



**Real Estate Inspection, Inc**  
**2705 Carleton Avenue**  
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## PROPERTY INSPECTION REPORT

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**Prepared For:** Beverly Customer  
(Name of Client)

**Concerning:** 2108 North 77th St, Millwood, PA 23884  
(Address or Other Identification of Inspected Property)

**By:** Joe Inspector December 22, 2005  
(Name of Inspector) (Date)

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(Name, License Number and Signature of Sponsoring Inspector, if required)

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It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property.

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

**The Inspection Report, the Addenda included at the end, and the Inspection Agreement make this Property Inspection Report complete.**

**Please read the report in its entirety. This is a limited visual inspection and we do not guarantee to find all defects. If you have questions regarding our findings, please call before you buy the property.**

**This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property. This report is not intended to be used for determining insurability of the structure.**

**The digital pictures in this report are only a sample of the damages in. There will be some damage and/or deficiencies not represented with digital imaging.**

**Legend:** (within this Report, the following classifications are used)

**Inspected** = listed item was inspected (if no other boxes checked, the item functioned within limits)

**Not inspected** = listed item, or one or more of its components, was not inspected (explanation should accompany)

**Not Present** = listed item was not present, or was not required to be inspected

**Not Functioning or In Need of Repair** = listed item did not operate properly during the time of inspection.

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Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair.

I=Inspected	NI=Not Inspected	NP=Not Present	R=Not Functioning or In Need of Repair	Inspection Item
I	NI	NP	R	

## I. STRUCTURAL SYSTEMS

### A. Foundations

*Comments: (An opinion of the Inspector on the Performance of the Foundation is necessary.)*

**Foundation type:** Slab on grade.

**Method of inspection:** Visual inspection of exterior and entered crawl space.

**Opinion on Foundation Performance:** Foundation appears to be performing its intended purpose, as evidenced by the brick and mortar condition, brick joints, as well as drywall condition, door alignments and floor level on the interior. This is a visual inspection on the day of inspection.

*In need of repair:*

- Garage: Garage floor is slightly lower than driveway at garage doors. Seller told Client that water has backed up into garage in the past, due to poor drainage at this location.
- Garage: Floor is uneven and multiple stress cracks are present. Buyer should monitor these cracks, and if they widen 1/8" or more, a foundation specialist should be contacted to evaluate the performance of the foundation.

### B. Grading & Drainage

*Comments:*

Installation of gutters and downspouts will improve the drainage around the house. Downspouts should carry water at least 6' from foundation.

*In need of repair:*

- Exterior: Area around patio in rear of house appears to be capable of pooling water. Though drainage appears to be sufficient on the day of the inspection, this location should be monitored and grading lowered to achieve flow away from the house.
- Exterior: Poor drainage on the front left side of the house. Water will pool here.



I	NI	NP	R	Inspection Item
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- Exterior: The soil line is high on the back side of the garage, conducive to termites.



Soil should be a minimum of 4" below foundation all around house to prevent water intrusion and insect infestation.

- Garage: Garage floor is slightly lower than driveway at garage doors. Seller told Client that water has backed up into garage in the past, due to poor drainage at this location.

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**C. Roof Covering**

*Comments:*

**Method of Inspection:** Due to freezing precipitation, Inspector was unable to climb onto roof. **Inspected roof on December 26, 2005, WALKED ON ROOF.**

**Roof covering material:** Asphalt/fiberglass composition shingles

**NOTE:** Appears to be two layers of composition shingles present.

*In need of repair:*

- Roof: Roof slope over front porch is too shallow for the covering materials used. No leaks apparent presently, but Inspector recommends monitoring this area periodically for leaks.
- Roof: Fasteners (nail heads) are exposed in several locations.
- Roof: Shingles are scuffed and/or damaged in several locations. Though damage is not extensive, Client should recognize that any damage decreases the effectiveness of the shingle, and shortens the life of the roof.



**NOTE:**

The inspection of this roof may show it to be functioning as intended, or as or in need of minor repairs. This inspection does not determine the insurability of the roof. It is highly recommended that the buyer consult his/her Insurance Company prior to closing, to certify the insurability of the roof.

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**D. Roof Structure & Attic**

*Comments:*

I	NI	NP	R	Inspection Item
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**Method of Inspection:** Entered attic and visually inspected the area.  
**Insulation:** Approximately 4 " of Fiberglass-type insulation was observed.

**NOTE:** Parts of the attic structure were inaccessible due to low clearance and ducting.

*In need of repair:*

- Attic: Insulation has been torn away from duct above Kitchen ceiling.
- Attic: Observed broken decking board. See photo. No leaks observed at this location.



**E. Interior & Exterior Walls**

*Comments:*

*In need of repair:*

- Exterior: Observed stress cracks in brick and mortar at several locations (e.g., below and to the right of Dining Room window).
- Dining Room: Stress crack under window, roughly corresponds with location of crack in brick outside.
- Right Rear Bedroom: Drywall cracks are present in closet and above rear window.
- Garage: Drywall cracks are present on back wall and ceiling.



**F. Ceilings & Floors**

*Comments:*

*In need of repair:*

I	NI	NP	R	Inspection Item
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- Garage: Garage floor is lower than driveway at garage doors. Seller told Client that water has backed up into garage at times in the past, due to poor drainage at this location.
- Garage: Floor is uneven and multiple cracks are present. Stress cracks radiate diagonally across garage floor.

**G. Doors (Interior & Exterior)**

*Comments:*

*In need of repair:*

- Exterior: Patio door lock does not latch.

**H. Windows**

*Comments:*

Storm windows installed all around.

*In need of repair:*

**I. Fireplace/Chimney**

*Comments:*

**NOTE:**

**When gas-fired heaters, appliances and wood-burning, or gas-log fireplaces are present in the house, Inspector strongly recommends the use of Carbon Monoxide Detectors, installed strictly according to manufacturer's instructions.**

*In need of repair:*

**J. Porches, Balconies**

*Comments:*

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance and Panels**

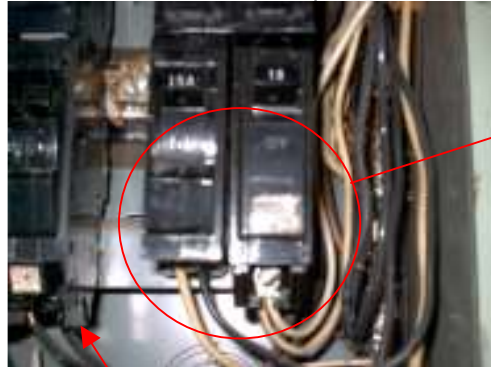
*Comments:*

**Service Capacity:** 100 amp 120/240 volt service.

*In need of repair:*

I	NI	NP	R	Inspection Item
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- Garage: Could not locate/confirm the presence of a grounding electrode for the electrical panel.
- Garage: Two 15-amp breaker(s) in lower right position are double fed. Recommend electrical specialist to evaluate and repair as needed.



These 2 breakers are not designed for two wire usage. Only one screw is present on each breaker. Recommend electrical specialist to evaluate and repair as needed.

These breakers are designed to allow two wire connections. Two screws are present on each breaker

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**B. Branch Circuits - Connected Devices and Fixtures**

*Comments:*

This house is wired as a two-wire system. Only a few of the circuits actually have a proper ground (i.e., two-wire plus ground).

**NOTE:** GFCI (Ground Fault Circuit Interrupter) is a safety device that senses any shock hazard and interrupts the flow of electricity in the circuit. TREC guidelines recommend these be placed in garages, exteriors and by interior sinks to make the house safer.

**NOTE:**

Accuracy of the circuit labeling in the electrical panel(s) is beyond the scope of the inspection.

*In need of repair:*

- Exterior: GFCI beside front door fails trip test. Recommend this receptacle be replaced.
- Garage: Two 15-amp breaker(s) in lower right position are double fed. Recommend electrical specialist to evaluate and repair as needed. See above.
- Garage: 3-prong receptacle, rear wall, near drive, is not grounded.

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### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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#### A. Heating Equipment

*Comments:*

**Type of Heating:** Central forced air heat.

**Energy Source:** Natural gas.

**Temperature differential performance result:** Air temp at return air vent 73°F.  
Measured at supply register 118°F.

**NOTE:**

When gas-fired heaters, appliances and wood-burning, or gas-log fireplaces are present in the house, Inspector strongly recommends the use of Carbon Monoxide Detectors, installed strictly according to manufacturer's instructions.

*In need of repair:*

- Interior: The gas supply flex line is entering the furnace housing. Should be hard-metal pipe as it enters the furnace cabinet, in order to prevent rubbing and abrasion.
- Master Bathroom: Open-face (ventless) gas heater in use at this location.



Though these were in wide use when this house was built, current standards recognize inherent dangers from open flame, improper ventilation and carbon monoxide by-product. Inspector highly recommends removal of this unit and proper termination of the gas line BY A LICENSED PLUMBING SPECIALIST.

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#### B. Cooling Equipment

*Comments:*

**NOTE:** Cooling was not tested in operational mode during this inspection.

Operating the cooling system with outside temperatures under 60°F can damage the condenser (outside equipment). If Client is concerned about the functioning of the A/C system, Inspector recommends a heating and air conditioning specialist evaluate the system BEFORE PURCHASE OF THE PROPERTY.

**Type of Cooling:** Central forced air cooling.

**Energy Source:** Electric

*In need of repair:*

- Exterior: Condenser unit is out of level. This may decrease life of compressor, due to uneven distribution of lubricant.

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#### C. Ducts and Vents

*Comments:*

*In need of repair:*

- Attic: Insulation has been torn away from duct above Kitchen ceiling.

I	NI	NP	R	Inspection Item
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#### IV. PLUMBING SYSTEMS

**A. Water Supply Systems and Fixtures**

*Comments:*

**Water Supply Source:** City

• Interior: Very slight leak observed with 20 minute water meter test. Unable to determine point of leakage.

**Plumbing Supply material:** Presence of rust in water when water is first run suggests that galvanized metal supply lines are present. Client should ask if any supply piping has ever been replaced. Buyer should budget for eventual replacement of rusted pipe.

*In need of repair:*

- Master Bathroom: Water runs brown for a few seconds when first turned on.
- Master Bathroom: Hot water faucet does not work.
- Hall Bathroom: Rusty water for a few seconds when tub is turned on.
- Hall Bathroom: Showerhead water flow is poor. Suggest replacement.

**B. Drains, Wastes, Vents**

*Comments:*

*In need of repair:*

- Master Bathroom: Drain pipe is leaking under the sink.

**C. Water Heating Equipment**

*Comments:*

**Type** and Energy Source: 40 gallon gas water heater

**NOTE:**

**When gas-fired heaters, appliances and wood-burning, or gas-log fireplaces are present in the house, Inspector strongly recommends the use of Carbon Monoxide Detectors, installed strictly according to manufacturer's instructions.**

*In need of repair:*

- Though not common at the time this house was built, current practice when replacing a water heaters includes a safety drain pan installed under the unit and gravity-drained to the exterior of the house. Suggest owner consider installing a drain pan to prevent possible water damage to the interior of the house.

**D. Hydro-Therapy Equipment**

*Comments:*

#### V. APPLIANCES

**A. Dishwasher**

*Comments:*

*In need of repair:*



I	NI	NP	R	Inspection Item
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**B. Food Waste Disposer**  
*Comments:*

*In need of repair:*

**C. Range Hood**  
*Comments:*  
 • Kitchen: Fan has fused master switch located in cabinet above stove. On/Off switch located at countertop to right of cooktop.

*In need of repair:*  
 Range hood has a piece of foil blocking the inlet. This foil should be removed prior to operation.

**D. Ranges/Ovens/Cooktops**  
*Comments:*  
 • Kitchen: Gas oven and cooktop

*In need of repair:*  
 • Kitchen: Right rear burner did not light. Recommend servicing this unit.  
 • Kitchen: Oven produced 312° at 350° setting. Suggest unit be serviced for adjustment, or use an oven thermometer for accuracy

**E. Microwave Cooking Equipment**  
*Comments:*

*In need of repair:*

**F. Trash Compactor**  
*Comments:*

*In need of repair:*

**G. Bathroom Exhaust Fans and/or Heaters**  
*Comments:*

*In need of repair:*  
 • Hall Bathroom: Fan runs slowly.  
 • Hall Bathroom: Ceiling bathroom heater does not function.

**H. Whole House Vacuum Systems**  
*Comments:*

*In need of repair:*

**I. Garage Door Operators**  
*Comments:*

*In need of repair:*

I	NI	NP	R	Inspection Item
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- Garage: Emergency pressure-reverse feature failed on the right (facing garage from street) door opener. Electronic beam reverse feature is functional.
- Garage: Recommend removing latch on the right (facing garage from street) garage door. Damage or injury can occur if latch is inadvertently engaged.
- Garage: No operator present on left door.

**J. Door Bell and Chimes**

Comments:

*In need of repair:*

**K. Dryer Vents**

Comments:

*In need of repair:*

**L. Other Built-in Appliances**

Comments:

*In need of repair:*

**VI. OPTIONAL SYSTEMS**

**A. Lawn Sprinklers**

Comments:

**NOTE:**

Did not inspect Sprinkler System due to outside temperature (low 30's) on the day of the inspection.

*In need of repair:*

**B. Swimming pools and Equipment**

Comments:

*In need of repair:*

**C. Outbuildings**

Comments:

*In need of repair:*

**D. Outdoor Cooking Equipment**

Comments:

*In need of repair:*

I	NI	NP	R	Inspection Item
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**E. Gas Lines**

*Comments:*

**NOTE:**

Did not perform gas line pressure test.

*In need of repair:*

- Interior: The gas supply flex line is entering the furnace housing. Should be hard-metal pipe as it enters the furnace cabinet, in order to prevent rubbing and abrasion.

**F. Security Systems**

*Comments:*

*In need of repair:*

**G. Fire/smoke Protection Equipment**

*Comments:*

*In need of repair:*

- Interior: No Smoke or Carbon Monoxide Detectors are present. Recommend a minimum of one Smoke Alarm in Hallway serving the bedrooms, and one in the Kitchen. Current building and municipal standards require a Smoke Detector be installed in each sleeping room. Recommend a Fire Detector in Kitchen. Recommend a Carbon Monoxide Detector be installed above the mechanical closet door in the Hallway.

I	NI	NP	R	Inspection Item
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## ADDENDUM: ITEMS OF INTEREST

### Conditions at the time of the inspection:

Precipitation: Sleet and Snow during the inspection. Roof covering inspected on December 26, 2005, by walking on roof.

Temperature: Expected high of 36°F.

For purposes of this Inspection Report, the house faces: South

Present at the Inspection: Client (Buyer), Buyer's Agent, Seller and Seller's friend, and Two Pest Control Inspectors.

## ADDENDUM: MAINTENANCE ADVICE

### Upon Taking Ownership

*After taking possession of a new home, there are some maintenance and safety issues 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 issues 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.

I	NI	NP	R	Inspection Item
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- 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.

#### 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 licensed specialist. Preventative treatments may be recommended in some cases.

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#### Prevention Is The Best Approach

*Although we've heard it many times, nothing could be more true 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!*