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1234 Sample Street, Philadelphia, PA 19121

**CLIENT & INSPECTION INFORMATION**

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**Abundant Home Inspection Services**  
P.O. Box 18899  
Philadelphia, PA 19119  
267-303-3329 (phone), 215-849-6671 (fax)

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**CLIENT & SITE INFORMATION:**

**REPORT NO.:** 20071021.  
**DATE OF INSPECTION:** 10/21/2007.  
**TIME OF INSPECTION:** 12:59 PM.  
**CLIENT NAME:** Yvonne Hooks.  
**INSPECTOR:** Simone Cartwright - ASHI #246844.  
**AGENT/REP:** Christine Realtor, ABC Realty Company.  
**PARTIES PRESENT:** Buyer.  
**HOUSE STATUS:** Occupied with belongings. Furniture, personal belongings and household goods prevents total and complete review of some areas. A final walk through before closing is recommended.  
**INSPECTION SITE:** 1234 Sample Street, Philadelphia, PA 19121.



**CLIMATIC CONDITIONS:**

**WEATHER:** Clear.  
**SOIL CONDITIONS:** Dry.  
**APPROXIMATE TEMPERATURE:** 70-80.

**BUILDING CHARACTERISTICS:**

**ESTIMATED AGE OF HOUSE:** 82 +/- per property disclosure.  
**BUILDING TYPE:** Row.  
**STORIES:** 3.

**UTILITY SERVICES:**

**WATER SOURCE:** Public.  
**SEWAGE DISPOSAL:** Public.  
**UTILITIES STATUS:** All utilities on.

**DEFINITIONS**

**Serviceable:** System or component is functional and serving the purpose for which it was intended.

**Maintenance (Maint):** System or component requires normal maintenance related to owning a property to prolong the remaining life, prevent moisture/water damage or prevent future damage or deterioration.

**Monitor:** System or component was functioning at the time of inspection, is near or at the end of its serviceable life and will require some level



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of maintenance, repair or replacement in the near future. You should budget for additional expenses.

**Upgrade:** Improvements which are recommended but not required. Item may not have been common practice or required at the time of construction. Upgrading is recommended to enhance safety, efficiency or comfort.

**Safety:** Condition that is unsafe and in need of prompt attention. Failing to take appropriate action could lead to serious injury or death.

**Verify:** System or component is not operating properly or is significantly deficient or is damaged in a way to make it unstable or insufficient and will usually require some level of repair or replacement to restore it to serviceable condition. Verification of the condition and/or operation of the item with the seller or appropriate licensed specialist prior to settlement is strongly recommended. -OR- The system was off, disconnected or inaccessible and could not be inspected. Verification of the condition and/or operation of the system with the seller or qualified specialist prior to settlement is strongly recommended.

**Information:** This information is included to enhance our understanding of system or component.

**Terms:** Right, Left, Front, Rear are based on standing in front of the property facing the building.

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#### REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his/her own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his/her visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are NOT within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, recreational equipment such as; playground equipment, pools or hot tubs, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; septic systems, water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity; free standing appliance like portable dishwasher and refrigerators. Any general comments about these systems and conditions are informational only and do not represent an inspection. (Please review exclusions in Inspection Agreement and disclaimers/limitations at the beginning of each section)

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any expressed or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Any disagreement or dispute arising as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. In the event of a claim, the Client will give the Company an opportunity to re-inspect the property prior to any repairs and as frequently as requested or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

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## 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. The inspection does not include identification of insulation type, R-values or environmental hazards. No testing for lead based paint is performed. This inspection is not intended to address or include any geological conditions or site stability information. Any reference to the grade is limited to only the areas around the exterior of the exposed foundation or exterior walls. Water is the most common cause of a homes deterioration. All exterior grading should allow for surface and roof water to flow away from the foundation. This inspection does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Minor cracks are typical in walks, driveways and foundations and most do not represent a structural concern. All concrete slabs experience some degree of settlement.

Our focus on chimneys is directed at identifying visible damage/deterioration. Examination of concealed or inaccessible components, such as the presence of a flue liner, cracking, damage or deterioration to the liner, loose or missing mortar at the interior of the chimney and adequacy of installation are all beyond the scope of this inspection. If client has further concerns regarding these items, we recommend a chimney sweep be consulted for a more detailed evaluation. Having the firebox and chimney liner professionally cleaned and inspected annually is recommended.

Retaining walls are mostly used for stabilizing and controlling erosion on steep banks, or are used in terracing a portion of the yard for recreation or landscaping. Retaining walls should be verticle or inclined very slightly toward the embankment. Walls that are leaning forward, cracking, or heaving have reacted to pressure and/or movement. The wall may remain in the leaning position for years, however, ongoing movement can cause the wall to eventually fail.

**WALKWAYS:** Serviceable. Concrete.

**FRONT STAIRS/  
HANDRAILS:** Serviceable. Concrete Stairs with rod iron handrail.

**REAR STAIRS/  
HANDRAILS:** Serviceable. Concrete stairs with rod iron handrail.

**SIDING/WALL  
CLADDING:** Brick veneer. Painted at the front. Step cracks are present in the brick mortar at: the rear above the 2nd floor middle bedroom window. Cracks in brick mortar usually indicate excessive structural stress which can be the result of several causes. Left uncorrected the damage will worsen. A structural engineer should be called in to determine the cause and recommend a course of action. (Verify) Vines and moss are on the house. This is not a good idea for vines hold moisture, promote insect damage and deteriorate brick and mortar. Ivy/vines and moss have a very strong grip and can puncture surfaces, grow behind siding, loosen it and grow under sills. Recommend removal. (Maint)(Monitor) Spalling/Deteriorated brick observed at the rear. Spalling is an indication of moisture penetration, which can be maintained by applying a water repellent coating. (Maint)(Monitor) Missing mortar present. Repointing repairs are recommended. (Maint.)



**FOUNDATION:** Stone. Deteriorated stone and mortar present at the rear. Recommend patching/replacing stone and repointing. (Maint.) (see further comments at foundation section)

**FASCIAS/OFFIT  
TRIM:** Metal. Weathered. Openings/gaps present at front and rear. Recommend sealing to prevent damage to roof sheathing and wood framing of property. (Maint.)



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**WINDOW FRAMES/  
TRIM:**

Wood. Window frames/sills are wrapped, hidden moisture damage may exist. **(Maint.)** Seal gaps around window frames to protect against rain/moisture penetration. **(Maint.)**



**DOORS/TRIM:**

Serviceable. Wood.

**LOT/GRADE:**

Flat to sloped.

**CHIMNEY  
LOCATION:  
CHIMNEY TYPE:  
CHIMNEY  
CONDITION:**

Main/third floor roof.  
Masonry.

Chimney collapsed. Chimney has to be rebuilt to allow gases from appliance to escape property and prevent carbon monoxide poisoning to occupants, as well as, to protect the property from water damage. **(Verify)(Safety)**



**CHIMNEY  
LOCATION:  
CHIMNEY TYPE:  
CHIMNEY  
CONDITION:**

Second floor rear.  
Masonry.

There is no spark arrester/rain cap. Installation is recommended to enhance fire safety, prevent water, rodent and debris penetration. **(Maint.)** Creosote buildup is present at the top of the chimney. This is an indication the chimney has not been regularly cleaned and could be a fire safety concern. Cleaning of the flue by a chimney sweep is recommended prior to use. **(Safety)(Verify)** The chimney stack appears to have an unlined flue. While this may have been acceptable at the time of construction, flue liners are a fire safety feature which should be installed. **(Upgrade)(Verify)**



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**FOUNDATION / STRUCTURE**

Finished or partially finished basements limit the visual accessibility of many components in the basement such as electrical systems, plumbing, heating ducts, framing, walls and floors. Note: All slabs (floors) experience some degree of cracking due to the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Finishes are not removed for this inspection.

Foundations are inspected for evidence of water penetration and unusual cracks. Minor cracks are typical in many foundations and most do not represent a structural problem as all concrete/masonry products experience some degree of cracking due to shrinkage in the drying process. Virtually all foundations are vulnerable to water seepage due to their location below grade. Water seepage and moisture penetration are common problems in foundations usually resulting from inadequate water management above ground. Changing soil conditions and unusual weather can cause leakage even in a previously dry foundation. Most causes can be corrected by improving drainage and grading. All exterior grades should allow for surface and roof water to flow away from the foundation. Based on a one time review, we cannot always detect the evidence or future possibility of water seepage. We suggest inquiring with the seller to understand the history of the property. Routine maintenance procedures can be performed that will help prevent the potential for water penetration.

Excess water or moisture penetration in a crawl space can promote wood decay, mold, mildew or fungus. Regular inspections of the crawl space should be performed to locate and correct these or any other problems which may be observed. Crawl spaces should be adequately ventilated and have a vapor barrier over the exposed ground or gravel. Vents should be open year round as the need for ventilation is as important in the winter as in the summer.

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**FOUNDATION TYPE:** Basement.  
**SLAB:** Concrete.  
**FLOOR CONDITION:** Efflorescence is present. This is the whitish mineral deposit left behind from persistent exterior water/ moisture penetration. (Verify)



**SUMP PIT/PUMP:** Pump not present. Recommend installing. (Upgrade)

**FOUNDATION WALLS:** Stone. Stone foundations are prone to absorb ground moisture due to masonry joints and the porosity of stone. (Maint.)(Monitor)

**WALL COVERING:** Parge coating. Paint.

**WALL CONDITION:** Serviceable where visible EXCEPT: Significant brick dust/deterioration is present at the rear right side wall. Recommend repairing/replacing as necessary. (Verify)

**FLOOR JOISTS:** Serviceable where visible EXCEPT: Fungus/mold like substance present on joists at the rear right side. Recommend further evaluation by qualified mold specialist. (Verify)



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**SUBFLOOR:**

Deteriorated subflooring due to moisture is present at rear right side. Repairs have been made. (Maint)(Monitor)



**SUPPORT POSTS/  
COLUMNS:  
BEAMS:**

Serviceable where visible. Brick and metal.

Serviceable where visible. Wood.

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## ROOF

Our evaluation of the roof is to determine if portions are damaged, missing and/or deteriorating and, therefore, subject to possible leaking. Portions of the underlayment and decking are hidden from view and cannot be evaluated. Therefore, our review is not a warranty, guarantee nor a certification against roof leaks or the remaining useful life expectancy of the roof. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Leaking may develop at any time depending on factors such as; snow/ice build-up and/or wind & rain direction and intensity. Normally, these conditions are not present during our inspection.

The typical roof has two basic elements: the deck (or sheathing) and the weather resistant covering. On-going maintenance of the roof covering and effective water run off systems can extend a roof's useful life. Flashings at all roof penetrations should be checked and maintained regularly. Although most flashing is covered, exposed flashing should be firmly secured to the covering or penetration, and adequately sealed to prevent moisture intrusion. Valleys act to divert water from the roof. They should be kept free of debris and monitored for deterioration where visible. We recommend any roof repairs/replacements be performed by a qualified and licensed roofing contractor.

Gutters and subsurface drains are not water tested for leakage or blockage. We recommend constant maintenance to avoid water problems.

### RECENT WEATHER CONDITIONS:

No rain/snow within past 3 days.

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<b>LOCATION:</b>	Main.
<b>ROOF TYPE:</b>	Flat.
<b>INSPECTION METHOD:</b>	Walked.
<b>ROOF COVERING:</b>	Rubber/membrane.
<b>NUMBER OF LAYERS:</b>	It appears this roof has more than three layers.
<b>APPROXIMATE AGE:</b>	Unknown.
<b>ROOF CONDITION</b>	Roofing materials show signs of age and wear with cracking, deterioration, ponding and soft areas which are an indicative of past water penetration to the roof sheathing. Excessive debris is observed on the roof. This will decrease any remaining useful life of the roofing materials and increase the risk for roof leaks. Removal of debris is recommended. <b>(Maint)</b> Repair/replacement of roof is recommended. <b>(Verify)</b>



<b>VALLEYS &amp; FLASHINGS:</b>	Caulking/sealing of all flashings is recommended. <b>(Maint.)</b>
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<b>GUTTERS/ DOWNSPOUTS:</b>	Gutter is built-in on this home. This type of gutter requires continued maintenance to prevent leaking. <b>(Maint.)</b> Cleaning leaves and debris from the gutter is recommended. Clogged gutters and downspout will eventually overflow. This can result in significant moisture damage to ceilings, walls or framing. Gutters should be cleaned at least twice a year. <b>(Maint.)</b>
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<b>LOCATION:</b>	2nd floor rear.
<b>ROOF TYPE:</b>	Flat.
<b>INSPECTION METHOD:</b>	Walked.
<b>ROOF COVERING:</b>	Rubber/membrane.
<b>NUMBER OF LAYERS:</b>	Unknown.
<b>APPROXIMATE AGE:</b>	Unknown.
<b>ROOF CONDITION</b>	Roofing materials show signs of age and wear with, cracking. Maintenance and repair efforts are recommended to preserve the remaining life of the roof. (Maint.), (Monitor)
<b>FLASHINGS:</b>	Caulking/sealing of all flashings is recommended. (Maint.)
<b>GUTTERS/ DOWNSPOUTS:</b>	Serviceable. Gutter and downspout are, aluminum.

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## PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

### MAIN LINE:

**MATERIAL:** Water supply to this property is provided by a public water system.  
**CONDITION:** Water meter is located, Front, Appears serviceable, Valves are not tested. Main line is 3/4 inch diameter.

### SUPPLY PIPES:

**MATERIAL:** Copper.  
**CONDITION:** Serviceable.

### PLUMBING WASTE:

**PLUMBING WASTE:** The waste disposal system appears to be connected to a public sewer system.

### WASTE PIPES:

**MATERIAL:** Cast Iron.  
**CONDITION:** Appears serviceable. Rust noted at stand pipe. No leaking observed. Recommend budgeting for repair/replacement to prevent future leaking. (Maint)(Monitor)

### HOSE FAUCETS:

**OPERATION:** Sample operated, appeared serviceable.

### VENTS/TRAPS

**CONDITION:** Serviceable.

### WATER HEATER:

**TYPE:** Electric. The thermostat for electric hot water heaters is behind the element access panel.  
**Brand:** Bradford-White. Model #MI80R5GS13, Serial #KD1480862.

### APPROXIMATE

**AGE:** 16 +/- per ANSI number. Water heaters 5 years or older may need to be replaced within in the next 5 years. (Monitor)

**CAPACITY:** 80 Gallons.

**LOCATION:** Basement.



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**CONDITION:**

Tank is cracked and rusted. Replacement is needed.  
(Verify)



**COLD WATER  
DISCONNECT:  
T/P RELIEF VALVE:**

Water shut-off valve is present.  
Present.

**FUEL SYSTEM:**

**METER/TANK  
LOCATION-  
CONDITION:**

Oil tank is located: in the Basement. Appears serviceable.

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**HEATING SYSTEM**

Our evaluation of the heating system is both visual and functional provided power and fuel is supplied to the component. **The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection.** Some furnaces are designed in such a manner that inspection is almost impossible. The inspector cannot light pilot lights or restore fuel to appliances. Safety devices are not tested by the inspector. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. We recommend you evaluate these systems prior to closing. Subjective judgment of system capacity is not a part of the inspection. Normal servicing and maintenance is recommended on a yearly basis.

As the inspector is a generalist and not a specialist it is recommended that you obtain service records from the seller. If no documentation can be provided or the system has not been serviced within the past year it is recommended that you have the seller service the unit prior to settlement to ensure proper operation of the system prior to purchase.

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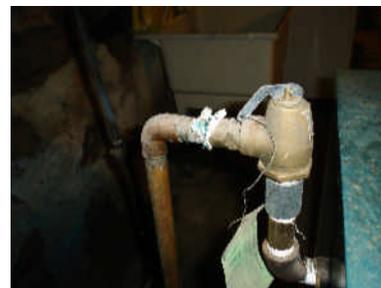
**LOCATION:** Basement.



**THERMOSTAT:** Serviceable. Located in: dining room.  
**BRAND:** Columbia Emerald, Model #EM-125, Serial #31012.

**APPROXIMATE AGE:** Unable to determine.  
**FUEL:** Oil.  
**TYPE:** Hot water heating. Forced hot water system (Hydronic/Circulating) type.

**T/P RELIEF VALVE:** Rust/Corrosion observed on Temperature Pressure Relief Valve. Recommend repair/replacement. **(Safety)**



**DISCONNECTS:** Serviceable. An oil shut off valve and electric disconnect are provided for this unit.

**BURNERS:** Serviceable.

**EXHAUST VENTING:** Serviceable. Metal.

**DISTRIBUTION PIPES:** Serviceable.

**COMMENTS/ CONDITION:** An expansion tank is present and appears serviceable. No leaks are present at time of inspection. A pressure reducing valve is present and appears to be serviceable. This valve allows water to fill the system on an as-needed basis. A back flow preventer valve is present in the water supply piping. A circulating pump is present and serviceable.

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**ELECTRICAL SYSTEM**

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Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

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**SERVICE ENTRANCE:**

**CONDITION:** Appears serviceable, Power supply is overhead/service drop.

**METER LOCATION:**

**LOCATION:** Exterior Front.

**METER CONDITON:**

**CONDITION:** Serviceable.

**MAIN SERVICE:**

**APPROXIMATE SIZE:** AMPS, 150. AMPS.

**VOLTAGE:**

**VOLTAGE:** 120/240 volt system is installed.

**MAIN PANEL:**

**LOCATION AND NOTES:** Basement.

**Inspector Notes:** Missing panel cover. This is a **LIFE SAFETY HAZARD** due to exposed hot wiring. Recommend panel cover be install immediately., Rusting observed inside main panel. This is usually an indication of water or condensation. **(Maint)(Safety)** Identify circuits and create labels once panel is replaced. **(Upgrade)**



**MAIN DISCONNECT:**

**MAIN DISCONNECT:** Present at the main panel.

**CONDUCTORS:**

**ENTRANCE CABLES:** Serviceable. Braided Aluminum- OK.

**BRANCH CONDUCTOR TYPE:** Serviceable. Copper-OK. Copper is preferred for safety.

**BRANCH WIRING TYPE:** Serviceable. Romex and rag.

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**MAIN PANEL GROUNDING:  
GROUNDING:**

Grounding provided by an exterior ground rod and the homes interior plumbing. Rust observed on the jumper ground clamp. This condition will reduce the conductivity. Recommend replacement of clamp. (Maint)(Safety)



**CIRCUIT DISCONNECTS:  
CIRCUIT  
DISCONNECTS:**

Circuit breakers. Breaker terminal is corroded. Corroded terminals can prevent proper conductivity. Repair/cleaning of the terminals by a licensed electrician is recommended. (Verify)



**SWITCHES & OUTLETS:  
CONDITION:**

A representative sampling of switches and outlets was tested. Two and three prong ungrounded outlets are present at various areas of the home. It is recommended that these type outlets be grounded, replaced with 3 prong outlets or protected on a GFI circuit. (Safety)

**GFCI OUTLETS/  
BREAKERS:**

There are no ground fault interrupters. Upgrading with GFI's at all receptacles near water fixtures is recommended. (Safety)

**VISIBLE JUNCTION BOXES:  
CONDITION:**

Serviceable.

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**KITCHEN**

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Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and the most accuracy are not tested during this inspection. Refrigerators are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

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**KITCHEN SINK:**

**TYPE AND CONDITION:** Serviceable, Stainless Steel.

**FAUCETS/SPRAYER:**

**CONDITION:** Serviceable. Operated and functional water flow was observed.

**SUPPLY PIPES:**

**CONDITION:** Serviceable.

**TRAPS/DRAINS:**

**CONDITION:** Serviceable. No leaks observed at the time of the inspection.

**COOKTOP:**

**TYPE/CONDITION:** The electric cooktop elements were tested and appeared to function properly at time of the inspection. These can fail at any time without notice. No warranty, guarantee or certification is given as to the future failures.

**OVEN:**

**CONDITIONS:** Serviceable. Both the broiler and back oven elements were tested at the time of the inspection and appeared to function properly. These can fail at any time without notice. No warranty, guarantee, or certification is given as to future failures.

**HOODFAN/VENTILATION:**

**TYPE AND CONDITION:** Fan/Hood operational. Internal/recirculating.

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**BATHROOMS**

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Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common minor faults such as stuck stoppers or dripping faucets. Showers are visually inspected for leakage, but leaks often do not show except when the shower has the weight of the person and is in actual use. Determining whether shower pans and tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Minor imperfections in caulking and grouting can allow water/moisture penetration into the wall/floor areas and cause damage, which is not always visible to the inspector. Shower heads/faucets and drain stoppers, as with most mechanical fixtures will require repair and replacement at some point in time. We cannot predict future failure of these items.

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**LOCATION:** 3rd floor hall.  
**VENTILATION:** Serviceable.  
**TUB/SHOWER SURROUND:** Serviceable. No damaged tiles present at time of inspection. Tile edges and grout should be kept caulked and sealed to prevent water damage. (Maint.)  
**TUB/SHOWER FAUCET:** Serviceable. Operated. Functional water flow observed.  
**TUB STOPPER:** Serviceable.  
**TUB/SHOWER DRAIN/SUPPLY:** Serviceable.  
**SINK:** Serviceable.  
**SINK FAUCET/ SUPPLY PIPES:** Serviceable. Operated. Functional water flow noted.  
**TRAPS/DRAIN:** Serviceable. No leakage observed at time of inspection.  
**TOILET:** Serviceable. Operated.

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**LOCATION:** 2nd floor hall.  
**VENTILATION:** Serviceable.  
**TUB/SHOWER SURROUND:** Serviceable. Fiberglass.  
**TUB/SHOWER FAUCET:** Serviceable. Operated. Functional water flow observed.  
**TUB STOPPER:** Serviceable.  
**TUB/SHOWER DRAIN/SUPPLY:** Serviceable.  
**SINK:** Serviceable.  
**SINK FAUCET/ SUPPLY PIPES:** Serviceable. Operated. Functional water flow noted.  
**TRAPS/DRAIN:** Serviceable. No leakage observed at time of inspection.  
**TOILET:** Serviceable. Operated.

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**INTERIOR**

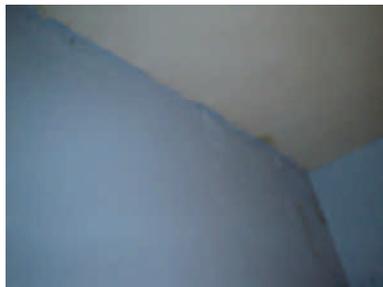
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The interior includes the Bedrooms, Entries, Halls/Stairs, Living, Dining, Family/Bonus, Den, Office, Rec room and any finished rooms in the basement. This portion of the report bundles these areas of the home to one page. Our interior review is visual and evaluated with similar aged homes in mind. Areas hidden from view by stored items, such as finished ceiling/wall/floor coverings cannot be viewed and are not a part of this inspection. Dismantling or removing of interior coverings such as drop ceilings, paneling and carpet is not performed. Cosmetic deficiencies and minor flaws are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not within the scope of this inspection. Cracking and nail pops in walls and ceilings are common in many residences, and unless otherwise noted, usually require only cosmetic repairs. Windows, as with other systems, can fail and/or experience problems over time. It is not always possible to determine if all Thermopane/insulated glass windows are completely intact. Conditions such as temperature, humidity, dust and lighting limit the ability to review these windows visually, thus we suggest you review windows prior to close. Windows are inspected from both the exterior and interior perspectives (where accessible). Ease of operation, window type and condition of the panes and frames are reviewed. Screens and storm windows as well as security bars emergency releases are not checked as part of this inspection

Our focus on fireplaces is directed at identifying visible damage/deterioration and the presence/possibility of water penetration. Adequacy of installation and draft or smoke tests are beyond the scope of this inspection. Fireplaces which have gas logs installed need to be properly vented to the exterior, it is recommended that the damper be permanently blocked open to enhance safety. Wood Stoves are airtight inserts and can cause rapid buildup of creosote, which can be a fire hazard. It is recommended to check the system often for creosote and have it professionally cleaned as needed. Please refer to the exterior page for further limitations in regards to chimneys.

\* \* \* \* \*

- FLOORS:** Serviceable. Wood. Vinyl.
- WALLS:** Serviceable. Plaster.
- CEILINGS:** Plaster. Moisture stains observed in 3rd floor front bedroom around chimney area. Stains tested dry with moisture meter at time of inspection, however there has been NO rain for several days. Active stains only manifest themselves during specific conditions (i.e. during wind and rain). Recommend client confirm from seller if the stains are related to a previously repaired problem. (see chimney and roofing comments) *(Verify)*
- DOORS:** Serviceable.
- WINDOWS:** Serviceable.
- STAIRS/RAILING:** Serviceable.



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## **SMOKE DETECTORS & CARBON MONOXIDE TESTING**

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Smoke detectors are recommended to be installed on each level of the home, including basements, live-in attics, utility/mechanical rooms, in bedrooms and any hallway adjoining a bedroom. Regular testing is recommended to ensure proper working order. If your detector uses batteries, change the batteries immediately upon moving into your home. It is also recommended that you replace the batteries every 6 months or when the smoke detector chirps, signaling a low battery. Most smoke detectors have a life span of 10 years. If you suspect a smoke detector is near this age or you are not sure, be safe and replace the unit. It is also recommended you develop and rehearse escape plans for use in the event of a fire emergency.

### **SMOKE DETECTORS**

#### **LOCATION:**

None present, recommend installing on all levels and in all bedrooms. (Safety)

### **CARBON MONOXIDE TEST**

All fuel burning appliance tested at 0 ppm before and during operation. No carbon monoxide readings detected.

On the inspection date, the following CO readings were obtained in parts per million (ppm) at the locations and under the conditions noted. **As established by the American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE), readings in excess of 9 ppm in a living area indicate excessive carbon monoxide is evident.** Health effects are related to the level of CO concentrations and length of exposure. New studies indicate that chronic, low level exposure can have serious health consequences.

- 0 PPM - Desired level
- 9 PPM - Acceptable level of CO in a living space
- 50 PPM - Max. concentration for continuous exposure in any 8 hour period
- 400 PPM - Frontal headaches 1 to 2 hours, death within 2 hours
- 800 PPM - Nausea and convulsions, death within 2 hours
- 1,600 PPM - Nausea within 20 minutes, death within 1 hour
- 12,800 PPM - Death within 1 to 3 minutes

A Professional Equipment Carbon Monoxide Detector was used to determine if the heating and exhaust venting system in this home was contributing carbon monoxide to the internal home environment at the time of inspection. The carbon monoxide readings were obtained using normal operating controls of the equipment and following the manufacturer's instructions and protocol for this carbon monoxide analyzer. While the Carbon Monoxide Detector is a good tester for the presence of carbon monoxide gas, the use of this detector does not certify or de-certify the condition of equipment tested. The absence of carbon monoxide does not mean that a problem might not develop in the future. Client is therefore, advised to install carbon monoxide detectors which are available in stores. Information about these detectors can be obtained from Underwriters Laboratories at 708-272-8800.

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# Verify - Defect Summary

Prepared for  
1234 Sample Street, Philadelphia, PA 19121

**This summary page is merely an aid for all parties involved in this transaction.** This summary does not reflect the overall visible condition of the property. It is strongly recommended that you review the inspection agreement, cover letter and the entire report with your agent (if applicable) as a means of obtaining full disclosure of the overall visible condition of the property at the time of the inspection and to address any other concerns you may have.

Client is advised that this is not a proposal for execution of work. If any estimates are given by inspector, client is advised to obtain further estimates from contractors of your own choosing due to the actual costs varies between contractors. This list is comprised from the inspectors general knowledge of similar defects and is not intended to imply and should not be understood as a warranty or guarantee of any kind.

**Verify:** System or component is not operating properly, is defected or is damaged in a way to make it insufficient and will require some level of repair or replacement to restore it to serviceable condition. Confirmation of the condition or operation of the item with the seller or appropriate licensed specialist prior to settlement is strongly recommended. -OR- The system was off, disconnected or inaccessible and could not be inspected. Confirmation of condition or operation of the system with the seller or licensed specialist prior to settlement is strongly recommended. It is also recommended that any subsequent defects found be repaired as necessary to ensure proper operation of the system or component.

## EXTERIOR

### *SIDING/WALL CLADDING:*

Step cracks are present in the brick mortar at: the rear above the 2nd floor middle bedroom window. Cracks in brick mortar usually indicate excessive structural stress which can be the result of several causes. A structural engineer should be called in to determine the cause and recommend a course of action.

### *CHIMNEY CONDITION:*

Chimney collapsed. Recommend rebuilding to allow gases from appliance to escape property and prevent carbon monoxide poisoning to occupants, as well as, to protect the property from water damage.

## FOUNDATION / STRUCTURE

### *FLOOR CONDITION:*

Efflorescence is present. This is the whitish mineral deposit left behind from persistent exterior water/ moisture penetration.

### *WALL CONDITION:*

Significant moisture and deterioration is present at the rear right side wall. Recommend repairing/replacing as necessary.

### *FLOOR JOISTS:*

Fungus/mold like substance present on joists at the rear right side. Recommend further evaluation by qualified mold specialist.

## PLUMBING

### WATER HEATER:

#### *CONDITION:*

Tank is cracked and rusted. Replacement is needed.

## ELECTRICAL SYSTEM

### CIRCUIT DISCONNECTS:

Corrosion present on breaker terminal. This condition can prevent proper conductivity. Repair/cleaning of the terminals by a licensed electrician is recommended.

## INTERIOR

### CEILINGS:

Moisture stains observed on 3rd floor ceiling around chimney area. Stains tested dry with moisture meter, however there has been NO rain for several days. Active stains only manifest themselves during raining conditions. Recommend client confirm with seller or licensed roofer if stains are related to a previously repaired problem. (see chimney & roof comments)

This is a confidential report prepared by **Abundant** Home Inspection Services for the client and should not be relied on by anyone else.

# Safety Summary

Prepared for

1234 Sample Street, Philadelphia, PA 19121

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Client is advised that this is not a proposal for execution of work. Prices/estimates are not usually given due to the actual cost of repair, replacement, upgrading or maintenance varies between contractors. If any estimates are given by inspector, client is advised to obtain estimates from contractors of your own choosing. This list is comprised from the inspectors general knowledge of similar defects and is not intended to imply and should not be understood as a warranty or guarantee of any kind. Also, additional safety items may be listed on the verify summary.

**Safety:** Condition that is unsafe and in need of prompt attention. Failing to take appropriate action could lead to serious injury or death

This system or component in its current state or condition poses a safety risk and should be corrected as required to enhance your safety.

It is also recommended that any subsequent defects found be repaired/replaced as necessary to ensure proper operation of the system and/or component.

## EXTERIOR

### *CHIMNEY CONDITION:*

Creosote buildup is present at the top of the chimney. This is an indication the chimney has not been regularly cleaned and could be a fire safety concern. Cleaning of the flue by a chimney sweep is recommended prior to use. The chimney stack appears to have an unlined flue. While this may have been acceptable at the time of construction, flue liners are a fire safety feature which should be installed.

## HEATING SYSTEM

### *T/P RELIEF VALVE:*

Rust/Corrosion observed on Temperature Pressure Relief Valve. Recommend repair/replacement.

## ELECTRICAL SYSTEM

### MAIN PANEL:

Missing panel cover. This is a **LIFE SAFETY HAZARD** due to exposed hot wiring. Recommend panel cover be installed immediately. Rusting observed inside main panel. This is usually an indication of water or condensation.

### SWITCHES & OUTLETS:

#### *CONDITION:*

Two and three prong ungrounded outlets are present at various areas of the home. It is recommended that these type outlets be grounded, replaced with 3 prong outlets or protected on a GFI circuit.

#### *GFCI OUTLETS/BREAKERS:*

There are no ground fault interrupters. Upgrading with GFI's at all receptacles near water fixtures is recommended.

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