



Inspection Report

Great Customer

Property Address:
2122 USA Avenue
Anytown PA 12346



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Date: 4/5/2017	Time: 08:30 PM	Report ID: 04052017415
Property: 2122 USA Avenue Anytown PA 12346	Customer: Great Customer	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:

Customer and Seller

Type of building:

Single Family (1 story)

Approximate age of building:

2004

Home Faces:

South

Temperature:

low 70's

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

Yes

Radon Test:

no

Water Test:

yes

1. Roofing

The inspector shall inspect from ground level or eaves: The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.

Styles & Materials

Roof Covering:

3-Tab fiberglass
Architectural

Viewed roof covering from:

Walked roof

Sky Light(s):

None

Chimney (exterior):

Metal Flue Pipe

		IN	NI	NP	RR
1.0	Roof Coverings	•			
1.1	Flashings	•			
1.2	Skylights, Chimneys and Roof Penetrations	•			
1.3	Roof Drainage Systems			•	

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IN NI NP RR

Comments:

1.2 (1) While the top of the chimney is for show, there is an opening around the metal trim that can let water in. Consider sealing to prevent water intrusion



1.2 Item 1(Picture)



1.2 Item 2(Picture)

1.2 (2) The fireplace vent has a buildup of carbon on it and is getting in the underside of the porch. Consider having the fireplace cleaned and fine tuned to burn cleaner.

1.3 The home has no gutters. Consider Gutters and drain lines to prevent erosion or water intrusion.



1.3 Item 1(Picture)

1.3 Item 2(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The inspector shall inspect: The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.

Styles & Materials

Siding Style:

Lap

Siding Material:

Vinyl

Exterior Entry Doors:

Steel

Appurtenance:

- Deck with steps
- Covered porch

Driveway:

Gravel

		IN	NI	NP	RR
2.0	Wall Cladding Flashing and Trim	•			
2.1	Doors (Exterior)	•			
2.2	Windows	•			
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	•			•
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•			•
2.5	Eaves, Soffits and Fascias	•			

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IN NI NP RR

Comments:

2.3 (1) One of the boards under the deck at the front of the house is loose. Repair is needed.



2.3 Item 1(Picture)



2.3 Item 2(Picture)

2.3 (2) Deck stairs are settling. Consider re-supporting.



2.3 Item 3(Picture)

2.4 There is a negative slope towards the rear of the home toward the crawlspace vents. Consider grading and window wells to prevent moisture intrusion.



2.4 Item 1(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Structural Components

The inspector shall inspect: The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

Styles & Materials

Foundation: Masonry block	Method used to observe Crawlspace: Crawled	Floor Structure: 2 X 10
Wall Structure: Not Visible	Columns or Piers: Masonry block	Ceiling Structure: 2X6
Roof Structure: 2 X 10 Rafters	Roof-Type: Gable	Method used to observe attic: From entry

Attic info:
Scuttle hole
Light in attic

		IN	NI	NP	RR
3.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
3.1	Walls (Structural)		•		
3.2	Columns or Piers	•			
3.3	Floors (Structural)	•			•
3.4	Ceilings (Structural)	•			
3.5	Roof Structure and Attic	•			

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Comments:

3.0 Visible signs of water intrusion in the crawlspace are present from dampness along the block wall. Water intrusion can lead to more costly repairs and increase damage if not corrected.. I recommend further investigation or correction by a qualified licensed contractor or water infiltration specialist.



3.0 Item 1(Picture)

3.3 (1) Several floor joist(s) are deteriorated from moisture absorption or water intrusion under the home. Most are the box joist and are in most locations. Repairs are needed. I recommend a qualified contractor inspect and repair or replace as needed.



3.3 Item 1(Picture)



3.3 Item 2(Picture)



3.3 Item 3(Picture)

3.3 (2) Signs of fungi growth is present on the floor system in crawlspace in several areas. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. I recommend you contact a mold inspector or expert for investigation or correction if needed.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Heating / Central Air Conditioning Unit 1

The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls. The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage. Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.

Styles & Materials

Heat Type: Electric Baseboard	Energy Source: Electric	Number of Heat Systems (excluding wood): One
Heat System Brand: UNKNOWN	Ductwork: N/A	Filter Type: N/A
Filter Size: N/A	Types of Fireplaces: Propane gas logs vented	Operable Fireplaces: One
Number of Woodstoves: None	Cooling Equipment Type: None Present	Cooling Equipment Energy Source: Not applicable
Number of AC Only Units: None	Central Air Brand: NONE	

		IN	NI	NP	RR
4.0	Heating Equipment	•			
4.1	Normal Operating Controls	•			
4.2	Automatic Safety Controls	•			
4.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)			•	
4.4	Presence of Installed Heat Source in Each Room	•			
4.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)		•		
4.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)			•	
4.7	Gas/LP Firelogs and Fireplaces	•			
4.8	Cooling and Air Handler Equipment			•	

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Comments:

4.5 The vent for the fireplace is putting out soot that is staining the underside of the porch. Consider having the unit cleaned for efficiency.



4.5 Item 1(Picture)

4.5 Item 2(Picture)

4.7 Glass to the fireplace is dirty. This goes to the soot seen at the rear. Consider having thoroughly cleaned for more efficient use.



4.7 Item 1(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing System Unit 1

The inspector shall: Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

The inspector is not required to: Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

Styles & Materials

Water Source:

Well

Water Filters:

None

Plumbing Water Supply (into home):

Poly

Plumbing Water Distribution (inside home):

PEX

Washer Drain Size:

2" Diameter

Plumbing Waste:

PVC

Water Heater Power Source:

Electric

Water Heater Capacity:

80 Gallon (plenty)

Water Heater Location:

Closet downstairs
Main Floor

WH Manufacturer:

BRADFORD-WHITE

		IN	NI	NP	RR
5.0	Plumbing Drain, Waste and Vent Systems	•			
5.1	Plumbing Water Supply, Distribution System and Fixtures	•			
5.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			
5.3	Main Water Shut-off Device (Describe location)	•			
5.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)			•	
5.5	Sump Pump			•	

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IN NI NP RR

Comments:

5.1 Brownish water color which indicates a filter may be needed. I recommend contacting a water filtration company.



5.1 Item 1(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical System unit 1

The inspector shall inspect: The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

The inspector is not required to: Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.

Styles & Materials

Electrical Service Conductors:

Overhead service

Panel Capacity:

200 AMP

Panel Type:

Circuit breakers
AFCI Breakers

Electric Panel Manufacturer:

SIEMENS

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

		IN	NI	NP	RR
6.0	Service Entrance Conductors	•			
6.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			
6.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•			
6.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•			
6.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•			
6.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•			•
6.6	Operation of AFCI (ARC Fault Circuit Interrupters)	•			
6.7	Location of Main and Distribution Panels	•			
6.8	Smoke Detectors	•			
6.9	Carbon Monoxide Detectors			•	

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IN NI NP RR

Comments:

6.0 there are limbs in contact with the service drop. Trim to prevent issues.



6.0 Item 1(Picture)

6.5 One GFCI (Ground Fault Circuit Interrupter) outlet at the Washer/Dryer room wont "trip" when tested. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.



6.5 Item 1(Picture)

6.8 The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

6.9 There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Blown

Ventilation:

Ridge vents
Soffit Vents
Thermostatically controlled fan

Exhaust Fans:

Fan with light

Dryer Power Source:

220 Electric

Dryer Vent:

Flexible Metal

Floor System Insulation:

Batts

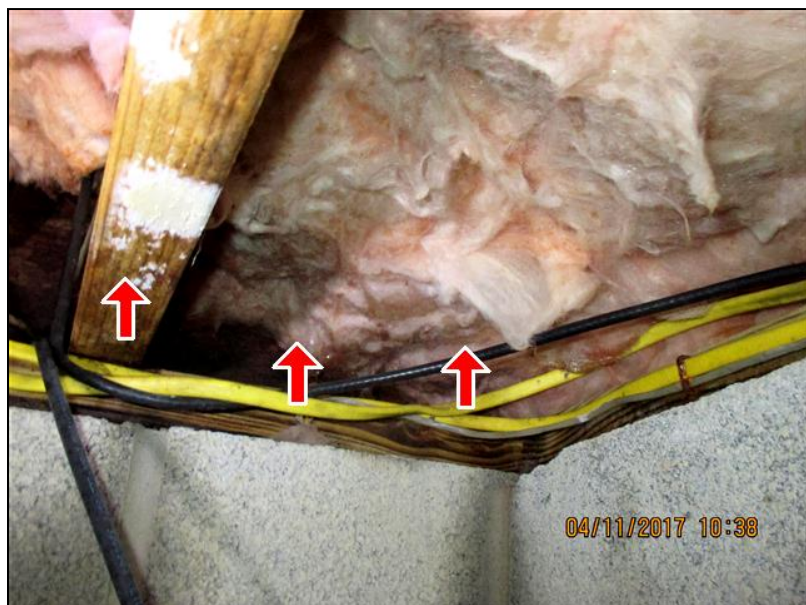
		IN	NI	NP	RR
7.0	Insulation in Attic	•			
7.1	Insulation Under Floor System	•			•
7.2	Vapor Retarders (in Crawlspace or basement)			•	
7.3	Ventilation of Attic and Foundation Areas	•			•
7.4	Venting Systems (Kitchens, Baths and Laundry)	•			
7.5	Ventilation Fans and Thermostatic Controls in Attic	•			

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Comments:

7.1 The insulation is wet with condensation which indicates the need for ventilation in the crawlspace. Condensation can cause mold or wood deterioration. A qualified contractor should inspect and repair as needed.



7.1 Item 1(Picture)

7.3 The foundation vent(s) at rear of home is at or near ground level. Adding mulch or landscape to this area could result in water intrusion, if vent becomes lower than the ground. Should you decide to landscape, or if water intrusion was to occur through vent, I would recommend a half-round window well be installed.



7.3 Item 1(Picture)

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Interiors Unit 1

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

The inspector shall: Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The inspector is not required to: Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

Styles & Materials

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

Floor Covering(s):

Carpet
Linoleum

Interior Doors:

Hollow core

Window Types:

Sliders

Window Manufacturer:

ANDERSEN

Cabinetry:

Wood

Countertop:

Laminate

Refrigerator Opening Width:

36 inches

Refrigerator Opening Height:

71 inches

		IN	NI	NP	RR
8.0	Ceilings	•			
8.1	Walls	•			
8.2	Floors	•			
8.3	Steps, Stairways, Balconies and Railings			•	
8.4	Counters and Cabinets (representative number)	•			
8.5	Doors (representative number)	•			
8.6	Windows (representative number)	•			

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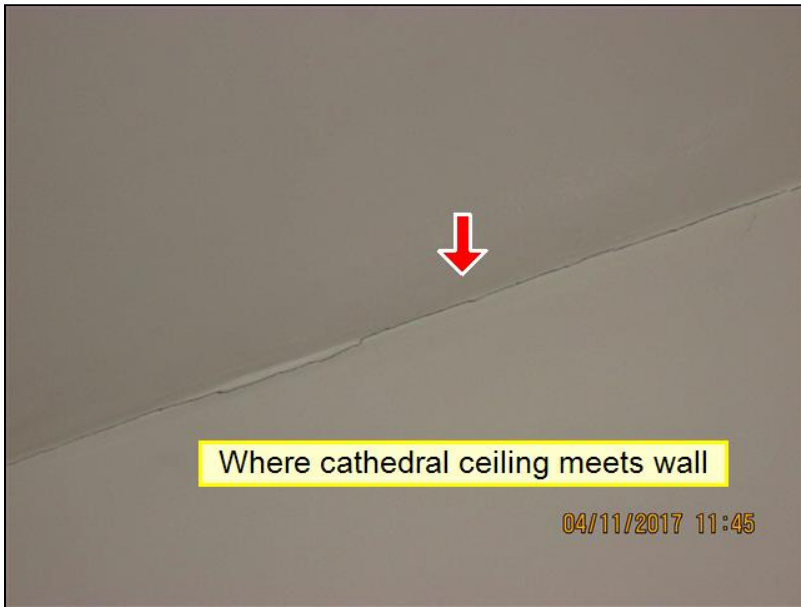
IN NI NP RR

Comments:

8.0 The ceiling in Living Room reveals hairline cracks either from paper tape at seam is missing or from settlement. This is not a load bearing location so this appears to be cosmetic. I recommend a qualified finisher correct as needed.



8.0 Item 1(Picture)



8.0 Item 2(Picture)

8.1 The sheetrock on the wall reveals tape and nail bed areas (cosmetic) at the Living Room. This damage is considered cosmetic. I recommend repair as desired.



8.1 Item 1(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Built-In Kitchen Appliances Unit 1

Styles & Materials

Dishwasher Brand:
VIKING

Disposer Brand:
NONE

Exhaust/Range hood:
RE-CIRCULATE
PART OF MICROWAVE

Range/Oven:
GENERAL ELECTRIC

Built in Microwave:
GENERAL ELECTRIC

Trash Compactors:
NONE

		IN	NI	NP	RR
9.0	Dishwasher	•			
9.1	Ranges/Ovens/Cooktops	•			
9.2	Range Hood (s)	•			
9.3	Trash Compactor			•	
9.4	Food Waste Disposer			•	
9.5	Microwave Cooking Equipment	•			
9.6	Refrigerator	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Summary



A.D. Home Inspections LLC

P.O. Box 4064
Jim Thorpe, PA 18229
(570) 401-2736
Email adhomes@ptd.net
Fax (484)397-0458

Customer
Great Customer

Address
2122 USA Avenue
Anytown PA 12346

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.3 Roof Drainage Systems

Not Present

The home has no gutters. Consider Gutters and drain lines to prevent erosion or water intrusion.



1.3 Item 1(Picture)



1.3 Item 2(Picture)

2. Exterior

2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings Inspected, Repair or Replace

(1) One of the boards under the deck at the front of the house is loose. Repair is needed.



2.3 Item 1(Picture)



2.3 Item 2(Picture)

(2) Deck stairs are settling. Consider re-supporting.



2.3 Item 3(Picture)

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Inspected, Repair or Replace

There is a negative slope towards the rear of the home toward the crawlspace vents. Consider grading and window wells to prevent moisture intrusion.



2.4 Item 1(Picture)

3. Structural Components

3.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Inspected

Visible signs of water intrusion in the crawlspace are present from dampness along the block wall. Water intrusion can lead to more costly repairs and increase damage if not corrected.. I recommend further investigation or correction by a qualified licensed contractor or water infiltration specialist.



3.0 Item 1(Picture)

3.3 Floors (Structural)

Inspected, Repair or Replace

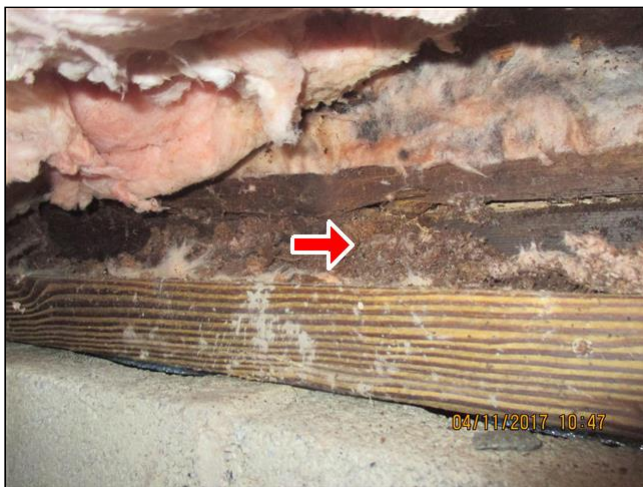
(1) Several floor joist(s) are deteriorated from moisture absorption or water intrusion under the home. Most are the box joist and are in most locations. Repairs are needed. I recommend a qualified contractor inspect and repair or replace as needed.



3.3 Item 1(Picture)



3.3 Item 2(Picture)



3.3 Item 3(Picture)

(2) Signs of fungi growth is present on the floor system in crawlspace in several areas. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. I recommend you contact a mold inspector or expert for investigation or correction if needed.

4. Heating / Central Air Conditioning Unit 1

4.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Not Inspected

The vent for the fireplace is putting out soot that is staining the underside of the porch. Consider having the unit cleaned for efficiency.



4.5 Item 1(Picture)



4.5 Item 2(Picture)

6. Electrical System unit 1

6.5 Operation of GFCI (Ground Fault Circuit Interrupters)

Inspected, Repair or Replace

One GFCI (Ground Fault Circuit Interrupter) outlet at the Washer/Dryer room wont "trip" when tested. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.



6.5 Item 1(Picture)

6.9 Carbon Monoxide Detectors

Not Present

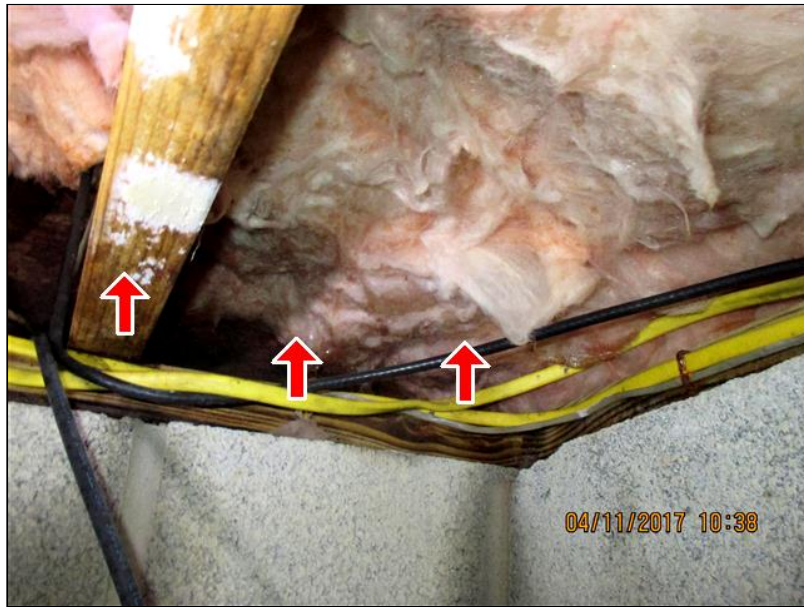
There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

7. Insulation and Ventilation

7.1 Insulation Under Floor System

Inspected, Repair or Replace

The insulation is wet with condensation which indicates the need for ventilation in the crawlspace. Condensation can cause mold or wood deterioration. A qualified contractor should inspect and repair as needed.



7.1 Item 1(Picture)

7.3 Ventilation of Attic and Foundation Areas

Inspected, Repair or Replace

The foundation vent(s) at rear of home is at or near ground level. Adding mulch or landscape to this area could result in water intrusion, if vent becomes lower than the ground. Should you decide to landscape, or if water intrusion was to occur through vent, I would recommend a half-round window well be installed.



7.3 Item 1(Picture)

8. Interiors Unit 1

8.1 Walls

Inspected

The sheetrock on the wall reveals tape and nail bed areas (cosmetic) at the Living Room. This damage is considered cosmetic. I recommend repair as desired.



8.1 Item 1(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE

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Email adhomes@ptd.net
Fax (484)397-0458
Inspected By: Ammon D. Hontz

Inspection Date: 4/5/2017
Report ID: 04052017415

Customer Info:	Inspection Property:
<p>Great Customer 1234 Main Street Jim Thorpe PA 18229</p> <p>Customer's Real Estate Professional:</p>	<p>2122 USA Avenue Anytown PA 12346</p>

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 800 - 2,500	300.00	1	300.00
Water Test Basic	55.00	1	55.00
Inspection Discount	-380.00	1	-380.00
Wood Destroying Organism	75.00	1	75.00
Septic Inspection	200.00	1	200.00

Tax \$0.00
Total Price \$250.00

Payment Method:
Payment Status:
Note: