyond the masonry structure so that the water drips off the edge, rather than wicking into the brick or block work. The chimney crown, which is usually made of poured concrete, should be pitched downward, and away from the chimney flue. Consult a qualified mason for improvements.

Asphalt Roofing

- **General Repair Item:** An asphalt shingle, along the front slope of the roof (cap shingle), is missing and should be replaced. If left uncorrected this area will be prone to leakage. Repairs should be performed by a qualified roofing contractor.

Plumbing Fixtures

- **General Repair Item:** The toilet, in the 2nd floor primary bathroom, is loose from the floor. A moderate tightening of the bolts will usually eliminate all movement; however, loose toilet fixtures often conceal leakage at the seal. If the subfloor is constructed of wood, moisture seepage at the seal can result in serious damage to wood members. To ensure against fungus and dry rot repairs, replacement of the wax seal and inspection of the connecting flange is recommended when repairing loose toilets. A qualified plumber should repair as needed.

Interior Doors

- **General Repair Item:** The 2nd floor bedroom door does not open/close smoothly and should be trimmed or adjusted as necessary.

FURTHER INVESTIGATION IS RECOMMENDED

None

ITEMS TO MONITOR**Concrete Block Foundation**

- **Monitor:** A limited amount of past repairs & horizontal and step cracking was observed along left facing block foundation wall. The nature and location of the crack implies that some hydrostatic pressure from behind the wall exists or existed in the past. The amount of movement which has occurred has not caused any visible damage to the structure; however, the effected wall should be closely monitored and the conditions responsible for the cracking (exterior grading & gutters) should be corrected (see also Exterior Section). If left uncorrected, additional movement may occur leading to more costly repairs. The rate of movement cannot be predicted during a one-time inspection.

IMPROVEMENT ITEMS**Exterior Brick Veneer Walls**

- **Improve:** Several of the steel lintels, installed to support brick above door or window openings, are beginning to rust. This condition has the potential adversely affect the wall structure in these areas due to expansion. Cracking along the mortar joints will occur unless this condition is improved. The lintels should be painted with a rust-inhibiting paint and caulked annually.

Exterior Decking

- **Improve:** The vertical support posts, on the rear exterior decking, have been poorly connected to the connecting horizontal double header beams (see photo). Generally, the vertical support post is partially notched (for the double header beam to sit inside) and through-bolts be installed at the connection. Consult a qualified decking contractor for further evaluation and improvement options.
- **Improve:** Several of the securing hardware (screws), supporting the vertical balusters on the rear deck, are significantly rusted. Consult a qualified decking contractor for more information.
- **Improve:** The vertical balusters have not been properly cut at angles to shed water. The end-grain of vertical posts and balusters should be cut at an angle.

Supply Ductwork

- **Improve:** The supply ductwork in the garage should be insulated to prevent unnecessary heat/cooling loss.

Plumbing Waste/Vent/Drain Piping

- **Improve:** The rubber flex piping, under the basement bathroom sink, should be replaced with more common PVC piping. While flex piping may not cause any issues, the trap may accumulate hair, debris, and soap scum, opposed to a smoother self-cleaning PVC pipe. In addition, PVC piping is much more rigid and can handle more impact if stored items were to hit the drain pipe. A qualified plumber can provide improvements.

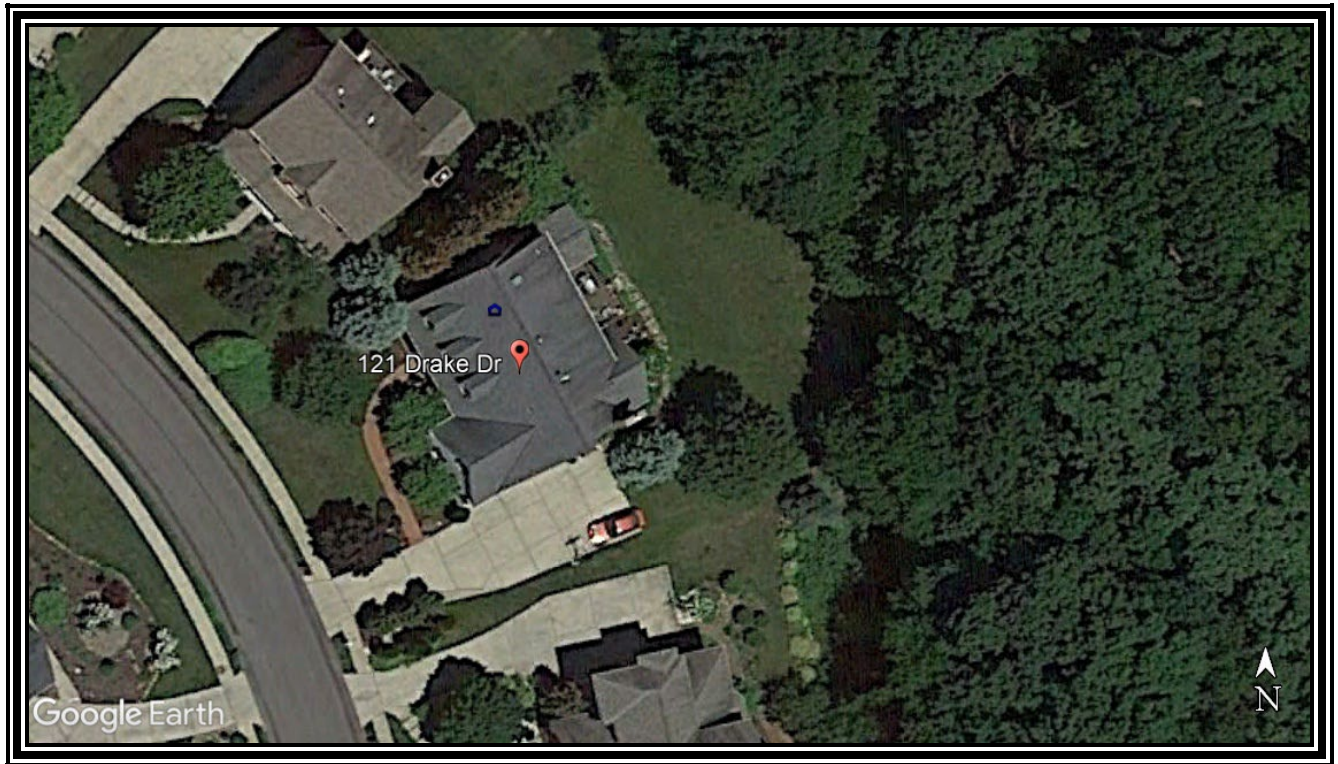
DEFERRED COST ITEMS

None

Want instant regionalized repair cost estimates and trusted local contractors?

Your report can be uploaded and analyzed in minutes by **InspectReply-AI** – an advanced AI platform that turns inspection findings into clear, localized repair cost ranges and unbiased contractor recommendations. Get real-time clarity before you negotiate, right from your phone or laptop. <https://www.inspectreply-ai.com/a/JASOOT8B>

Building Orientation



DESCRIPTION OF BUILDING ORIENTATION

Front: West

Rear: East

RECOMMENDATIONS / OBSERVATIONS

FYI: The south facing portion of the building will receive the most sunlight, your roofing materials, vinyl siding, windows, doors, etc. will deteriorate and fade quicker on this side. The north facing side is more prone to mildew growth along the vinyl siding and moss growth on the roofing materials due to decreased sunlight/evaporation. This information is provided to help orient you to observations throughout the report which give locational information relative to the orientation of the building.

WEATHER CONDITIONS

Cloudy/Rain weather conditions prevailed at the time of the inspection.
The estimated outside temperature was 69° F.

RECENT WEATHER CONDITIONS

Occasional rainfall has been experienced in the days leading up to the inspection.

Photo Journal



Figure 1 The vertical support posts, on the rear exterior decking, have been poorly connected to the connecting horizontal double header beams



Figure 2 Several of the steel lintels, installed to support brick above door or window openings, are beginning to rust



Figure 3 Several of the securing hardware (screws), supporting the vertical balusters on the rear deck, are significantly rusted.

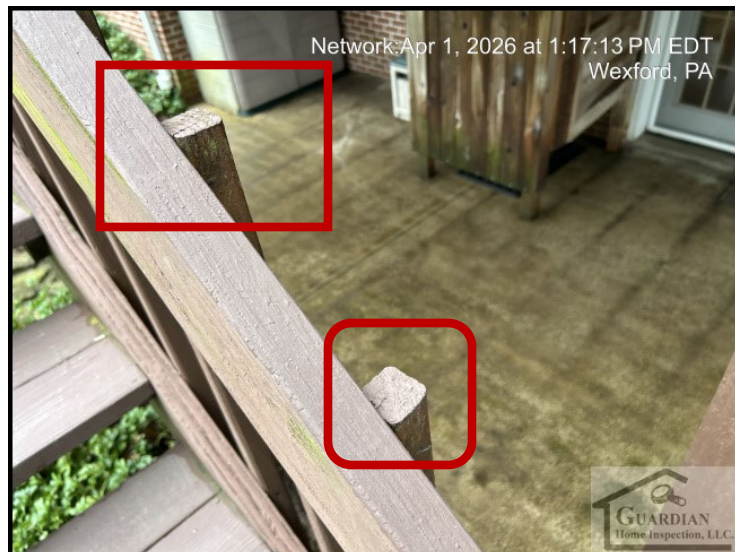


Figure 4 The vertical balusters have not been properly cut at angles to shed water.



Figure 5 An area of moderately rotted siding, along the front facing exterior wall, was noted.



Figure 6 The supply ductwork in the garage should be insulated to prevent unnecessary heat/cooling loss.



Figure 7 A limited amount of past repairs & horizontal and step cracking was observed along left facing block foundation wall.

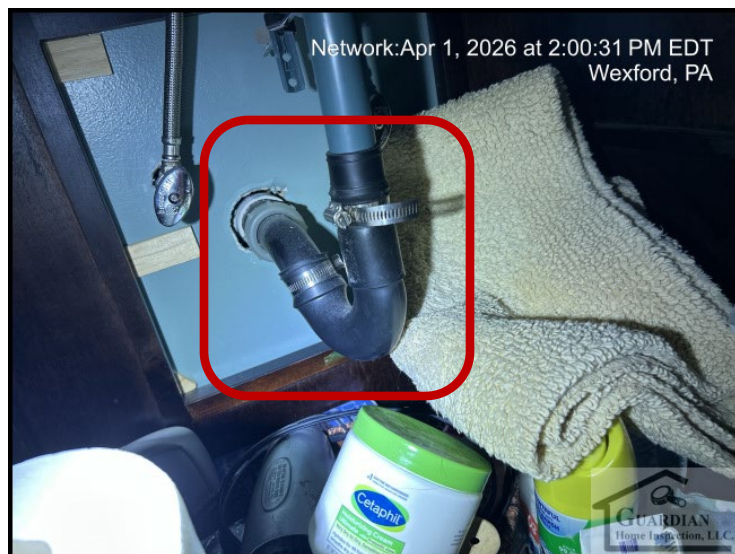


Figure 8 The rubber flex piping, under the basement bathroom sink, should be replaced with more common PVC piping.



Figure 9 The 2nd floor bedroom door does not open/close smoothly and should be trimmed or adjusted as necessary.



Figure 10 The toilet, in the 2nd floor primary bathroom, is loose from the floor.

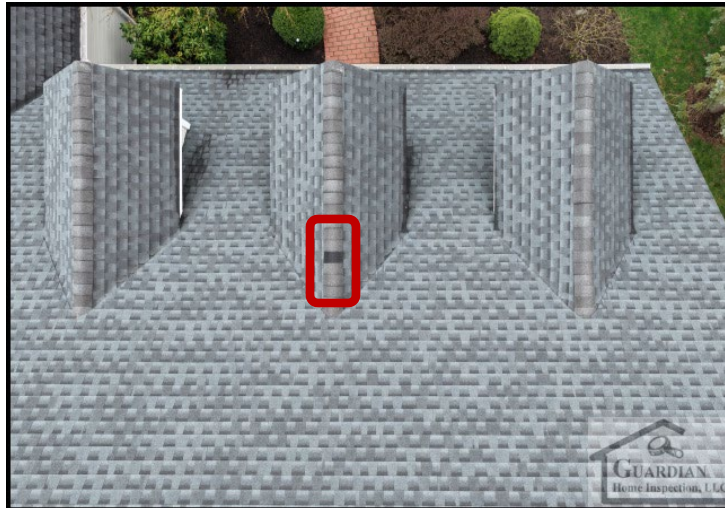


Figure 11 An asphalt shingle, along the front slope of the roof (cap shingle), is missing and should be replaced.



Figure 12 The masonry crown, on the chimney, is cracked.

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Fiber Cement Lap
Overhead Garage Door(s):	•Automatic Opener
Entry Walkways and Patios:	•Concrete
Porches/Stairways	•Concrete
Decking/Balcony:	•Wood Decking
Entry Driveways:	•Concrete

EXTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Exterior Window & Door Framing

- **General Repair Item:** The exterior door and window frames require caulking/sealing to prevent unnecessary heat/cooling loss and potential moisture intrusion of the interior wall assembly. Maintaining window exteriors on an annual basis will extend their lifespan.

Exterior Siding

- **General Repair Item:** An area of moderately rotted siding, along the front facing exterior wall, was noted. A qualified siding installation contractor should repair as needed.

Exterior Brick Veneer Walls

- **Improve:** Several of the steel lintels, installed to support brick above door or window openings, are beginning to rust. This condition has the potential adversely affect the wall structure in these areas due to expansion. Cracking along the mortar joints will occur unless this condition is improved. The lintels should be painted with a rust-inhibiting paint and caulked annually.

Exterior Decking

- **Improve:** The vertical support posts, on the rear exterior decking, have been poorly connected to the connecting horizontal double header beams (see photo). Generally, the vertical support post is partially notched (for the double header beam to sit inside) and through-bolts be installed at the connection. Consult a qualified decking contractor for further evaluation and improvement options.
- **Improve:** Several of the securing hardware (screws), supporting the vertical balusters on the rear deck, are significantly rusted. Consult a qualified decking contractor for more information.
- **Improve:** The vertical balusters have not been properly cut at angles to shed water. The end-grain of vertical posts and balusters should be cut at an angle.

LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.

- **The inspection does not include an assessment of soil, geological, geotechnical, or hydrological conditions, or environmental hazards.**
- **Sprinkler systems, underground pet fencing, and koi ponds are not inspected.**
- **Screening, shutters, awnings, or similar seasonal accessories, fences, play-sets, recreational facilities, pools, erosion control and earth stabilization measures are not inspected.**

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing

DESCRIPTION OF VISIBLE ROOFING

Roof Covering:	•Asphalt Shingle (Dimensional)
Method of Inspection:	•Viewed with Drone •Viewed from within attic
Roof Drainage System:	•Aluminum Gutters w/ Downspouts
Chimneys:	•Masonry

ROOFING OBSERVATIONS

General Comments

The roofing system was inspected from the eaves, ground, windows, and drone due to the steep pitch of the roof, accessibility, and safety. This condition may have limited the inspection of the exterior roofing components.

RECOMMENDATIONS / OBSERVATIONS

Chimneys

- **General Repair Item:** The masonry crown, on the chimney, is cracked. This is a common condition in colder climates where freeze-thaw cycles are prevalent. The chimney crown serves two purposes. First, it seals the area between the chimney flue and the masonry structure, preventing rain water from running down the outside of the flue within the chimney. Second, the crown generally extends beyond the masonry structure so that the water drips off the edge, rather than wicking into the brick or block work. The chimney crown, which is usually made of poured concrete, should be pitched downward, and away from the chimney flue. Consult a qualified mason for improvements.

Asphalt Roofing

- **General Repair Item:** An asphalt shingle, along the front slope of the roof (cap shingle), is missing and should be replaced. If left uncorrected this area will be prone to leakage. Repairs should be performed by a qualified roofing contractor.
- **FYI:** *There are a few things that a homeowner can do to inspect and maintain an asphalt roof. Many homeowners wonder when to re-roof. This decision starts by inspecting the roofing each spring and fall to check for storm damage. If you cannot climb on the roof, use a pair of binoculars to closely observe the entire roof structure. Check the rain gutters to be sure they were not loosened at the eaves. Replace or repair windblown shingles, apply roof mastic around any chimney or vent flashings and valleys, and check in gutters and downspouts for signs of loose shingle granules. As the asphalt shingles dry out the ceramic granules will come loose and will wash down the roof deck. A buildup of shingle granules or brittle, broken or curled shingles indicates that the roofing is due for replacement. Older shingle roofs were installed using shingles with a 15-20-year warranty while the more recent type dimensional shingles usually have a 40-year life span, so if you know the year the roofing was installed; it is easy to calculate whether the roofing may be about due for replacement.*

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Roof inspection is often limited by access, condition, weather, or other safety concerns.
- The entire underside of the roof sheathing may not be visible and may not be inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of future leakage.
- Leakage can develop at any time and may depend on rain intensity, wind direction, ice buildup, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Heating

DESCRIPTION OF HEATING

Energy Source:	•Natural Gas
Heating System Type:	•Forced Air Gas Furnace
	•Year of Manufacture: 2021
Vents, Flues, Chimneys:	•Polyvinyl Chloride (PVC)
Heat Distribution Methods:	•Ductwork

HEATING OBSERVATIONS

General Comments

Upon acquiring possession of the home, replace all the air filters and panel evaporators in the heating and air conditioning units. In most systems, the air filters will require replacement monthly; however, check the manufacturer's recommendations. A dirty air filter will restrict air flow and may cause the furnace to malfunction. In addition, you'll save on your utility bills and extend the life of your furnace too. Average lifespan of a gas forced air furnace in this region of the country is approximately 30-35 Years.

RECOMMENDATIONS / OBSERVATIONS

Supply Ductwork

- **Improve:** The supply ductwork in the garage should be insulated to prevent unnecessary heat/cooling loss.

Forced Air Gas Furnace

- ***FYI:** A qualified HVAC inspection is the most accurate way to know for sure if your furnace's heat exchanger is sound. Electronic "gas sniffers" can help find bad heat exchangers, but it is important that they never be used as the reason to condemn a furnace. They can be fooled and are wrong in a great many circumstances. Many HVAC companies offer an inspection service. However, these include very little, if any, actual cleaning of the furnace, and typically take only about 20 to 30 minutes. This type of program may provide a feeling of confidence in your equipment, but it doesn't make your furnace run any better. A better investment is a complete tune-up and cleaning that includes a heat exchanger inspection. When comparing prices, it is important to know that a good tune-up should take technicians anywhere from 1 to 2 hours, and will always include the removal and cleaning of the furnace blower. If ever your heat exchanger is found to be faulty, knowing how to verify the problem may save you from unnecessary expense and grief. Unfortunately, without the knowledge, trusting homeowners can sometimes be misled by unscrupulous companies into replacing their entire furnace.*

LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The furnace heat exchanger, humidifier or dehumidifier function, and electronic air filters are not inspected.
- The adequacy of heat supply (BTU's) or distribution balance of ductwork is not inspected.
- The interior of flues or chimneys, which are not readily accessible, are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Cooling

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source:	•240 Volt Power Supply
Central System Type:	•Air Cooled Central Air Conditioning
	•Year of Manufacture: 2021 •Tonnage: 4

COOLING / HEAT PUMPS OBSERVATIONS

General Comments

The air conditioning system could not be operated as the outdoor temperature did not exceed 65° F for 24 hours prior to the inspection. Operating the equipment under these conditions risks costly damage to the compressor or other components. Average lifespan of an air conditioning unit in this region of the country is approximately 25-30 Years.

RECOMMENDATIONS / OBSERVATIONS

No repairs or improvements to the cooling system were needed at the time of inspection.

Air Conditioning Unit

- ***FYI:** Proper maintenance is critical in ensuring that your central air conditioner will operate efficiently and have a long service life. You can do some of the simple maintenance yourself, but you may also want to have a competent service contractor do a periodic inspection of your unit. The best time to service a central air conditioner is just prior to the cooling season. Filter and coil maintenance can have a dramatic impact on system performance and service life. Dirty filters and dirty indoor and outdoor coils and fans reduce airflow through the system. This reduction in airflow decreases system efficiency and capacity and can lead to expensive compressor damage if left for an extended period of time. The outdoor coil should be vacuumed or brushed clean to keep it clear of dirt, leaves, and grass clippings. It can be carefully cleaned with a garden hose after debris is vacuumed off. Consider a qualified cleaning if the outdoor coil becomes badly plugged. Both the furnace fan and outdoor unit fan should be cleaned and lubricated where applicable, following manufacturer's instructions. The furnace fan speed can be checked and adjusted at the same time, to ensure peak performance.*

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The air conditioning system cannot be operated if the outdoor temperature was not above 65 degrees F consecutively for 24 hours prior to the inspection. Operating the equipment under these conditions risks costly damage to the compressor or other components.
- Window air conditioning units are not inspected.
- The cooling supply adequacy (tonnage) or distribution balances of ductwork are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Structure

DESCRIPTION OF VISIBLE STRUCTURE

Foundation Type:	•Basement Configuration
Foundation Materials:	•Concrete Block (CMU)
Columns:	•Steel Lally Column
Floor Structure:	•Wood Joist •Steel I-Beam
	•Concrete Slab (Basement)
Wall Structure:	•Wood Frame
Roof Structure:	•Rafters •Plywood Sheathing

STRUCTURE OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Concrete Block Foundation

- **Monitor:** A limited amount of past repairs & horizontal and step cracking was observed along left facing block foundation wall. The nature and location of the crack implies that some hydrostatic pressure from behind the wall exists or existed in the past. The amount of movement which has occurred has not caused any visible damage to the structure; however, the effected wall should be closely monitored and the conditions responsible for the cracking (exterior grading & gutters) should be corrected (see also Exterior Section). If left uncorrected, additional movement may occur leading to more costly repairs. The rate of movement cannot be predicted during a one-time inspection.
- **FYI:** *Cracks that are less than 1/4" in width and exhibiting no displacement of the block foundation wall normally indicate that no structural movement is apparent. If cracks develop along the foundation wall, they should be repaired ASAP. If the crack is narrower than 1/8-inch to 1/4-inch, then you should opt for an epoxy repair system. These are specially made for foundation cracks and do a good job. You can hire a service to come in and do the work, or you'll find do-it-yourself kits available. For cracks wider than 1/4-inch, use some polyurethane caulking. This is an extremely durable formulation made by several different companies. It sticks well and remains very flexible for years. A good method for monitoring foundational cracking involves gluing a piece of glass perpendicular across the crack and then monitor for cracking of the glass over time.*

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components (foundation walls, main support beams, floor joists, vertical support columns, i.e.) concealed behind finished surfaces could not be inspected.
- Only representative samplings of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical

DESCRIPTION OF VISIBLE ELECTRICAL

Size of Electrical Service:	•200 Amp Service
Service Panel Rating:	•200 Amp Rating
Power Distribution:	•120/240 Volt - Single Phase/Three Wire
Main Disconnects:	•Breakers •Located: Basement
Service Grounding:	•Copper •Water Pipe & Ground Rod Connection
Overcurrent Protection:	•Circuit Breakers
Sub-Panel Location(s):	•Basement
Distribution Wiring:	•Copper •Stranded Aluminum
Visible Wiring Method:	•Romex
Switches & Receptacles:	•3-Prong

ELECTRICAL OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

No repairs or improvements to the electrical system were needed at the time of inspection.

LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Exterior pole light fixtures, with an active dusk-to-dawn component, are not inspected.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing

DESCRIPTION OF VISIBLE PLUMBING

Service Pipe to House:	•Copper
Interior Supply Piping:	•Copper
Water Supply Source:	•Public Water Supply
Main Water Valve Location:	•Front Wall of Basement
Drain, Waste, & Vent Piping:	•Polyvinyl Chloride (PVC) •Acrylonitrile Butadiene Styrene (ABS)
Fuel Shut-Off Valves:	•Natural Gas Meter along Exterior
Water Heater:	•Conventional Storage Tank-Natural Gas •Year of Manufacture: 2025 •Capacity (in gallons): 50

PLUMBING OBSERVATIONS

General Comments

The inspection of the plumbing system is limited to the visual components only. This does not include any part of the plumbing system (drain lines, supply lines, etc.) that are located below ground or behind concealed finishes (walls, ceilings, etc.). Because back-up or blockage in the drain lines sometimes takes extended periods of time to develop it is highly recommended that the overall inspection of the plumbing system includes a sewer cam inspection of the underground sewer lateral. This type of inspection is beyond the scope of a general home inspection and will involve additional costs.

RECOMMENDATIONS / OBSERVATIONS

Plumbing Fixtures

- **General Repair Item:** The toilet, in the 2nd floor primary bathroom, is loose from the floor. A moderate tightening of the bolts will usually eliminate all movement; however, loose toilet fixtures often conceal leakage at the seal. If the subfloor is constructed of wood, moisture seepage at the seal can result in serious damage to wood members. To ensure against fungus and dry rot repairs, replacement of the wax seal and inspection of the connecting flange is recommended when repairing loose toilets. A qualified plumber should repair as needed.

Plumbing Waste/Vent/Drain Piping

- **Improve:** The rubber flex piping, under the basement bathroom sink, should be replaced with more common PVC piping. While flex piping may not cause any issues, the trap may accumulate hair, debris, and soap scum, opposed to a smoother self-cleaning PVC pipe. In addition, PVC piping is much more rigid and can handle more impact if stored items were to hit the drain pipe. A qualified plumber can provide improvements.

Water Heater

- **FYI:** Your water heater generally is an easy-care appliance. There are three regular maintenance tasks to remember to increase the life of your water heater: Once every six months, drain one gallon of water from the tank. If you have hard water, do this every month. This reduces the amount of sediment collecting in the bottom of the tank, which can make the burner or heating coils work harder. Once every two years, have your water heater inspected by a service technician. This will help keep it in peak operating condition, and will prevent dangerous carbon monoxide problems. Once every five years, have a service technician replace the anode rod. This small metal device sacrifices itself for the good of the entire unit: instead of attacking the tank itself, the corrosive chemicals in the water are drawn to the anode rod. Before doing any maintenance on your water heater shut-off power at the service panel and read your owner's manual.

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- **Underground sewer lines are not inspected and are not part of a general home inspection.**
- **Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.**
- **Water quantity and quality are not tested, unless explicitly contracted-for and discussed in this or a separate report.**
- **Water supply valves are not tested or operated during the inspection.**
- **Clothes washing machine connections which are not readily accessible are not inspected.**
- **Interiors of flues or chimneys which are not readily accessible are not inspected.**
- **Water conditioning/softening systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.**

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF VISIBLE INSULATION / VENTILATION

Attic Insulation:	•Fiberglass Batt •Loose Fill Fiberglass
Exterior Wall Insulation:	•Not Visible
Basement Wall Insulation:	•None Visible
Crawl Space Insulation:	•Not Applicable
Roof Ventilation:	•Ridge Vents •Soffit Vents •Power Ventilator
Exhaust Fan/vent Locations:	•Bathroom •Dryer

INSULATION / VENTILATION OBSERVATIONS

General Comments

Limited access to the attic space was available at the time of inspection; the entire attic could not be inspected.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

No repairs or improvements to the insulation and ventilation components were needed at the time of inspection.

Attic Ventilation

- ***FYI:** It is generally required that one square foot of free vent area be provided for every one hundred and fifty square feet of ceiling area. Proper ventilation will help to keep the home and garage cooler during warm weather and extend the life of the roofing materials. Proper ventilation will also help reduce the potential for heat build-up and condensation within the attic. The standard approach to attic ventilation in temperate climates is to thermally isolate the attic space from the living space using some type of thermal insulation. The attic is then ventilated using ventilation devices which allow natural air movement to carry away excess heat before it can radiate into the living space, increasing cooling costs and reducing comfort levels, or before heat originating in the living space can create roof problems such as ice damming.*

Attic Insulation

- ***FYI:** The resistance to heat moving through insulation is measured as "R-value", the higher the R-value, the greater the resistance to heat flow through the insulation. The recommended R-value in our area of the country is R-38. Insulation is measured in R-values—the higher the R-value, the better your walls and roof will resist the transfer of heat. DOE recommends ranges of R-values based on local heating and cooling costs and climate conditions in different areas of the nation. State and local codes in some parts of the country may require lower R-values than the DOE recommendations, which are based on cost effectiveness.*

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The inspection of power ventilators is limited by their accessibility and/or ambient temperatures in the attic.
- Insulation/ventilation type and levels in concealed areas, such as behind walls, are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.

- **An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.**
- **Any estimates of insulation R values or depths are rough average values.**

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior

DESCRIPTION OF INTERIOR

Wall and Ceiling Materials:	•Drywall •Ceiling Tile
Floor Surfaces:	•Carpet •Tile •Wood
Window Type(s) & Glazing:	•Double Paned •Casement
Interior Doors:	•Wood-Hollow Core •Masonite -Hollow Core Panel •French
Smoke/CO Detectors:	•Present

INTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Interior Doors

- **General Repair Item:** The 2nd floor rear right facing bedroom door does not open/close smoothly and should be trimmed or adjusted as necessary.

Basement Leakage/Moisture

- ***FYI:** It should be understood that it is impossible to predict the severity or frequency of moisture infiltration on a one-time visit to a home. Virtually all basements exhibit signs of moisture infiltration and virtually all basements will indeed leak at some point in time. The vast majority of basement 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. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation, or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation, are the most common source of basement leakage.*

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances, personal items, and/or wall hangings will not be moved to permit inspection and may block defects.
- Carpeting, window treatments and screens, central vacuum systems, elevators, chair lifts, household appliances, recreational facilities, steam generating appliances, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appliances

DESCRIPTION OF APPLIANCES

Kitchen Appliances:

•Dishwasher •Waste Disposer •Refrigerator

•Gas Range •Over the Range Microwave Exhaust

Laundry Facility:

•Clothes Washer & Dryer •Gas Piping for Clothes Dryer (&)

•240 Volt Circuit for Clothes Dryer

APPLIANCES OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

No repairs or improvements to the appliances were needed at the time of inspection.

LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Door bells, thermostats, timers and other specialized or ancillary features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

Fireplaces: •Masonry Firebox •Natural Gas Log Insert
Vents, Flues, Chimneys: •Ventless •Metal Chimney-Double Walled

FIREPLACES / WOOD STOVES OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

No repairs or improvements to the fireplace were needed at the time of inspection.

Gas Log Insert

- ***FYI:** Gas log inserts don't need a lot of maintenance, but you should inspect your unit before each burning season. See if there's been any change to the shape or color of the flames. A properly adjusted gas fireplace should produce blue flames with yellowish tips. (If your flames don't match, find the control panel and adjust the primary air shutter... if that doesn't fix the problem, you'll need to consult a specialist.) Also check to see if soot has formed on the logs or windows. If this is the case, you should check with your gas supplier to find out if the composition of the gas has changed.*

Gas Fueled Ventless Fireplaces

- ***FYI:** Most gas-burning fixtures, whether furnaces, water heaters, or fireplaces, vent combustion exhaust to the exterior. "Unvented" fireplaces vent exhaust to the interior of the building. Fortunately, there have been very few reported problems with these fixtures. They are at odds with the common sense of gas safety, and their safety should not be taken for granted. If gas combustion is incomplete for any reason, soot and carbon monoxide are produced. Carbon monoxide, commonly recognized as an odorless, lethal gas, causes no harm when vented to the exterior of the dwelling. When vented into a home, it can cause debilitating sickness or death. For this reason, unvented gas log fireplaces are specially designed to maximize gas combustion. They are also equipped with carbon monoxide sensors, an oxygen depletion sensor, and a complex system of safety shutoff devices. As long as these safety features function perfectly, unvented gas fireplaces can operate without posing a threat to the health and safety of occupants. It is possible for well-designed backup systems to fail, no matter how carefully manufactured. Nothing in the realm of human invention is 100% safe. The risks inherent in unvented gas fireplaces may be small, but are not nonexistent.*

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- The interiors of flues or chimneys are not inspected.
- Fire-screens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Maintenance Advice

UPON TAKING OWNERSHIP

After taking possession of a new home, there are some maintenance and safety concerns that should be addressed immediately. The following checklist should help you undertake these improvements:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire Safety Concerns and what to do in the event of fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

REGULAR MAINTENANCE

EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or shower heads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.

- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut-off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.
- Once every six months, drain one gallon of water from the tank. If you have hard water, do this every month. This reduces the amount of sediment collecting in the bottom of the tank, which can make the burner or heating coils work harder.

ANNUALLY

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a qualified specialist. Preventative treatments may be recommended in some cases.

PREVENTION IS THE BEST APPROACH

Although we've heard it many times, nothing could be truer than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!