

# AmeriSpec Home Inspection Services

Serving South-Central PA  
(877) 591-4101

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Doc #: 200801-00XXX      Inspector: Herb Ingram NAHI 10-18767  
Date: 1/30/2008  
Dwelling Address: 1234 Main St.  
Anytown, PA  
Client Name: Anyone  
Client's Agent: Any Realtor      Real Estate Company: Realtor and Associates



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PLEASE READ THE ENTIRE REPORT: Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead-based products, or other potentially hazardous materials is not within the scope of this report. Judging the sufficiency of water flow in plumbing or the cooling efficiency of air conditioning is a subjective evaluation; therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. There is a time period from inspection to closing that varies with each property. We can only state condition at time of inspection. Therefore, we urge you to evaluate and operate all major systems prior to closing. Second opinions and estimates for conditions outlined in this report should be done prior to close by qualified and licensed contractors.

This inspection does NOT take in account product / component or system recalls. It is beyond the scope of this inspection to determine if any system or component is currently or will be part of any recall in the future. Client may wish to subscribe or contact the CPSC (Consumer Product Safety Commission) web site for recall information regarding any system or component.

Any code references included in this report are used only to describe currently recognized construction standards. It is not intended to imply that these codes were in place at the time of construction, or that this is a code compliance inspection. Not all code-related issues can or will be disclosed in this report.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date 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. No warranty or guarantee is expressed or implied.

If the person conducting your home inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of any opinion as to the structural integrity of a building or its component parts, you may be advised to seek a professional opinion as to any defect or concerns mentioned in the report.

This home inspection report is not to be construed as an appraisal and may not be used as such for any purpose.

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## DEFINITION OF TERMS

**Satisfactory:** Items were serving their intended purpose or function at time of inspection. There may be cosmetic or minor defects.

**Recommend Repair:** Denotes a system/component defect, which needs corrective action to stop further damage, assure proper and reliable function, or a health/safety issue.

**Recommend Maintenance / Minor Repair:** Denotes a system or component that requires some basic maintenance, which is required on all homes due to normal wear and tear associated with owning any property. Minor repairs are generally considered basic maintenance.

**Recommend Further Review:** Denotes a system or component where the inspector noted a condition that is not satisfactory, requires a specialist's opinion and/or may require professional service now or in the foreseeable future.

**Recommend Upgrade.** Denotes a system or component that we recommend be upgraded in the future, as able, to current code/safety standards.

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### GENERAL CONDITIONS

1001	Inspector	Herb Ingram NAHI.
1002	In Attendance	Buyer(s); Buyers Agent.
1003	Occupancy	<p>This property is vacant. The inspector is unable to determine the period of time this house has been unoccupied. Major systems were reviewed during the home inspection. Plumbing related fixtures, appliances and piping systems were reviewed for appropriate function and leaks, as applicable, at visible areas. However, due to non-use of plumbing and other major systems for a period of time it is important that these systems be reviewed during your final walk-through prior to closing and closely monitored for a few months after occupancy for evidence of leaks and other problems. We also suggest monitoring visible areas of sub-flooring, under showers, commodes and tubs for wet conditions during this same period.</p>
1004	Property Information	<p>Single-family home. If not already in place, please install smoke detectors according to current fire codes: In each bedroom, in the hall(s) leading to the bedrooms and at each level of the home. Install Carbon Monoxide detectors if the home has any fossil fuel burning appliances or heaters (gas, coal, wood, etc.)</p>
1005	Levels	2 story structure.
1006	Estimated Age	<p>Pre-1978 Home. This home was, or may have been, built prior to 1978. It is very likely that normal renovations and remodeling practices will expose surfaces that are covered with lead-based paint. Recommend seeking the guidance of a contractor experienced in lead-based paint abatement if renovations are desired. This structure is approximately 76 to 100 years of age as stated by the inspection order sheet. Determining the age of a property is not required by ASHI standards.</p>
1007	Weather Conditions	<p>Weather conditions at time of inspection were windy, cold. Temperature at the time of inspection was in the 30's.</p>
1008	Approximate Start Time	1:00 PM.
1009	Approximate Stop Time	3:00 PM.

## Exterior

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration.

This inspection of the exposed foundation/structure is not a 'Code Compliance' inspection and 'Manufacturer's Specifications' for installation/repairs are not a part of this inspection. Code compliance/manufacturers' specifications for any product/component or item should be verified through the local building authorities, the company who manufactured the product or item, or with seller prior to closing.

Step #	Component	Comments
1100	Driveway	Satisfactory.
1101	Walkways/Steps	<i>Maintenance/Minor Repair. Common cracks and/or surface deterioration observed. Suggest sealing all cracks and damaged areas to prevent water penetration as a routine maintenance effort.</i>
1102	Foundation/Type	Satisfactory. Basement.
1103	Exterior Wall Covering(s)	Satisfactory. Vinyl Siding; Brick. Siding on this home is made of or covered with vinyl. The inspector is unable to view the condition of covered areas. It is important to keep siding well caulked and sealed to prevent moisture penetration.
1104	Trim/Fascia/Soffit	<i>Maintenance/Minor Repair. Wood. Trim on this home is covered with or made of aluminum. The inspector is unable to view the condition of covered areas. It is important to keep trim well caulked and sealed to prevent moisture penetration. Peeling paint observed. Suggest scraping and painting as necessary as part of normal maintenance.</i>
1105	Window & Frames	Satisfactory. Storm Windows. Thermopane windows observed in the home. The inspector is unable to determine if all double-glazed insulated windows in this property are completely intact and without compromised seals. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually review these windows for broken seals. For more complete information on the condition of all double-glazed windows, consult the seller prior to closing.
1106	Exterior Door(s)	Satisfactory.

1107	Gutters/Downspouts	<i>Maintenance/Minor Repair. Gutters are improperly pitched or sagging at front second floor. Gutters should be re-aligned to slope towards downspouts for proper drainage</i>
1109	Electrical	<b>Recommend Repair. GFCI located at the rear did not respond to test. Suggest replacing for safety.</b>
1110	Electric Meter(s)	<b>Recommend Repair.</b> The electric meter is located at the rear. <b>Suggest sealing the service entry cable to prevent water penetration and damage to the equipment.</b>
1113	Lot / Grade Drainage	Satisfactory.
1116	Balcony / Porch	Satisfactory.
1117	Exterior Faucets	Comment/Concern. No water flow at right side faucet, may be turned off inside or disconnected; client is advised to consult sellers and repair if needed.

**Chimney**

The chimney review is limited to the visible/accessible components only. Examination of concealed/inaccessible portions of the chimney is beyond the scope of this inspection. This includes determining the presence of a flue lining, or if lining is present, checking for deterioration, damage or cracks.

<b>Step #</b>	<b>Component</b>	<b>Comments</b>
1151	Chimney Type(s)	Satisfactory. Masonry Furnace/Boiler. Two flues noted.
1152	Chimney Flue(s)	Satisfactory. Clay.
1153	Flashings	Satisfactory. Flashing intact where visible.
1154	Visible Condition(s)	Satisfactory. Chimney crown intact; Visible masonry intact.
1155	Spark Arrestor / Rain Cap	Suggested Future Upgrade. No chimney rain cap observed, suggest installing a chimney rain cap to prevent water intrusion and to preserve the life of the chimney as well as minimize maintenance. No spark arrester installed at chimney. Spark arresters may not have been required when house was built. Suggest client consider installing a spark arrester to enhance fire safety and to eliminate a potential source of water intrusion.

## Roof

Our evaluation of the roof is to determine if portions are missing and/or deteriorating. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection. Leaks are not always visible to the inspector, nor can the inspector determine the watertight integrity of a roof by visual inspection. If such a review is desired, client should contact a qualified licensed roofing contractor. The decision to mount a roof is an inspector's decision based on safety and dependent upon height, pitch, type and weather. In most cases, the roof can be visually inspected from the ground with or without binoculars. If the roof cannot be visualized outside by any available means, clients are encouraged to consult a licensed roofer for an additional inspection prior to close.

Step #	Component	Comments
1201	Methods Used To Inspect	Observed from the roof.
1202	Material/Type	Rubber/Membrane.
1203	Flashings/Vent Stacks	Satisfactory. Rubber.
1205	Conditions	Satisfactory. Roof covering shows normal wear for its age and type. Roof covering shows no damage, deterioration or missing sections. Damage to roof decking or other covered areas may not be visible. Clients should consider further review by a roofing contractor if the age of the roof is a concern or a more comprehensive inspection is desired.
1206	Ventilation	Not Observed or Present.

## Garages / Carports

Our garage/carport evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration.

This inspection of the exposed foundation/structure is not a 'Code Compliance' inspection and 'Manufacturer's Specifications' for installation/repairs are not a part of this inspection. Code compliance/manufacturers' specifications for any product/component or item should be verified through the local building authorities, the company who manufactured the product or item, or with seller prior to closing.

Step #	Component	Comments
1301	Methods Used To Inspect Roof	The garage/carport roof was inspected from the top of a ladder.
1302	Roof Material / Type	Satisfactory. Metal.

1303	Roof Conditions	Satisfactory. Roof shows normal wear for its age and type and appears to be in serviceable condition at time of inspection.
1304	Exterior/Foundation	Satisfactory. Slab on grade; Concrete block.
1304	Windows / Frames	<i>Maintenance/Minor Repair. Damaged glazing. One or more windows do not open or close without restriction (possibly due to being painted shut). Maintenance or repair is needed to allow for emergency exit and ventilation.</i>
1305	Gutters / Downspouts	Satisfactory.
1306	Floor/Walls/Ceiling	Satisfactory. Concrete; Block.
1307	Garage Doors	Comment/Concern. Old wood door does not seal.
1308	Garage Door Hardware	<b>Recommend Repair. Door springs are damaged rusted or appear to need adjustment.</b>
1309	Door Openers	<b>Recommend Repair. Door opener is inoperable. Recommend review by licensed garage door specialist for repair or replacement as necessary.</b>
1310	Electrical	<p><b>Recommend Repair. Extension cord improperly used as permanent wiring. Extension cords should not be used for permanent wiring due to fire safety concerns. Client should consider review by a licensed electrician prior to closing for installation of proper electrical wiring and receptacles to ensure safety.</b></p> <p><b>Open splices were observed at garage. This is a "Safety Concern." Whenever an electric wire is cut and reconnected, the "splice" should be encased in a covered "junction box" to prevent shocks and separation of the splice. Client is advised to consult with a licensed electrician prior to closing for repairs/replacement as needed to ensure safety.</b></p>

## Kitchen

The kitchen inspection is a combination of visual and functional. Appliances are operated, if power is supplied. Calibrations to cooking systems are not evaluated nor life expectancies given to dishwashers. Note: Dishwashers can fail at any time due to their complexity. Our review is to determine if the system is free of leaks and excessive corrosion.

Step #	Component	Comments
1401	Heat / Cooling Source	Not Observed or Present.
1403	Floor/Walls/Ceiling	<i>Satisfactory. Wood. Plaster walls and ceilings are present in this home. Cracks in plaster walls and ceilings are quite common and are considered cosmetic unless otherwise noted. Cracks can usually be easily repaired using procedures outlined in the enclosed maintenance manual. Stains observed at kitchen ceiling. The inspector probed stains with a moisture detector, which showed no moisture present at time of inspection. Client is advised to consult seller or a contractor to determine the source of staining to verify that corrections have been made. No moisture does not always indicate correction.</i>
1406	Windows / Doors	<i>Maintenance/Minor Repair. One or more windows do not open or close without restriction (possibly due to being painted shut). Broken sash cords at one window. Maintenance or repair is needed to allow for emergency exit and ventilation.</i>
1407	Cabinets/Counters	Satisfactory.
1408	Faucet / Sink	Satisfactory.
1409	Traps/Drains/Supply	Comment/Concern. Flow and drainage were serviceable at the time of inspection. No leaks noted at time of inspection. Rust nodes and/or corrosion observed at drain pipe(s) indicating deterioration inside pipe and possible limited service life.
1410	Electrical	Suggested Future Upgrade. Ungrounded three prong receptacles observed at kitchen. Because no ground is present, we recommend that these type receptacles be grounded, replaced with two prong receptacles, or protected on a GFCI circuits as applicable.
1411	Ovens/Cook Top	Satisfactory. The upper and lower electric oven elements were tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failures.

1412	Dishwasher	Satisfactory. Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the 'normal wash' cycle only. We recommend you operate this unit prior to closing.
1414	Refrigerator	Satisfactory. The refrigerator appears to be in serviceable condition at time of inspection.
1416	Hood / Fan / Light	Not Observed or Present.
1417	Disposals	Satisfactory.

### Interior

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws may not be reported. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. All accessible areas are checked as noted in report. Mold detection/reporting is NOT provided in a general home inspection.

Step #	Component	Comments
1451	Heat / Cooling Source	Satisfactory.
1452	Stairs/Railings	Satisfactory.
1453	Electrical	<p><b>Recommend Repair. One or more switches were observed for which the inspector could not determine use. These switches were located at foyer/entrance, 2nd floor landing. Maybe a burned out bulb at top landing. Recommend consulting with sellers.</b></p> <p><b>Extension cord improperly used as permanent wiring at front bedroom closet. Extension cords should not be used for permanent wiring due to fire safety concerns. Client should consider review by a licensed electrician prior to closing for installation of proper electrical wiring and receptacles to ensure safety.</b></p>
1455	Floors / Walls / Ceilings	Satisfactory. Paneling; Glued Tile; Wood; Plaster.
1457	Doors/Closets	<i>Maintenance/Minor Repair. Loose knob at front door. Closet door in den does not close properly and requires maintenance.</i>
1458	Windows / Frames	Not Observed or Present.

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1460 Smoke Detectors Satisfactory.

### Laundry/Utility Area

The supply hoses to the washer are not disconnected during the inspection, nor are the valves operated. These can leak at any time and should be considered a part of normal maintenance. The washer and dryer are not moved if present during inspection to prevent floor damage; therefore, a limited review of area behind washer/dryer is conducted.

Step #	Component	Comments
1505	Heat / Cooling Source	Not Observed or Present.
1506	Laundry or Utility Sink	<b>Recommend Repair. The hot and cold faucets are stuck.</b>
1507	Washer Hookups	Satisfactory. <i>Washer was operable at the time of inspection, but somewhat noisy at spin.</i> Older model. Washer hook-ups observed. We do not disconnect the supply hoses to the washer, nor do we operate the valves. These can leak at any time and should be considered a part of normal maintenance.
1508	Dryer Hookups	Suggested Future Upgrade. Electric - Serviceable 240 Volts. The dryer electric outlet is serviceable and supplied with 240 volts. No fuel shut off valve observed on gas line. This may not have been required when the unit was installed and the seller is not required to upgrade. Suggest installation of fuel shut off valve to enhance safety. Client is advised that a fuel shut off will be required when the appliance is replaced. Plastic flexible vent pipe observed. This is no longer acceptable. Recommend replacement with flexible metal vent pipe.
1509	Outlets/Switches/ Lights	Satisfactory.

### Master / Main Bath

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency.

Step #	Component	Comments
1675	Heat / Cooling Source	Not Observed or Present.
1676	Floor / Walls / Ceiling	Satisfactory. Plaster; Wood.
1677	Doors / Closets	Satisfactory.
1678	Counter / Cabinets	Satisfactory.
1679	Windows	Satisfactory. Thermopane.
1680	Exhaust Fan	Satisfactory.
1681	Tub & Shower Base / Surround	<i>Maintenance/Minor Repair. Stopper is inoperable.</i>
1682	Tub Faucet	<b>Recommend Further Review. Lower/reduced water flow observed with two or more faucets or dishwasher running. Recommend review by a Licensed/Qualified professional for repair or replacement as necessary if concerned about pressure here. Pressure elsewhere appears adequate.</b>
1684	Shower Faucet	<b>Recommend Further Review. Loss of pressure observed when two or more fixtures are operated at the same time.</b>
1685	Sinks / Faucets	Satisfactory.
1686	Traps / Drains / Supply	Satisfactory. Flow and drainage were serviceable at the time of inspection. No leaks noted at time of inspection.

1687	Toilet	<b>Recommend Further Review. The toilet bowl is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area. This type of damage is not always visible or accessible to the inspector at time of inspection. Sub floor is crunchy and slopes into the toilet here, indicating damage. Recommend review by a qualified plumber for repair or replacement, as necessary.</b>
1688	Electrical	Suggested Future Upgrade. Ground Fault Circuit Interrupters (GFCI) may not have been required when the home was built. Suggest client consider upgrading with GFCI's at all receptacles near water sources, such as the kitchen, the bathrooms, the garage, and exterior receptacles to enhance safety. Upgrades should be performed by a licensed electrician.

#### Basement

Step #	Component	Comments
1701	Access / Type	Satisfactory. Full Basement.
1702	Floor	Satisfactory. Concrete. Floor drain may be a french drain or connected to waste discharge. Capabilities are not tested during a home inspection.
1703	Walls/Ceiling	Satisfactory. Block.

1704 Joists **Recommend Repair. Dimensional 2 x 10 framing. Joists have been improperly cut without installing headers at heat duct. Some joists are twisted at the ends. Consider correction or addition of more X cross members at the joists.**



1705 Insulation Suggested Future Upgrade. No insulation was visible; suggest adding insulation as a cost management issue.

1706 Support Posts / Columns *Comment/Concern. Steel screw jack has been added for support. Screw jacks are usually intended as temporary supports. Recommend installing permanent support posts for safety.*

1707 Beams Satisfactory. Wood.

1708 Sub Floor Satisfactory. Wood plank.

1709 Electrical Satisfactory.

1710 Heat / Cooling Source Satisfactory. Central heating.

1711 Ventilation *Maintenance/Minor Repair. Exterior Door; Windows. Maintenance on Bilco door is needed to prevent further rust damage.*

1712 Gas Meter(s) Satisfactory. The gas meter is located at the basement. The main gas shut off valve is located at the meter.

## Electrical System

Our review of the electrical system is limited to that which is visible and accessible at the time of inspection. Determining the actual capacity of the system requires load calculations, which are not within the scope of this report. Underground circuits and concealed components of the system are not inspected.

Step #	Component	Comments
1801	Main Service Drop	<b>Recommend Repair.</b> Service entrance is overhead. If utility company wires coming into the service mast ever appear to be sagging, frayed, strung through trees, or otherwise appear improper, the client is advised to contact the utility company prior to closing to correct the condition or verify its safety. <b>Covering of service main is frayed and should be re-sealed.</b>
1802	Main Electrical Panel	Satisfactory. The main electrical panel is located in the basement. Overload protection provided by breakers.
1803	Wiring Method	Satisfactory. Romex/ Non-metallic sheathed. Knob and tube electric wiring was observed in this home at the garage. This type of wiring was standard at the time of construction, and unless otherwise noted appears to be in serviceable condition. Client should consult with a licensed electrician prior to closing to verify its integrity, and/or if expansion to the system is planned. Expansion or additions to knob and tube wiring normally are not allowed as it can overload the system and cause a fire hazard. Some or all of the original electrical system is an older non-grounded 2-wire system. This was common practice when this house was built. Due to safety concerns, it is suggested client consider upgrading to a new 3-wire grounded system where needed with GFCI protection to enhance electrical safety.
1805	Service Amperage and Voltage	Satisfactory. Service panel rating is approximately 100 amps.
1806	Grounding	Satisfactory. Grounded. System appears to be grounded.

## Heating System

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead based products, or other potentially hazardous materials is not within the scope of this report. Judging the adequacy of the cooling efficiency of air conditioning and heating is a subjective evaluation; therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. We urge you to evaluate these systems prior to closing. **DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY MAY CONDUCT SUCH AN INSPECTION UP REQUEST.**

Step #	Component	Comments
1902	Heating System Type	Oil forced air. Due to inaccessibility of many of the components of this unit, the review is limited. Holes or cracks in the heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper and safe operation of this unit.
1903	Energy Source	No recorded service. Oil burning appliances require annual maintenance to ensure safe and proper operation. No leaks or indications of imminent failure noted at the accessible areas of the oil tank and delivery system at the time of inspection. Steel oil tanks will rust and should be monitored for leaks/rust nodules. The average life span is 20-50 years, depending upon location.
1904	Burner Chambers	Not Inspected. Unable to inspect heat exchanger due to closed system.
1905	General Conditions	Satisfactory. The furnace was tested using normal operating controls and appeared to function properly at time of inspection.
1906	Exhaust Venting	Satisfactory.
1907	Thermostat	Satisfactory.
1908	Air Filters	Satisfactory. This filter type is reusable and can be cleaned with a garden hose. Replace the filter after it is dry.
1909	Distribution	Satisfactory. Ducts/Registers. Airflow balancing is not part of a general home inspection. Some air registers may produce greater/less airflow than others depending on a number of factors. Clients are advised to adjust vents/dampers to provide heat/cooling airflow to match personal comfort. Seek further review if concerned about airflow conditions.

## Water Heater

Due to the possibility of the water heater temperature pressure relief valve leaking after it has been opened, these valves are not tested during the inspection. In some cases the water heater is covered with an insulated blanket; when this is noted client is informed that the review of the water heater is limited. We suggest caution when operating TPR valves that have not been tested for a long period of time. When installed new, the TPR valve should be tested regularly to ensure free movement in case of emergency.

Step #	Component	Comments
2102	Capacity/Age	40 gallon. This unit was manufactured in 1990. The average lifespan of a water heater is 8-12 years.
2103	Supply Lines	Comment/Concern. Copper. Corrosion observed, with no leaks visible at time of inspection.
2104	Energy Source	Gas shut-off valve was observed near this appliance. Fuel was off to this unit at time of inspection. Fuel or power is not restored to appliances that are shut down. This inspection is limited to a visual inspection only. Most utility companies will, upon request, conduct a free inspection. Verification of this systems performance by seller prior to closing is suggested.
2105	Temperature / Pressure Valve	Satisfactory.
2106	Combustion Chamber	Satisfactory.
2107	General Condition	Not Inspected. Fuel/pilot/water was off at the time of inspection. We do not restore fuel or water nor do we light pilot lights to appliances that are shut down; therefore we did not operate this unit. This was a visual inspection only. We recommend you confirm proper operation prior to close.
2108	Flue Venting	Satisfactory. Metal.
2109	Overflow Pan / Drain Line	Not Observed or Present.

## Plumbing

Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under the kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. All shut-off valves or angle stops should be turned regularly to ensure free movement in case of emergency. The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible.

Step #	Component	Comments
2201	Main Shut Off Valve	Satisfactory. The main shut-off is located at the basement. Since main shut-off valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason main shut-off valves are not tested during a home inspection. We suggest caution when operating shut-offs that have not been turned for a long period of time. All shut-off valves and angle stops should be turned regularly to ensure free movement in case of emergency.
2202	Supply Lines	Satisfactory. Copper; (Galvanized). Galvanized water lines rust from the inside out and can become restricted over time. When low water flow is observed at plumbing fixtures, some restriction may have occurred. Galvanized at main line into the home.

2203

Drain Waste Lines & Vent Pipes

**Recommend Further Review.** Cast iron; Copper. This home has been vacant. Blockages or other issues may become apparent only after larger amounts of water or solids are introduced with habitation. **Rust, corrosion and tape with leak evidence was observed on the waste lines at basement left rear. Recommend review by a licensed plumber for repair or replacement, as necessary.**



2205

Sump Pump(s)

Not Observed or Present.

2206

Waste Disposal System

The waste disposal system is connected to a public sewer system. No inspection of this line outside the home is possible during a general inspection.

2207

Water Supply System

Water supply system is connected to a public water system.