

Inspection Report Details

Record 1 - TEST, REPORT 123 YOUR STREET, SOME WHERE USA, DE 19702

EXTERIOR

Satisfactory Outside Outlets - Sample Number Tested

Satisfactory Type of Home - Frame, Stone Veneer

Satisfactory Exposed Foundation - Cement Block

Major Defect Soffit\Fascia - Wood

Loose paint on soffit and fascia.
Badly rotted area noted at rear center dormer and loose trim noted on the front of the same dormer and should be repaired.



Rot on the left rear and loose trim on front

Service/Repair Siding - Wood

Siding makes soil contact and soil should be redressed to allow 6" to 8" of clearance should be created below siding .
No major wood rot where excavated but all areas not checked.



Satisfactory Grading - Adequate

Service/Repair Masonry Walls - Stucco, Stone

Some small cracks noted.

EXTERIOR

- Trim Work - Wood**
Some loose paint and minor wood rot noted.
- Entry Doors - Wood Solid Core**
- Patio Doors - French**
- Window Character Material - Wood, Vinyl Clad**
- Window Character Type - Double Hung**
- Additional Windows - Mixed Windows**
- Glass - Single Pane, Insulated**
- Windows Storm\Screen - MFG Screens**
- Weather Stripping - Rubber\Vinyl, Metal**
- Caulking - Windows, Doors, Siding Ends**
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GROUNDS

- Walks - Other**
Other = Per-cast some settlement noted.
- Steps - Other**
Other = Pre-Cast
Some settlement noted.
- Patio - Pre Cast Cement**
Some settlement noted.
- Driveway - Asphalt**
- Retaining Wall - Stone**
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GUTTERS

- Inspected From - Ground**
- Access Restricted - Not Restricted**
- Gutter Type - Aluminum**
Some dented gutters noted.
- Downspout Type - Aluminum**
- Splash Blocks - Concrete**
Splash blocks or run off drains should be added.
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ROOF

- How Inspected - Walk on Roof**
- Roof Access Restricted - Not Restricted**

ROOF

Satisfactory

Roof Style - Gable

Service/Repair

Roof Covering - Fiberglass

Some cracked, and damaged shingles and should be sealed noted also loose shingles noted on back of center of home and all should be repaired. shingles run short at the rear of dormer with chimney and should be extended to better protect fascia board at base of the valley.



Satisfactory

Approx. Age - 10 thru 15

Satisfactory

Number of Layers - 1

Satisfactory

Roof Ventilation System - Ridge

Service/Repair

Flashing - Aluminum

Some caulk noted at flashing and will require maintenance.

Satisfactory

Plumbing Vents - PVC

Satisfactory

Valleys - Asphalt

CHIMNEY

Satisfactory

Chimney Inspected From - Roof

Service/Repair

Access Restricted - Cap Installed

Could not view interior of chimney due to cap, caps are not removed as part of the home inspection.

Satisfactory

Chimney 1 Type - Stone

Satisfactory

Chimney 1 Location - Fireplace

Satisfactory

Chimney 2 Type - Stone

Service/Repair

Chimney 2 Location - Fireplace

Three chimneys noted some small cracks noted all should be sealed. Loose flashing noted at base of rear center chimney.

Service/Repair

Flue Lining - Clay Tile, Metal

Unable to view interior of chimneys.

CHIMNEY

Chimney Top - Cement

Some small cracks noted in chimney top.

Chimney Cap - Rain

COOLING

Cooling System 1 Brand - York

Cooling System 1 Tonnage - 4 Ton

Cooling System 1 Approx. Age - 10

Cooling System Coils and Fins - Clean

All Unit should be leveled.

Mulch should be dressed away from units.

Cooling System Electrical - Ext. Disconnect

Cooling Lines - Insulation

Condensate Drain - Plastic

Compressor Amp Draw - Unit 1, Unit 2

Min. Amp Draw unit 1 = 24

Min. Amp Draw unit 2 = 15

Differential Temp 1 - Details

Return temp = 76 Supply temp = 56 Differential Temp = 20

Cooling System 2 Brand - York

Cooling System 2 Approx. Age - 10

Cooling System 2 Tonnage - 2 Ton

Differential Temp 2 - Details

Return temp = 75 Supply temp = 60 Differential temp = 15

Cooling Unit 3 - Information page

Brand = York Age = 10 Tonnage = 2 Min. amp. cir. = 16

Return temp. = Supply tem. = Differential temp. =

GARAGE

Garage Type - 3 Car Attached

Garage Exterior Walls - Same as House

Garage Fascia/Soffit - Aluminum

Garage Guttering - Aluminum

GARAGE

Service/Repair **Garage Windows - Wood**

Some would not stat open and should be adjusted.

Satisfactory **Garage Roof Framing Style - Gable**

Satisfactory **Garage Electrical System - GFCI**

Satisfactory **Auto Garage Door Lift Controls - Auto Safety Reverse**

Satisfactory **Garage Interior Walls - Drywall\Plaster**

Satisfactory **Garage Interior Ceiling - Drywall\Plaster**

Service/Repair **Garage Floor - Concrete**

Some cracking noted.

Satisfactory **Garage Doors - Overhead**

ELECTRIC

Satisfactory **Main Electrical Service - Underground Lateral Cable**

Satisfactory **Main Electrical Service Wire - Aluminum**

Satisfactory **Voltage Available - 110 / 220**

Satisfactory **Main Electrical Distribution Panel Accessibility - Typical**

Satisfactory **Main Electrical Distribution Panel Location - Basement**

Satisfactory **Main Electrical Disconnect - Breaker**

Satisfactory **Main Panel - 200**

Satisfactory **Interior House Wiring - Copper 80 percent**

Satisfactory **Type of House Wire - Romex**

Satisfactory **Grounding - Driven Rod**

Satisfactory **Electrical Defaults - Sub Panel 2**

Safety Concern **Electrical Duplex Receptacles - 3 Slotted**

GFCI near panel would not trip when tested and should be replaced.

PLUMBING

Service/Repair **PLUMBING - General Comment**

No check valve installed at injector pump and one should be.



Municipal Main Supply Size - 3/4

Municipal Main Supply Type - Plastic

Main Water Shut Off - Basement

Service/Repair **Interior Visible Water Pipes - Copper**

Some discoloration noted.

Waste System - Municipal

Interior Waste/Vent Pipes - PVC

Number of Outside Spigots - 2

Type of Outside Spigots - Frost Free

Well Pump Type - Submersible

Pump Location - Well Casing

Well Pump Installation - Deep

W. HEATER

Water Heater 1 Mfg. - Bradford White

Water Heater 1 Rated BTU Per Hour - 50,000 +

Water Heater 1 Approx. Age - 10

Water Heater 1 Size - 50

Water Heater Fuel - L.P.

Water Heater Fuel Pipe - Direct Vent

W. HEATER

<input type="text" value="Satisfactory"/>	Water Heater Gas Piping - Valve On Off
<input type="text" value="Satisfactory"/>	Water Heater Cold Water Valve - Present
<input type="text" value="Satisfactory"/>	Temp. Pressure Relief Valve and Pipe - Present
<input type="text" value="Satisfactory"/>	Water Heater Exterior Jacket - OK
<input type="text" value="Satisfactory"/>	Water Heater 2 Mfg. - Bradford White
<input type="text" value="Satisfactory"/>	Water Heater 2 Rated BTU Per Hour - 40,000 +
<input type="text" value="Satisfactory"/>	Water Heater 2 Approx. Age - 10
<input type="text" value="Satisfactory"/>	Water Heater 2 Size - 50

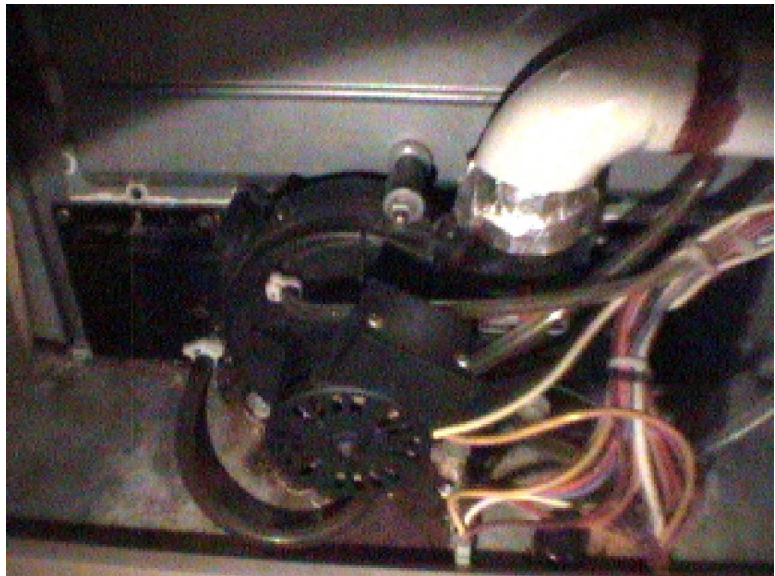
LAUNDRY

<input type="text" value="Satisfactory"/>	Laundry Sink - Metal
<input type="text" value="Satisfactory"/>	Laundry Sink Faucets - Tested
<input type="text" value="Satisfactory"/>	Laundry Sink Drain Trap - PVC
<input type="text" value="Satisfactory"/>	Laundry Water Faucets - Single Handle
<input type="text" value="Satisfactory"/>	Washer Drains - Trapped Line
<input type="text" value="Satisfactory"/>	Dryer Vented - Wall
<input type="text" value="Satisfactory"/>	Laundry Energy Source - 220 Electric

FURNACE

Forced Air System 1 Mfg. - York

Large unit has rust and some damage noted due to condensate leakage and should be monitored for future leakage as this model has a documented history of ID fan gasket and housing failures and if it has not been repaired it should be before heating season.



Forced Air System 1 BTU Per Hour - 90,000 +

FURNACE

- Satisfactory **Forced Air System 1 Approx. Age - 10**
- Satisfactory **Forced Air System Energy Source - Gas LP**
- Satisfactory **Hot Air System - Direct Drive**
- Satisfactory **Heat Exchanger Flame Pattern - Pass**
- Service/Repair **Heat Exchanger Visual - Pass**

Even when great care is taken to inspect heat exchanger visual most of it is not accessible and some problems may not be visible.

Sealed heat exchanger noted and inspection of inside of unit not possible

- Satisfactory **Distribution System Type - Up Flow**
- Satisfactory **Distribution System Material - Metal Duct**
- Satisfactory **Thermostat - Single and Multi**
- Satisfactory **Flue Piping - PVC**
- Service/Repair **Forced Air System 2 Mfg. - York**

Some condensate dripping of lines and should be better insulated.

- Satisfactory **Forced Air System 2 Approx. Age - 10**
- Satisfactory **Forced Air System 2 BTU Per Hour - Other**

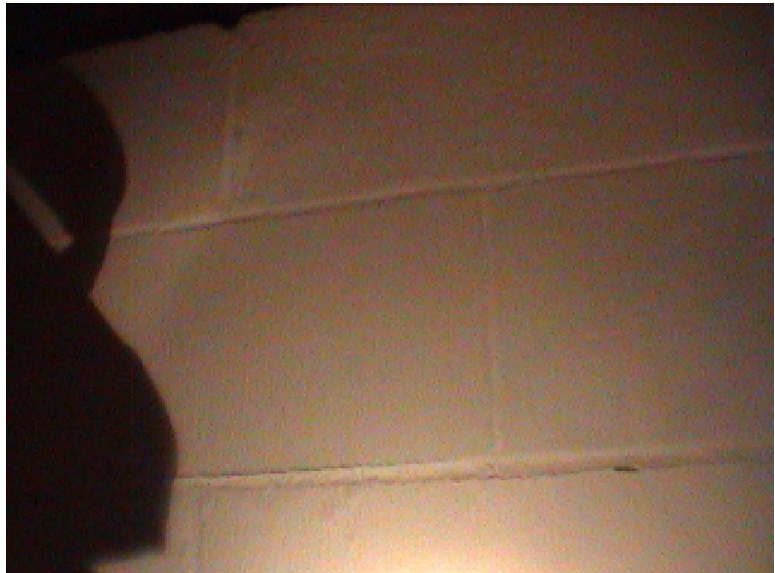
Other = less than 100,000

- Satisfactory **Filter System - Disposable**

BASEMENT

- Satisfactory **Basement Type - Full Percent**
- Satisfactory **Basement Access - Interior Stairs**
- Service/Repair **Basement Foundation Walls - Cement Block**

Some cracks and water penetration noted. Some horizontal cracks and slight bow noted and should be monitored for any change or evaluated by a structural contractor or engineer and any needed repair work done.



BASEMENT

Foundation Anchors - Anchor Bolts

Basement Floor - Cement, Carpet On Slab

Finished area on a platform.

Basement Bridging - None

Some missing squash blocks noted and should be installed were I truss members cross main steel beam.



Basement Structural Columns - Steel

Basement Structural Beams - Steel

Basement Ceiling Sub Floor - Plywood

Basement Ceiling Joist - Truss

Basement Insulation - Sill Plates

Insulation limits inspection.

Basement Wall Finish - Partially Finished

Inspection limited by finished areas.

Basement Drainage - None

CRAWL SPACE

Crawl Space Type - Combination

Crawl Space Access - Via Basement

Access to low to crawl and was inspected from the hatch.

Crawl Space Foundation Walls - Cement Block

Some cracks and water penetration noted.

Crawl Space Structural Columns - Bearing Wall

Crawl Space Ceiling Joist - Truss

Crawl Space Insulation - Sill

CRAWL SPACE

Service/Repair Crawl Space Ventilation - None

There is minimal ventilation available from the full basement area.

Satisfactory Crawl Space Floor Vapor Barrier - Present

Satisfactory Crawl Space Floor Type - Concrete

Satisfactory Crawl Space Drainage - None

KITCHEN

Satisfactory Kitchen Walls - Drywall

Satisfactory Kitchen Ceiling - Drywall

Satisfactory Kitchen Floors - Ceramic Tile

Satisfactory Kitchen Heating Source - Central

Satisfactory Kitchen Cooling Source - Central

Satisfactory Kitchen Doors Windows - Tested

Satisfactory Kitchen Cabinets - Custom Wood

Satisfactory Kitchen Sink Faucet - Hot and Cold

Satisfactory Kitchen Drain and Trap - PVC

Satisfactory Garbage Disposal - Continuous Feed

Satisfactory Dishwasher Approx. Age - 9

Satisfactory Dishwasher Mfg. - Other

Other = ASCO

Satisfactory Trash Compactor - None

Satisfactory Exhaust Fan Hood - Hood Ductless

Satisfactory Range Oven - Free Standing

Satisfactory Surface Cook top - Electrical

Safety Concern Kitchen Wall Receptacles - Grounded

GFCI would not trip when tested and should be repaired or replaced.

Satisfactory Kitchen Switches Fixtures - Recessed

HALF BATH

Satisfactory Half Bath Doors and Windows - Pocket Door

Satisfactory Half Bath Electric Switches and Fixtures - Wall

Safety Concern Half Bath Receptacles - GFCI

GFCI would not trip when tested.

HALF BATH

Satisfactory	Half Bath Walls and Ceilings - Drywall
Satisfactory	Half Bath Exhaust System - Elect Fan Outdoors
Satisfactory	Half Bath Heating and Cooling - Central
Satisfactory	Half Bath Sink Faucets - Single Lever
Satisfactory	Half Bath Sink Stopper - Push Pull
Satisfactory	Half Bath Sink Basin - Cast Marble
Satisfactory	Half Bath Sink Drain and Trap - PVC
Satisfactory	Toilet Bowl and Tank - 2 Piece, Anchored
Satisfactory	Toilet Operation - Drains, Refills
Service/Repair	Half Bath Ventilation - Fan
Fan noisy	
Satisfactory	Half Bath Floor - Ceramic Tile
Satisfactory	Number of Half Baths - 1

BATHROOM

Service/Repair	Bathroom Doors, Windows - Door Lock
Upper sash would not stay up in master bath.	
Satisfactory	Bathroom Electric Switches and Fixtures - Wall
Satisfactory	Bathroom Receptacles - GFCI
Satisfactory	Bathroom Walls and Ceilings - Drywall
Satisfactory	Bathroom Exhaust System - Electric Fan Attic
Satisfactory	Bathroom Sink Faucets - Single Lever
Satisfactory	Bathroom Sink Stopper - Push Pull
Satisfactory	Bathroom Sink Basin - Cast Marble
Satisfactory	Bathroom Sink Drain and Trap - PVC
Satisfactory	Toilet Bowl and Tank - 2 Piece, Anchored
Satisfactory	Toilet Operation - Flushes, Drains, Refills
Satisfactory	Bathtub Faucets -
Satisfactory	Bathtub Stopper - Concealed
Satisfactory	Bath Showerhead - Standard
Satisfactory	Tub Wall Encl. - Ceramic
Satisfactory	Bathroom Ventilation - Window, Fan

BATHROOM

Satisfactory	Bathroom Floor - Ceramic
Satisfactory	Shower Stall Walls - Fiberglass
Satisfactory	Shower Drain - Floor Drain Stall
Satisfactory	Shower Faucets - Single Lever
Satisfactory	Number of Full Baths - 5

ATTIC

Service/Repair Attic Accessibility - Access restricted

Some parts of the attic not accessible.

Satisfactory	Attic Entry Access - Hatch
Satisfactory	Attic Access Location - Closet
Satisfactory	Attic Structural Framing Type - Conventional
Satisfactory	Attic Structural Framing Spacing - 16 inches on Center
Satisfactory	Attic Sheathing - Plywood
Satisfactory	Attic Floor Insulation - Fiberglass
Satisfactory	Attic Insulation Thickness - 10 inches
Satisfactory	Attic Insulation Approx. R. Value - 30
Satisfactory	Attic Ventilation - Gable End
Satisfactory	Attic Wiring - Exposed
Satisfactory	Attic Vent Pipes - Vented Outside
Satisfactory	Attic Exhaust - Vents Outside
Satisfactory	Attic Chimney Flues - Clay Liner

INTERIOR

Satisfactory	Interior Cabinets and Shelving - Accessible
Satisfactory	Ceiling Fan - Sample Number Tests
Satisfactory	Whole House Fan - Not Tested
Satisfactory	Interior Fixtures - Properly Wired
Satisfactory	Smoke Detectors - One On Each Level
Satisfactory	Stairways - With Hand Railings
Satisfactory	Interior Fire Place 2 - Masonry
Satisfactory	Number of Bedrooms - 5

INTERIOR

Satisfactory	Interior Walls - Dry Wall
Satisfactory	Interior Ceilings - Dry Wall
Satisfactory	Interior Switches - Sample Number Test
Satisfactory	Interior Outlets - Three Prong Grounded
Satisfactory	Interior Heat Source - Tested
Satisfactory	Interior Cooling Source - Tested
Satisfactory	Interior Rooms - Living Room, Family Room, Dining Room
Service/Repair	Interior Fire Place 1 - Masonry
Unit in the off of foyer had no poliot lit and was not tested.	
Satisfactory	Visible Flues and Dampers - Operated
Satisfactory	Closets - Doors in Place
Satisfactory	Interior Floors - Vinyl
Safety Concern	Windows - Operated

Large number of windows that the top sash would not stay open when tested and all should be repaired.