



Professional Home Inspection, LLC

Owned and Operated by
David C. Mull

HOME INSPECTION REPORT



123 Any Street

This Home Inspection Report Prepared for:

Client Happy PHI Client

Property Address 123 Any Street

Date of Inspection Any Date

Professional Home Inspection

Property Address: 123 Any Street
Inspection Date: Any Date

Client and Property Information:

Client's Address: 35 North Linden Street
Manheim, PA 17545

Inspection Fee: \$Fee

Report sent to: Happy PHI Client
Happy PHI Client Agent

Assigned Site Inspector: David C. Mull

Report sent by: Electronic Regular Mail Fax #

Emailaddress@Verizon.net

Attendance: Buyer Buyer's Agent Seller Listing Agent Other None

Weather: Clear

Temperature: 38 Degrees

Property Directional Orientation: North

Furnished: No

Approximate Year Built: 1945

Approximate Square Footage Inspected: 1296

Number of bedrooms: 3

Number of full bathrooms: 2

Number of half bathrooms: 0

Description of property inspected: Detached two story property.

David C. Mull

Owner/Certified Master Home Inspector - CMI

Signature of Inspector

National Association of Certified Home Inspectors

Membership ID# NACHI05081796

National Society of Home Inspectors

Membership ID# 212905



REPORT CONTENTS

PART 1	Report Confidentiality
PART 2	Standards of Practice
PART 3	Report Summary
PART 4	Utility Disconnect and Shut-off Information
PART 5	Site, Grounds, Grading
PART 6	Exterior & Structure
PART 7	Roof Components
PART 8	Plumbing Systems
PART 9	Electrical Systems
PART 10	Attic Inspection
PART 11	Interior Components
PART 12	Bathrooms
	12.a First Floor Bathroom
	12.b Second Floor Bathroom
PART 13	Kitchen
PART 14	Basement & Crawlspace
PART 15	Heating System
PART 16	Air Conditioning System

Part 1 - REPORT CONFIDENTIALITY

This report is solely for the benefit of the client. Any person or party designated by the client to receive information within this report shall be subject to the TERMS AND CONDITIONS contained herein.

NOTICE TO THIRD PARTIES: This Report is the exclusive property of PROFESSIONAL HOME INSPECTION LLC and the Client listed above and is not transferable to any third parties or subsequent buyers. Our inspection and this Report have been performed with a written contract agreement that limits its scope and usefulness. Unauthorized recipients are therefore advised not to rely upon this Report, but rather to retain the services of an appropriately qualified home inspector of their choice to provide them with their own inspection and report.



Front Entrance

Part 2 - Standards of Practice

Professional Home Inspection offers follow up consultation after this inspection and with regard to this report. Please call us if you feel you need help in understanding any information contained within.

The following is found in the National Standards of Practice for Home Inspections and assists the Inspector and the Client in understanding the Definitions and Scope of the Home Inspection.

A home inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of a dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home.

A home inspection is intended to assist the client in the 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 and not the determination of future conditions.

A home inspection will not reveal every problem that exists or ever could exist, but only those material defects observed on the day of the inspection. A material defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at, or beyond the end of the normal useful life is not by itself a material defect.

Limitations:

An inspection is not technically exhaustive, and will not identify concealed or latent defects. It will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic, etc. It will not determine the suitability of the property for any use. It does not determine the market value of the property or its marketability. It does not determine the advisability or inadvisability of the purchase of the inspected property. It does not determine the life expectancy of the property or any components or systems therein. It does not include items not permanently installed.

Exclusions:

The inspector is not required to determine the property boundary lines or encroachments, the condition of any component or system that is not readily accessible, the service life expectancy of any component or system, the size, capacity, BTU, performance, or efficiency of any component or system, or the cause or reason of any condition, the cause for the need of repair or replacement of any system or component or future conditions, the compliance with codes or regulations, the presence of evidence of rodents, animals or insects, the presence of mold, mildew or fungus, the presence of air-borne hazards, the presence of birds or the presence of fauna, the air quality, the existence of asbestos, the existence of environmental hazards, the existence of electro-magnetic fields, the presence of hazardous materials including, but not limited to, the presence of lead in paint, any hazardous waste conditions, any manufacturer recalls or conformance with manufacturer installation or any information included in the consumer protection bulletin, operating costs of systems, replacement or repair cost estimates, the acoustical properties of any systems or estimates of how much it will cost to run any given system.

The inspector is not required to operate any system that is shut down or any system that does not function properly. Or evaluate low voltage electrical systems such as, but not limited to phone lines, cable lines, antennae, lights, remote controls, any system that does not turn on with the use of normal operating controls, any shut off valve, any electrical disconnect or over current protection devices, any alarm systems, moisture meters, gas detectors or similar equipment.

The inspector is not required to move any personal items or other obstructions, such as, but not limited to, throw rugs, furniture, floor or wall coverings, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, foliage and pets.

Standards of Practice (Continued)

The inspector is not required to dismantle, open, or uncover any system or component. Enter or access any area which may, in the opinion of the inspector, to be unsafe or risk personal safety. Enter crawl spaces or other areas that are unsafe or not readily accessible. Inspect underground items such as, but not limited to, underground storage tanks or other indications of their presence, whether abandoned or actively used. Do anything which, in the inspector's opinion, is likely to be unsafe or dangerous to the inspector or others or damage property, such as, but not limited to, walking on roof surfaces, climbing ladders, entering attic spaces or negotiating with dogs. Inspect decorative items. Inspect common elements or areas in multi-unit housing. Inspect intercoms, speaker systems, radio-controlled, security devices or lawn irrigation systems. Offer guarantees or warranties. Offer or perform any engineering services. Offer or perform any trade or professional service other than home inspection. Research the history of the property, report on its potential for alteration, modification, extendibility, or its suitability for a specific or proposed use for occupancy.

The inspector is not required to determine the age of construction or installation of any system, structure, or component of a building, or differentiate between original construction or subsequent additions, improvements, renovations or replacements or determine the insurability of a property.



Front View

Part 3 – Report Summary

As with any structure, there may be certain elements that are in need of attention, repair or maintenance. This inspection has addressed those points, which is the primary function of a home inspection. Our observations will determine if this dwelling is in need of repair to any of the major systems included in this inspection which are required to keep it in an acceptable condition. Some additional minor reportable conditions may be discovered in the course of repairs, upgrading or when the home is vacant. We recommend that you obtain repair estimates from competent specialists as an aid in planning your future course of action.

A home inspection will not reveal every problem that exists or ever could exist, but only those material defects observed on the day of the inspection. A material defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at, or beyond the end of the normal useful life is not by itself a material defect.

The items listed below have been found to be deficient in this report. **You should refer to specific sections in this report for additional information that may have been commented on concerning a specific component or system. This summary is not an all-inclusive list of the defects found in the dwelling. It is your responsibility to read the entire report and call Professional Home Inspection if you have any questions.**

Items in the report found to have a material defect or major deficiency:

Reference	Description
1 Part #5	The driveway was found with substantial cracking due to deferred maintenance. We recommend these cracks are professionally repaired to prevent further damage. The driveway should be resurfaced in the future.
2 Part #6	The chimney masonry crown was observed with surface cracking. These cracks should be repaired to prevent further damage and to prevent water intrusion into the interior of the chimney.
3 Part #7	Evidence of roof leak and water staining was found on the roof sheathing located at the front right gable side wall as viewed from the attic interior. Further investigation and repairs by a qualified roofing contractor are recommended. Monitor this area for active leaks.
4 Part #7	Buried downspout extension piping exit points were located and found clogged and in need of opening. The two right side downspout extension exit points should be cleared of debris and maintained open.
5 Part #9	The main exterior electrical service cable was found with signs of deterioration. This cable is deficient and should be replaced.
6 Part #9	An electrical cable was observed located in the basement with open and exposed conductors installed through a return duct. The possibility of cutting through the conductors exist. Repairs by a qualified electrician are required.
7 Part #9	The property was found with two prong ungrounded outlets located in the second floor bedrooms. We recommend the client consider upgrading these outlets with grounded wiring or replace the three prong outlets with two prong ungrounded outlets.

Continued on Next Page:

Report Summary

(Continued)

	Reference	Description
8	Part #9	Smoke detectors were found non-functional. We recommend the batteries are replaced and the units are retested. Replace if this test fails.
9	Part #9	We recommend carbon dioxide detectors are installed as described in the electrical section.
10	Part #11	All basement foundation windows were found inoperable and in bad repair. These windows should be replaced in the future.
11	Part #15	The family room was observed with electric baseboard heating units with wall mounted thermostats. These heating units were found non-functional - repair as necessary. The electrical supply cable was found disconnected in the main electrical panel.

Report Summary

(Continued)

In addition to the **MAJOR DEFICIENCIES** listed on the previous page the inspection may also discover items in need of maintenance or minor repair. The inspector may also include suggestions to improve and/or maintain the property as well as suggestions for repairs to prevent future damage. These items are defined as **MINOR REPORTABLE CONDITIONS** and are included in this report as a courtesy to supplement the report. They are for the sole use of the client and are intended to be used as a “**CLIENT TO DO LIST**” upon taking possession of the inspected property.

Items in the report found to have a **MINOR REPORTABLE CONDITION**:

Reference	Description
1 Part #6	The side entry door was found with the closing mechanism in need of repair. Repair as necessary.
2 Part #9	All receptacles requiring Ground Fault Circuit Interrupter or GFCI protection are not properly protected. It is recommended that a kitchen counter receptacle (1), the bathrooms, and the exterior front left (located at the driveway) receptacles are upgraded to GFCI type receptacles.
3 Part #9	The front and side doorbells were found non-functional – repair as necessary.
4 Part #12.a	The first floor bathroom toilet was found with internal parts in need of replacement - replace as necessary.

Report Summary

(Continued)

Additional Comments/Recommendations:

1. The property was vacant at the time of inspection for an undefined period of time prior to the inspection. Vacant properties may not show evidence of deficiencies found in an occupied property. Heating and cooling equipment may have latent defects such as leaks which may not become evident until the system is running for an extended period of time. Components of the plumbing system may not show evident signs of leaks when they are not used for an extended period of time. Every effort will be made by the inspector to uncover problems using visual inspection techniques.
2. Bathroom with window ventilation only - We recommend installing a bathroom ceiling exhaust fan for proper bathroom ventilation.
3. The front left bedroom (as viewed from the front) was observed without a heat source.

Recommendations while traveling or away from your home for long periods of time. When away from home unexpected problems can arise with our home systems. Listed here are a few suggestions to help avoid damage and save on energy cost while away.

- ✓ Turn off the main water supply shut-off valve in case a water line breaks.
- ✓ Turn off the electric water heater to save on energy cost while you're away. You can do this at the water heater disconnect or the main electrical panel.
- ✓ In the colder winter season lower the central heating system thermostat set point to 54 degrees to save on energy cost. If your thermostat uses batteries it may be a good idea to replace them before you leave.
- ✓ In the warmer summer months raise the central air conditioning system thermostat set point to 78 degrees to save on energy cost and to control the indoor humidity levels preventing possible mildew and mold growth.

Part 4 - Utility Disconnect and Shut-off Information:

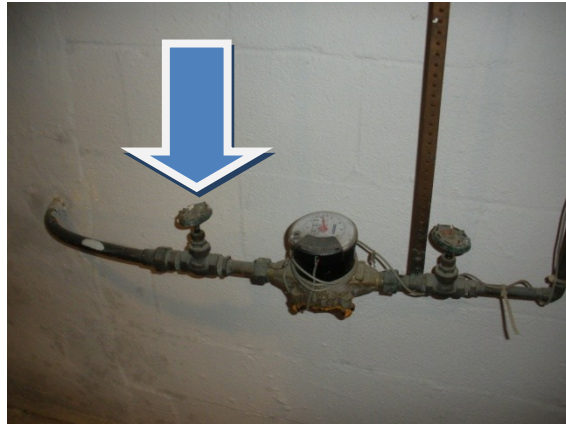
All homes have a means of disconnecting or shutting off the utilities coming into the home. Each responsible member living in the home should know the location of the devices and how to use them in the event of an emergency. As part of our inspection we have noted the location and type of disconnect or shut-off device.

Main Water Shut-off Valve

Location: Basement

Type: Gate valve

Turn the gate valve clockwise until it stops.

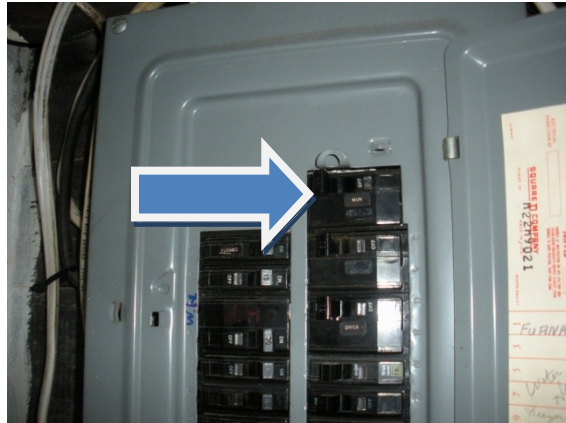


Main Electrical Disconnect

Location: Basement

Type: Circuit breaker

Push circuit breaker handle to the off position.



Main Fuel Source – Fuel Oil

Location: Basement

Type: Oil gate valve

Turn gate valve clockwise until it stops.



Part 5 - Site, Grounds, Grading

Our inspection of the site, grounds and grading includes the surface drainage, grading, some fencing, gates, sidewalks, patios, driveways, decks, porches and retaining walls adjacent to the structure. This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed foundation or exterior walls. This inspection is visual in nature and 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. When decks and porches are built close to the ground where no viewing or access is possible, we cannot make accurate opinions. These areas as well as others that are too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in this report. We routinely recommend that inquiry be made with the seller about knowledge of conditions. Where deck carpeting, stacked firewood, excessive vegetation, soil and other coverings are installed over decking and patio surfaces, the materials, their nature of construction and condition cannot be determined.

Driveway

The driveway was found with substantial cracking due to deferred maintenance. We recommend these cracks are professionally repaired to prevent further damage. The driveway should be resurfaced in the future.



Sidewalks/Walkways/Service Walks Acceptable

Retaining Walls N/A

General Grading, and Drainage Acceptable

Deck Acceptable

Inspection Restriction: The deck is without access beneath.

Porch/Stoop Acceptable

Steps to Building Acceptable

Fences and Gates None inspected

Out Buildings None inspected

Shrubs, Bushes and Trees **Trees, bushes and shrubs should be cut back to prevent rodents and insects from entering the property.**

Part 6 - Exterior & Structure

The inspection of the exterior and structure of the building includes the trim, eaves, fascias, doors, windows and flashing, exterior foundation and exterior wall coverings. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present we routinely recommend further evaluation be made by a qualified professional structural engineer. The grading of the soil should allow for surface and roof water to flow away from the foundation. All concrete slabs experience some degree of cracking due to shrinkage in the drying process or minor settlement. All items listed are inspected for their proper function, poor installation, excessive wear and general state of repair.

Exterior Foundation Acceptable

Exterior Wall Structure Acceptable

Exterior Wall Covering Acceptable

Exterior Doors **The side entry door was found with the closing mechanism in need of repair. Repair as necessary.**



Exterior Windows Acceptable – functional

Trim Acceptable

Eaves and Soffits Acceptable

Chimney This chimney is used for venting of the fuel oil furnace and drafting of the fireplace.

The chimney masonry crown was observed with surface cracking. These cracks should be repaired to prevent further damage and to prevent water intrusion into the interior of the chimney.

Recommend consultation with a professional certified chimney specialist prior to use of the wood burning fireplace. All wood burning fireplace chimney flues should be cleaned by a professional chimney sweep prior to use.

Roof Components

(continued)

Downspouts

All downspouts should have downspout extenders installed to allow rain water to be distributed from the property foundation.

All downspout extenders should be kept open to allow rain water to exit.

Buried downspout extension piping exit points were located and found clogged and in need of opening. The two right side downspout extension exit points should be cleared of debris and maintained open.



Rain water distribution system

The rain water distribution system consist of the rain gutters, downspouts, downspout splash guards, downspout extenders and when installed downspout extension piping which is sometimes buried. The purpose of this system is to allow rain water and melting snow and ice to be removed from the properties foundation. In order for this system to function properly all of the components must be in good working order and maintained in good order on a regular basis by the home owner. Failure of this system or any component of it may result in water entering the property causing damage. We recommend the property owner maintain this entire system is good working order at all times.

Additional Comments

A roof mounted satellite dish was observed. The client is advised to confirm the roof integrity if this is removed.

Part 8 - Plumbing Systems

Our inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain, waste, vent lines, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors and ceiling voids. A sewer lateral test is necessary to determine the condition of the underground sewer lines. This type of test is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, off site community water supply systems, or private (septic) waste disposal systems. A qualified specialist can perform a review of these systems. Our inspection of the water heater includes a visual examination of the accessible portions of the tank, gas, electrical and/or water connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair.

Water Service	Public
Water Entrance	From Street – Water meter and shut-off valve located in basement.
Type of Pipes	Copper – Acceptable
Waste Lines	Cast iron/Copper – Acceptable
Exterior Hose Bibs	An exterior hose bib was observed – freezing conditions prevented operating the exterior hose bib during the inspection.
Water Heater	<p>An electric water heater was observed with a temperature/pressure relief valve. The TPRV extension pipe was in place. The water heater was functioning at the time of the inspection – acceptable.</p> <p>A cold water shut-off valve was observed on the water heater supply.</p> <p>Optimal domestic hot water temperature is 115 to 125 degrees.</p>
Laundry	<p>Laundry services are located on the first floor. An electrical service is provided for the dryer. Water and electrical services are provided for the washing machine.</p> <p>A utility sink was observed and tested – acceptable.</p>
Additional Comments	The plumbing systems were found to be acceptable.

Part 9 - Electrical Systems

Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, over current protection devices, lighting fixtures, switches, and receptacles. Please note that a representative sample of the accessible electrical receptacles is inspected. Service equipment, proper grounding, wiring methods and bonding are focal points. We inspect for adverse conditions such as lack of grounding and bonding, over-fusing, exposed wiring, open-air wire splices, reverse polarity, the presence or absence of GFCI receptacles where required and defective GFCI's. The hidden nature of the electrical wiring prevents inspection of every length of wire or their connections. Telephone, video, cable, audio, security systems and other low voltage systems were not included in this inspection. We recommend you have the seller or a specialist demonstrate the serviceability or locations of these systems to you if necessary. Any electrical repairs attempted by anyone other than a qualified 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 qualified electrician. Inoperative light fixtures often lack bulbs or have dead bulbs installed and cannot be inspected. Smoke alarms should be installed within 15 feet of all bedroom doors and in bedrooms. These units should be tested monthly.

Ground Fault Circuit Interrupter or GFCI – is an electrical protective device that protects people from electrical shock hazards. They are required by all local and national electrical codes. They are either a special circuit breaker found in an electrical panel or more common, a GFCI receptacle with a test and reset button. They are required in all outdoor locations, garages, bathrooms, powder rooms, laundry areas and all kitchen counter receptacles.

Electrical Service Size 100 Amp 120/240 Volt

Service Entrance Cable **The main exterior electrical service cable was found with signs of deterioration. This cable is deficient and should be replaced.**



Service Line Entrance Overhead

Main Electrical Distribution Panel 100 Amp circuit breaker panel with a main circuit breaker was observed in the basement – The panel does not have any available space for future expansion.

Grounding and Bonding The electrical service equipment ground was in place and found to be acceptable.

Electrical Distribution Sub-Panel N/A

GFCI Receptacles **All receptacles requiring Ground Fault Circuit Interrupter or GFCI protection are not properly protected.**

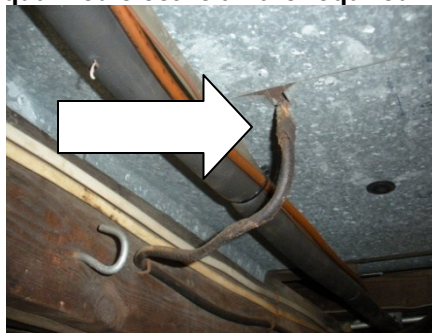
It is recommended that a kitchen counter receptacle (1), the bathrooms, and the exterior front left (located at the driveway) receptacles are upgraded to GFCI type receptacles.

Electrical Systems

(continued)

Circuits and Conductors

An electrical cable was observed located in the basement with open and exposed conductors installed through a return duct. The possibility of cutting through the conductors exist. Repairs by a qualified electrician are required.



The property was found with two prong ungrounded outlets located in the second floor bedrooms. We recommend the client consider upgrading these outlets with grounded wiring or replace the three prong outlets with two prong ungrounded outlets.

Outlets, Fixtures, Switches

A representative number of outlets, fixtures and switches were tested/operated and found to be functional.

Smoke Detectors

Smoke detectors should be installed and maintained in all sleeping areas and hallways. A smoke detector should be located on each floor. Smoke detectors should be tested each month and batteries replaced each year.

Smoke detectors were found non-functional. We recommend the batteries are replaced and the units are retested. Replace if this test fails.

Carbon Monoxide Detectors

Carbon monoxide (CO) is a colorless, odorless, poisonous gas that forms from incomplete combustion of fuels, such as natural or liquefied petroleum gas, oil, wood or coal. Place CO detectors within 10 feet of bedroom doors where it can wake sleepers. The Consumer Product Safety Commission (CPSC) and Underwriters Laboratories (UL) recommend that every home have at least one carbon monoxide detector for each floor of the home, and within hearing range of each sleeping area on every floor of your home, including the basement.

We recommend carbon dioxide detectors are installed as described above.

Additional Comments

The front and side doorbells were found non-functional – repair as necessary.

Part 10 - Attic Inspection

Our inspection of the attic includes a visual examination of the roof framing, plumbing, electrical, and mechanical systems within the attic. There are often heating ducts, bathroom vent ducts, electrical wiring, chimneys and appliance vents in the attic. We examined these systems and components for proper function, unusual wear and general state of repair, leakage, venting and unusual or improper improvements. When low clearances and deep insulation prohibits walking in an unfinished attic, inspection will be from the access opening only. Some attics do not have access. In this case the attic area and any components within the attic cannot be inspected. Attics above vaulted ceilings cannot be inspected.

Attic Access Type	Scuttle hole located in hallway.
Roof Frame	Acceptable
Roof Sheathing	Acceptable
Attic Insulation	Approximately 8 inches of fiberglass batten insulation – acceptable.
Attic Ventilation	Gable end vents.
Vent Pipes	Acceptable
Moisture and Mildew	None observed
Additional Comments	The attic appears to be acceptable.

Part 13 - Kitchen

Our inspection of the kitchen included a visual examination of the readily accessible portions of the floors, walls, ceilings, cabinets, countertops and plumbing fixtures. Kitchens are inspected for water drainage of the sink, general damage, deterioration to floors and walls, proper function of components, active leakage, unusual wear and general state of repair. Kitchen fixtures are run to check for adequate water flow. Fixtures are tested using normal operating controls. Oven/Range vent fans and their ductwork are tested for their proper operation and examined where visible. Inspection of refrigerators, freezers and built-in icemakers 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 thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection to inspect below or behind them. Portable dishwashers are not inspected, as they require connection to facilitate testing and are sometimes not left with the home.

Cabinets	Acceptable
Counters	Acceptable
Flooring	Acceptable
Ventilation	A range exhaust hood/light was observed and found to be functional/operational – acceptable.
Sink	Acceptable
Moisture and Mildew	None observed
Garbage Disposal	None observed
Dishwasher	None observed
Oven/Range	The electric oven/range was tested. The inspector did confirm electrical power to the appliance - acceptable.
Microwave	None observed
Refrigerator	Refrigerators are not tested or inspected as part of a general home inspection. The inspector has confirmed electrical power to the appliance or the appliance receptacle.
Additional Comments	The kitchen was found to be acceptable.

Part 14 - Basement & Crawlspace

Many of the building's structural elements and portions of its mechanical systems are visible from the basement and/or crawlspace. These include the foundation, portions of the structural framing, distribution system for electricity, plumbing, and heating. Each accessible and visible component and system included in this inspection was examined for excessive wear or abnormal deterioration and general state of repair. It is not unusual to find occasional moisture and dampness in the basement and crawlspaces and we advise annual inspections of this area. Significant or frequent water accumulation can affect the structure's foundation and support system and would indicate the need for further evaluation by a professional drainage contractor. We advise you to monitor your basement and crawlspace(s) during the rainy season.

Description	Full basement with an accessible crawlspace for maintenance and repair only. <i>Inspection Restriction: The crawlspace was inspected and viewed from the crawlspace opening only. This crawlspace opening is blocked by heating and cooling flexible ducts.</i>
Finished	No
Stairs	Acceptable
Floor	Acceptable
Walls	Acceptable
Foundation	Acceptable
Insulation	None observed
Ventilation (Crawlspace)	Inaccessible for inspection
Vapor Barrier (Un-insulated Crawlspace)	Inaccessible for inspection
Floor Joist	Acceptable
Sub Flooring	Acceptable
Sump Pump	None observed
Dampness/Moisture/Mildew	Areas of dampness were observed in the front left corner (as viewed from the basement interior) due to pooling water located at the front right corner due to the clogged downspout extender exit point. Also see the Roofing Section – Downspouts.
Exterior Entrance	Acceptable

Part 15 - Heating System

Our examination of the heating system includes a visual examination of the exposed and accessible heating equipment, thermostat, safety controls, venting and the means of heat distribution. Our inspection of the heating system includes activating the heating system (if operable and temperature permits) via the thermostat and a visual examination of the accessible components listed below. These items are examined for proper function, excessive or unusual wear and general state of repair. Heat exchangers are inaccessible by design, and are not part of the standards of practice or the inspection. They must be completely removed from the furnace/boiler to be fully evaluated. Our inspection does not include disassembly of the furnace/boiler. The inspector cannot light pilot lights due to the liability. The inspector does not test safety devices. To obtain maximum efficiency and reliability from your heating system, we recommend annual servicing and inspections by a qualified heating specialist. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard, which is sometimes a costly condition to address.

Heating System Type	Forced warm air system.
Fuel Source	Fuel oil with a 275 gallon fuel oil storage tank located in the basement.
Unit Venting	Natural vent to exterior through chimney.
Heat Distribution Type	Ducts
Combustion Air	Acceptable
Humidifier	None observed
Air Filters	Forced air furnaces should have the air filter checked and/or changed at the beginning of every heating/cooling season.
Supplemental Heat	The family room was observed with electric baseboard heating units with wall mounted thermostats. These heating units were found non-functional - repair as necessary. The electrical supply cable was found disconnected in the main electrical panel.



Additional Comments	Fuel oil fired furnaces should be cleaned and tested by a qualified technician on an annual basis. The heating system was operated and fully tested according to these standards. The heating system appears to be acceptable. The front left bedroom (as viewed from the front) was observed without a heat source.
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Part 16 - Air Conditioning System

Our examination of the cooling system includes a visual examination of the exposed and accessible cooling equipment, components, thermostat and the means of air distribution. Our inspection of the cooling system includes activating the cooling system, via the thermostat, if operable and the exterior temperature permits – when exterior temperatures are below 65 degrees the air conditioning system cannot be tested due to possible damage to the equipment. A visual examination of the accessible components will be performed. These items are examined for proper function, when possible, excessive or unusual wear and general state of repair. Our inspection does not include disassembly of the air conditioning system, interior components of evaporators, condensers and heat pumps. The inspector does not test safety devices. To obtain maximum efficiency and reliability from your cooling system, we recommend annual servicing and inspections by a qualified air conditioning specialist. Window and/or wall mounted air conditioning units are not inspected. The cooling supply adequacy or distribution balance, pressure tests on coolant systems, judgment of system efficiency or capacity, the presence of leaking refrigerant lines and/or components, heat pump oil, etc., is outside the scope of this inspection; therefore no representation is made regarding coolant charge or line integrity. A vacant property's cooling equipment may have latent defects such as leaks which may not become evident until the system is running for an extended period of time. Every effort will be made by the inspector to uncover problems using visual inspection techniques and limited testing using instrumentation.

Air Conditioning Type	Electrical central air conditioning system.
Air Conditioning Unit	The condenser unit was mounted on a pad and level – acceptable.
Electrical Disconnect	Yes
Air Distribution	Ducts
Condensate Pump	A condensate discharge pump was observed – acceptable.
Additional Comments	The air conditioning system could not be fully tested and inspected due to the outside temperature being below 60 degrees.