

HOME INSPECTION REPORT



Buyer's New Street
New Town, PA 00123

Prepared for: New Home Buyer

Prepared by: Profile Inspections, LLC
7 Colton Drive
Plymouth Meeting, PA 19462

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
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Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address Buyer's New Street
City New Town State PA Zip 00123
Contact Name Buyer's Agent
Phone 610-111-0000 Fax 610-111-0001

Client Information

Client Name New Home Buyer
Client Address Buyer's Present Street
City Old Town State PA Zip 00321
Phone 610-222-0000 Fax N/A
E-Mail Buyer's Internet Address

Inspection Company

Inspector Name Larry Wiggins
Company Name Profile Inspections, LLC
Company Address 7 Colton Drive
City Plymouth Meeting State PA Zip 19462
Phone 610-279-6161 Fax 610-279-6161
E-Mail profileinspections@verizon.net
File Number 031708.1
Amount Received \$ 340.00 check #001

Conditions

Others Present Buyer/s, Buyer's Agent Property Occupied Yes
Estimated Age 4 Entrance Faces Southeast
Inspection Date 03/17/2008
Start Time 9 AM End Time 12 PM
Electric On Yes
Gas/Oil On Yes
Water On No
Temperature 44 F.
Weather Rain, Cloudy Soil Conditions Wet
Space Below Grade Basement
Building Type Single family, Carriage Home Garage Attached
Sewage Disposal Municipal How Verified Buyer's Agent
Water Source Public How Verified Meter
Additions/Modifications N/A
Permits Obtained N/A How Verified N/A

Lots and Grounds

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- 1. Acceptable **Walks:** Concrete
- 2. Acceptable **Steps/Stoops:** Concrete
- 3. Acceptable **Deck:** Treated wood - Clean and reseal every couple of years as needed to protect wood
- 4. Acceptable **Vegetation:** Shrubs, Tree/s - Keep all vegetation away from structure
- 5. Acceptable **Grading:** Minor slope
- 6. Acceptable **Swale:** Adequate slope and depth for drainage
- 7. Acceptable **Driveway:** Asphalt - Seal coat periodically as part of normal maintenance
- 8. Not Inspected **Lawn Sprinklers:** Not part of inspection - Recommend following system directions for proper operation, System should be turned off from inside during freezing temperatures to prevent frozen pipe/s

Exterior Surface and Components

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Southeast, Northeast Exterior Surface

- 1. Acceptable **Type:** Stucco - Moisture stains on stucco below windows at Southeast elevation

Southwest Exterior Surface

- 2. Acceptable **Type:** Stone veneer - Moisture stains on stucco below windows at Southwest elevation
- 3. Acceptable **Trim:** Wood - Keep all wood trim caulked at joints and painted
- 4. Acceptable **Fascia:** Aluminum
- 5. Acceptable **Soffits:** Aluminum
- 6. Marginal **Lintels Steel** - Lintels above windows at garage are rusting and will need to be prepped and painted



- 7. Acceptable **Entry Doors:** Steel clad wood
- 8. Not Inspected **Entry Doors:** Steel clad wood, With glass lite/s - Doors to deck were locked and could not be inspected

Exterior Surface and Components (Continued)

- | | |
|----------------|---|
| 9. Acceptable | Windows: Double hung, Fixed, Wood, Thermopane, Exterior cladding |
| 10. Acceptable | Window Screens: Metal |
| 11. Acceptable | Basement Windows: Vinyl |
| 12. Acceptable | Exterior Lighting: Surface mounted |
| 13. Acceptable | Exterior Electric Outlets: 110 VAC GFCI |
| 14. Acceptable | Hose Bibs: Anti-siphon, Freeze-proof - Hose bibs should be turned off from inside and drained during freezing weather to prevent broken pipes |
| 15. Acceptable | Gas Meter: Exterior mounted |
| 16. Acceptable | Main Gas Valve: Located at gas meter |

Roof

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Main and dormers Roof Surface

1. Method of Inspection: Ladder at eaves
2. Acceptable Material: Asphalt or fiberglass shingle - Some roofing nails are present on the surface
3. Type: Gable, Dormer
4. Approx Age: 4

Kitchen, Front entrance, Fireplace Roof Surface

5. Method of Inspection: Ground level
6. Acceptable Material: Asphalt or fiberglass shingle
7. Type: Shed
8. Approx Age: 4
9. Acceptable Flashing: Aluminum
10. Acceptable Valleys: Aluminum
11. Acceptable Plumbing Vents: PVC
12. Not Present Electrical Mast: Underground utilities
13. Acceptable Gutters: Aluminum - Keep gutters cleaned of all debris
14. Acceptable Downspouts: Aluminum - Keep downspouts cleaned of all debris
15. Acceptable Leader/Extension: ABS

Northeast Chimney

16. Acceptable Chimney: Metal pipe with cap
17. Acceptable Flue/Flue Cap: Double or triple walled metal pipe
18. Acceptable Chimney Flashing: Aluminum

Garage/Carport

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Attached Garage

1. Type of Structure: Attached Car Spaces: Two
2. Acceptable Garage Doors: Insulated steel - Recommend lubricating rollers periodically
3. Acceptable Door Operation: Motorized
4. Acceptable Door Opener: Lift Master - Door automatically reversed with safety beam
5. Acceptable Service Doors: Metal clad
6. Acceptable Ceiling: Paint
7. Acceptable Walls: Painted
8. Acceptable Floor/Foundation: Poured
9. Acceptable Electrical: 110V lighting circuit/s, 110V GFCI outlet/s
10. Marginal Windows: Double hung, Wood, Thermopane, Exterior cladding - Window/s frozen, not operable

Attic

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Main Attic

1. Method of Inspection: From the attic access
2. Marginal Unable to Inspect: 30% - Physical access restricted by clothes rod/shelf in master bedroom closet
3. Acceptable Roof Framing: 2x4 Truss
4. Acceptable Sheathing: Strand board
5. Acceptable Ventilation: Gable, ridge and soffit vents
6. Acceptable Insulation: Blown in
7. Acceptable Insulation Depth: 10"
8. Acceptable Bathroom Fan Venting: Electric fan/s - Vent through wall

Basement

Basements are generally dark and unless conditioned, have little air movement. Because they are typically below grade, they are also subject to moisture/dampness and can become a breeding ground for mold and mildew. These conditions if present, will require the services of specialty contractors that can test for and mitigate these conditions. Depending on the severity and extent of damage, this can be very costly. These conditions, if present should be considered harmful to human beings and pets. The addition of a dehumidifier can often prevent a more serious condition, if not already present

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Main Basement

- 1. Acceptable Ceiling: Exposed framing
- 2. Acceptable Walls: Concrete
- 3. Marginal Floors: Concrete - Crack/s



- 4. Acceptable Windows: Sliding, Vinyl
- 5. Acceptable Electrical: 110V lighting circuit/s, 110V outlet/s
- 6. Acceptable Insulation: Batting at floor structure above
- 7. Not Inspected Sump Pump: Submersible - Sump pump in rear corner is properly drained to the outside. This pump could not be operated because of no/insufficient amount of water in pit. Pump appears to handle water from under-slab drainage system and perimeter trough
- 8. Not Present Moisture Location:
- 9. Acceptable Bsmt Stairs/Railings: Wood

Structure

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- 1. Acceptable **Structure Type:** Wood frame
- 2. Acceptable **Foundation:** Poured
- 3. Acceptable **Beams:** Steel I-Beam
- 4. Acceptable **Bearing Walls:** Wood frame
- 5. Acceptable **Joists/Trusses:** Wood trusses
- 6. Acceptable **Piers/Posts:** Steel post/s
- 7. Acceptable **Stairs/Handrails:** Wood, Carpeted
- 8. Acceptable **Subfloor:** Plywood

Electrical

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- 1. **Service Size Amps:** 200 **Volts:** 120-240 VAC
- 2. Acceptable **Service:** Aluminum
- 3. Acceptable **120 VAC Branch Circuits:** Copper
- 4. Acceptable **240 VAC Branch Circuits:** Copper
- 5. Acceptable **Conductor Type:** Romex
- 6. Acceptable **GFCI:** Localized by outlet - Some protected outlets are controlled from another location
- 7. Acceptable **Ground:** Rod in ground
- 8. Not Inspected **Smoke Detectors:** Present on all levels of the home - Smoke detectors are not operated as part of this inspection as they may be connected to an alarm system

Garage Electric Panel

- 9. Marginal **Manufacturer:** Cutler-Hammer - Improper cover screw/s-lower left
- 10. **Max Capacity:** 200 Amps
- 11. Acceptable **Main Breaker Size:** 200 Amps
- 12. Acceptable **Breakers:** CU/AL
- 13. Is the panel bonded? Yes

Plumbing

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1. Acceptable Service Line: Copper
2. Acceptable Main Water Shutoff: Basement
3. Acceptable Water Lines: Copper
4. Acceptable Drain Pipes: PVC
5. Acceptable Service Caps: Accessible
6. Acceptable Vent Pipes: PVC
7. Acceptable Gas Service Lines: Steel

Basement Water Heater

8. Acceptable Water Heater Operation: Functional at time of inspection
9. Manufacturer: Bradford White
10. Type: Natural gas Capacity: Two 75 gallon units
11. Approximate Age: 4 Area Served: Whole house
12. Acceptable Flue Pipe: Single wall
13. Acceptable TPRV and Drain Tube: Copper

Heating System

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Basement Heating System

1. Acceptable Heating System Operation: Functional at time of inspection - Recommend annual service and cleaning by a qualified service company
2. Manufacturer: Rudd
3. Type: Forced air Capacity: Unknown
4. Area Served: Whole house Approximate Age: 4
5. Fuel Type: Natural gas
6. Not Inspected Heat Exchanger: High efficiency system not accessible
7. Acceptable Blower Fan/Filter: Direct drive with disposable filter
8. Acceptable Distribution: Metal duct
9. Acceptable Flue Pipe: Single wall - Appears to be double walled up through house to roof
10. Acceptable Thermostats: Individual

Air Conditioning

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Basement AC System

1. Acceptable A/C System Operation: Functional at time of inspection
2. Acceptable Condensate Removal: Condensate pump - Appears serviceable, Drains to exterior
3. Acceptable Exterior Unit: Rudd
4. Area Served: Whole house Approximate Age: 4
5. Fuel Type: 208-230 VAC Temperature Differential: 15 degrees +/-
6. Type: Central A/C Capacity: 4 tons
7. Acceptable Visible Coil: Copper core with aluminum fins
8. Acceptable Refrigerant Lines: Serviceable condition
9. Acceptable Electrical Disconnect: Plug-in contact
10. Acceptable Exposed Ductwork: Metal
11. Acceptable Blower Fan/Filters: Direct drive with disposable filter - Filters should be cleaned or changed once a month during normal operation
12. Acceptable Thermostats: Individual

Bedroom

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Master Bedroom

1. Acceptable Closet: Two Walk In
2. Acceptable Ceiling: Paint
3. Acceptable Walls: Painted
4. Acceptable Floor: Carpet - This inspection does not cover the condition of floor surfaces under floor coverings
5. Marginal Doors: Hollow composition - Adjust door/s to close properly-left closet door sticks at top edge
6. Acceptable Windows: Double hung, Thermopane, Wood, Exterior cladding
7. Marginal Electrical: 110V lighting circuit/s, 110V ceiling fixture/s - Ceiling fan with or without light would not operate at time of inspection, Remote control may need batteries, Check with owner
8. Acceptable HVAC Source: Heating system register/s & return/s

2nd Floor Front Bedroom

9. Acceptable Closet: Two or more doors
10. Acceptable Ceiling: Paint
11. Acceptable Walls: Painted
12. Acceptable Floor: Carpet
13. Acceptable Doors: Hollow composition
14. Acceptable Windows: Double hung
15. Acceptable Electrical: 110V outlet/s

Bedroom (Continued)

- | | |
|-------------------------------|---|
| 16. Acceptable | HVAC Source: Heating system register/s & return/s |
| 2nd Floor Rear Bedroom | |
| 17. Acceptable | Closet: Two or more doors |
| 18. Acceptable | Ceiling: Paint |
| 19. Acceptable | Walls: Painted |
| 20. Acceptable | Floor: Carpet |
| 21. Acceptable | Doors: Hollow composition |
| 22. Acceptable | Windows: Double hung |
| 23. Acceptable | Electrical: 110V outlet/s |
| 24. Acceptable | HVAC Source: Heating system register/s & return/s |

Bathroom

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- | | |
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Master Bathroom

- | | |
|----------------|--|
| 1. Acceptable | Ceiling: Paint |
| 2. Acceptable | Walls: Painted |
| 3. Acceptable | Floor: Ceramic tile |
| 4. Acceptable | Doors: Hollow composition |
| 5. Marginal | Windows: Double hung - Hard operation |
| 6. Acceptable | Electrical: 110V GFCI outlet/s, 110V ceiling fixture/s, 110V wall fixture/s |
| 7. Acceptable | Counter/Cabinet: Cultured marble, Wood |
| 8. Acceptable | Sink/Basin: Molded dual bowl - Do not use abrasive cleaners on cultured marble |
| 9. Acceptable | Faucets/Traps: Moen, PVC trap/s |
| 10. Acceptable | Tub/Surround: Fiberglass, Ceramic tile |
| 11. Acceptable | Shower/Surround: Glass, Ceramic tile |
| 12. Acceptable | Toilets: Briggs - Operational at time of inspection |
| 13. Acceptable | HVAC Source: Supply register/s |
| 14. Acceptable | Ventilation: Electric ventilation fan/s |

Second Floor Hall Bathroom

- | | |
|-----------------|--|
| 15. Acceptable | Ceiling: Paint |
| 16. Acceptable | Walls: Painted |
| 17. Acceptable | Floor: Ceramic tile |
| 18. Marginal | Doors: Hollow composition - Adjust door/s to close properly |
| 19. Acceptable | Electrical: 110V GFCI outlet/s, 110V ceiling fixture/s, 110V wall fixture/s |
| 20. Acceptable | Counter/Cabinet: Cultured marble/Wood |
| 21. Acceptable | Sink/Basin: Molded single bowl - Do not use abrasive cleaners on cultured marble |
| 22. Acceptable | Faucets/Traps: Moen, PVC trap/s |
| 23. Acceptable | Tub/Surround: Fiberglass, Ceramic tile |
| 24. Acceptable | Toilets: Briggs - Operational at time of inspection |
| 25. Not Present | HVAC Source: |

Bathroom (Continued)

- 26. Acceptable Ventilation: Electric ventilation fan/s
- 1st Floor Hall Bathroom

- 27. Acceptable Ceiling: Paint
- 28. Acceptable Walls: Painted
- 29. Acceptable Floor: Hardwood
- 30. Acceptable Doors: Hollow composition
- 31. Acceptable Electrical: 110V GFCI outlet/s, 110V wall fixture/s
- 32. Acceptable Sink/Basin: Porcelain coated
- 33. Acceptable Faucets/Traps: Moen, Chrome plated trap/s
- 34. Acceptable Toilets: Briggs - Operational at time of inspection
- 35. Not Present HVAC Source:
- 36. Acceptable Ventilation: Electric ventilation fan/s

Living Space

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2nd Floor Hall Living Space

- 1. Acceptable Closet: Single small
- 2. Marginal Ceiling: Paint - Minor caulking needed at joint between crown mold and wall
- 3. Acceptable Walls: Painted
- 4. Acceptable Floor: Carpet - This inspection does not cover the condition of floor surfaces under floor coverings
- 5. Acceptable Doors: Hollow composition
- 6. Acceptable Electrical: 110V lighting circuit/s, 110V ceiling fixture/s

1st Floor Hall Living Space

- 7. Acceptable Ceiling: Paint
- 8. Acceptable Walls: Painted
- 9. Acceptable Floor: Hardwood
- 10. Acceptable Windows: Fixed, Wood, Thermopane, Exterior cladding
- 11. Acceptable Electrical: 110V lighting circuit/s, 110V ceiling fixture/s

Living Room Living Space

- 12. Acceptable Ceiling: Paint
- 13. Acceptable Walls: Painted
- 14. Acceptable Floor: Carpet - This inspection does not cover the condition of floor surfaces under floor coverings
- 15. Acceptable Windows: Double hung, Wood, Thermopane, Exterior cladding
- 16. Acceptable Electrical: 110V outlet/s, 110V ceiling fixture/s
- 17. Acceptable HVAC Source: Heating system register/s & return/s

Dining Room Living Space

- 18. Acceptable Ceiling: Paint
- 19. Acceptable Walls: Painted
- 20. Acceptable Floor: Carpet - This inspection does not cover the condition of floor surfaces under floor coverings
- 21. Marginal Windows: Double hung, Wood, Thermopane, Exterior cladding - Window/s frozen, not operable

Living Space (Continued)

- | | |
|--------------------------------|---|
| 22. Acceptable | Electrical: 110V lighting circuit/s, 110V ceiling fixture/s, 110V outlet/s |
| 23. Acceptable | HVAC Source: Heating system register/s & return/s |
| Great Room Living Space | |
| 24. Acceptable | Closet: Single small |
| 25. Marginal | Ceiling: Paint - Patching/painting in various locations around perimeter are visible? |
| 26. Acceptable | Walls: Painted - Some minor marks? were observed above window/s |
| 27. Acceptable | Floor: Carpet - This inspection does not cover the condition of floor surfaces under floor coverings |
| 28. Acceptable | Doors: Hollow composition |
| 29. Acceptable | Windows: Fixed, Wood, Exterior cladding, Thermopane |
| 30. Acceptable | Electrical: 110V lighting circuit/s, 110V lighting circuit/s - Ceiling fan with or without light operated normally at time of inspection, Could not control fan by remote-no batteries |
| 31. Acceptable | HVAC Source: Heating system register/s & return/s |

Fireplace/Wood Stove

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Great Room Fireplace

- | | |
|------------------|---|
| 1. Acceptable | Fireplace Construction: Prefab - Recommend getting instructions from owner or manufacturer, Unit is controlled from electrical wall switch, Manual controls and gas shutoff valve at base of unit, Check with owner for remote control operation if applicable |
| 2. Type: Gas log | |
| 3. Acceptable | Smoke Chamber: Metal |
| 4. Acceptable | Flue: Metal - Vents through wall to hood |
| 5. Acceptable | Hearth: Flush mounted |

Kitchen

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1st Floor Kitchen

- | | |
|-------------------------|--|
| 1. Acceptable | Cooking Appliances: General Electric range top and wall oven - Four burner range, bake and broil unit-operational at time of inspection |
| 2. Acceptable | Ventilator: General Electric - Exhaust fan is re-circulating type, keep filter/s clean |
| 3. Acceptable | Dishwasher: General Electric - Unit/s operated normally at time of inspection |
| 4. Air Gap Present? Yes | |
| 5. Acceptable | Refrigerator: Kenmore - Appears serviceable, Refrigerator is not part of sales agreement, Ice-maker appears serviceable |
| 6. Acceptable | Microwave: General Electric - Microwave operated normally at time of inspection |
| 7. Acceptable | Sink: S.S. SINK |
| 8. Acceptable | Electrical: 110V GFCI outlet/s, 110V ceiling fixture/s |
| 9. Acceptable | Plumbing/Fixtures: Moen, PVC trap/s |
| 10. Marginal | Counter Tops: Composite material - Needs caulking at some areas of backsplash |
| 11. Acceptable | Cabinets: Wood |
| 12. Acceptable | Ceiling: Paint |
| 13. Acceptable | Walls: Painted |
| 14. Acceptable | Floor: Hardwood |
| 15. Acceptable | Windows: Double hung |
| 16. Acceptable | HVAC Source: Supply register/s |

Laundry Room/Area

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1st Floor Laundry Room/Area

- | | |
|---------------|---|
| 1. Acceptable | Ceiling: Paint |
| 2. Acceptable | Walls: Painted |
| 3. Acceptable | Floors: Hardwood |
| 4. Marginal | Doors: Hollow composition - Adjust hardware to latch properly |
| 5. Acceptable | Electrical: 110V ceiling fixture/s |
| 6. Acceptable | Washer Hose Bib: Rotary |
| 7. Acceptable | Washer and Dryer Electrical: 120V, 220V |
| 8. Marginal | Dryer Vent: Metal flex to rigid aluminum - Flex is kinked and should be looked at for possible replacement |
| 9. Acceptable | Washer Drain: PVC standpipe |

Final Comments

New Home Buyer,

It was a pleasure doing your home inspection. Please read the entire report as well as the summary of marginal and defective items.

In addition to the definitions given on the report, I define "Marginal" items as those that if not addressed, will eventually lead to more costly repairs and general home maintenance issues.

I define "Defective" as those items that are detrimental to the property and will always lead to costly repairs, items that are safety or health issues that could cause personal injury and any item that may cost in excess of \$500 to repair.

Any contractor who evaluates, estimates or is hired to make repairs, should be fully qualified and knowledgeable in the field of work needed. Furthermore, they should meet all the licensing, registration, etc. requirements of the locality in which they are performing their services. Any reference or suggestion of repairs, evaluation, estimates for services in this report whether stated or implied, refer to contractors meeting these requirements.

For additional information on the components of a home, repairs, renovations, additions or how to, I suggest going to the following website:
AsktheBuilder.com

Again, thank you for having me inspect your future home. I maintain the reports indefinitely, so if you ever have a question, please contact me and I will try and help you with any problems or questions. Best of luck in your new home.

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Exterior Surface and Components

1. Lintels Steel - Lintels above windows at garage are rusting and will need to be prepped and painted

Garage/Carport

2. Attached Garage Windows: Double hung, Wood, Thermopane, Exterior cladding - Window/s frozen, not operable

Attic

3. Main Attic Unable to Inspect: 30% - Physical access restricted by clothes rod/shelf in master bedroom closet

Basement

4. Main Basement Floors: Concrete - Crack/s

Electrical

5. Garage Electric Panel Manufacturer: Cutler-Hammer - Improper cover screw/s-lower left

Bedroom

6. Master Bedroom Doors: Hollow composition - Adjust door/s to close properly-left closet door sticks at top edge
7. Master Bedroom Electrical: 110V lighting circuit/s, 110V ceiling fixture/s - Ceiling fan with or without light would not operate at time of inspection, Remote control may need batteries, Check with owner

Bathroom

8. Master Bathroom Windows: Double hung - Hard operation
9. Second Floor Hall Bathroom Doors: Hollow composition - Adjust door/s to close properly

Living Space

10. 2nd Floor Hall Living Space Ceiling: Paint - Minor caulking needed at joint between crown mold and wall
11. Dining Room Living Space Windows: Double hung, Wood, Thermopane, Exterior cladding - Window/s frozen, not operable
12. Great Room Living Space Ceiling: Paint - Patching/painting in various locations around perimeter are visible?

Kitchen

13. 1st Floor Kitchen Counter Tops: Composite material - Needs caulking at some areas of backsplash

Laundry Room/Area

14. 1st Floor Laundry Room/Area Doors: Hollow composition - Adjust hardware to latch properly
15. 1st Floor Laundry Room/Area Dryer Vent: Metal flex to rigid aluminum - Flex is kinked and should be looked at for possible replacement