

# ***S.A.F.E. Inspection Services, LLC***

## **Property Condition Report**



123 Some Street, City, PA Zip  
Inspection prepared for: Sample Report  
Date of Inspection: 3/29/2016 Time: 9:00 AM  
Age of Home: Built: Size: Square Feet  
Weather: Weather

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## Report Summary

**Important Information:**

This report is solely for the benefit of the Client. The language documented in this report should not be confused or combined with the language within your real estate agreement of sale. It is very important that you read through the entire report and decide if there is any additional concerns that you wish to address beyond the report summary page, as there is important information regarding maintenance and needs of repair that is listed throughout the report but may not be listed on the report summary page. Any person or party designated by the Client to receive information in this report shall be subject to the **TERMS AND CONDITIONS** contained herein. Such designation shall be provided in writing to the inspector.

**PLEASE NOTE:**

*When and as noted in the summary page and throughout the body of the report as "Suggest Repairs", it should be understood that a qualified/licensed contractor specializing and specific to the repairs assess, evaluate and make all necessary upgrades and/or repairs to resolve and restore any issues back to safe and/or proper functionality.*

### EXTERIOR

|        |           |  |
|--------|-----------|--|
| Page 6 | CONDITION | <ul style="list-style-type: none"><li>• Suggest Repairs</li><li>• Several sections of the siding has come loose mostly along the left and right sides of the home , there are some separations in the siding at the corner along the right side and some seams are pulling apart , the rear section below the window 1st floor is damaged/loose , Suggest to have a qualified siding contractor evaluate the siding and make all necessary upgrades and repairs to ensure the future integrity and water tightness of the siding throughout.</li></ul> |
|--------|-----------|--|

### STRUCTURE / FOUNDATION

|         |                         |  |
|---------|-------------------------|--|
| Page 15 | FOUNDATION<br>CONDITION | <ul style="list-style-type: none"><li>• Suggest repairs</li></ul> <p>There appears to be a crack within the foundation wall along the right front foundation where there is a water stain noted on the floor below , Suggest to have a qualified contractor familiar with concrete wall repairs remove the insulation and evaluate the crack in the foundation wall and make all necessary upgrades and repairs to the foundation/crack to ensure the future water tightness and integrity of the wall, Check with the seller for any previous knowledge of the crack and or water penetration in this area.</p> |
|---------|-------------------------|--|

|         |                 |  |
|---------|-----------------|--|
| Page 17 | FLOOR/SUMP PUMP | <ul style="list-style-type: none"> <li>• Suggest Repairs</li> <li>• Sump pump appears to be defective or inoperable. Sump pump did not function when tested. Water level is high in the sump pit. Suggest to have a qualified contractor make the necessary upgrades to the sump pump to ensure the proper function.</li> <li>• Suggest to remove the sump pump and have the pit cleaned out due to slime/debris and bacteria growth in the pit. Install 3-4 inches of stone into the bottom of the pit and have the sump pump re-installed. Suggest new pump instalation as this pump is currently not functional</li> <li>• Sump pump ejection line drains out from building below grade and appears to have a negative slope Unable to determine the future performance of the ejection line and may be subject to freezing within the piping due to the negative sloping or belly within the line , Suggest to have a qualified contractor reroute the line properly away from the home for proper draiange of the sump pump ejection line.</li> </ul> |
|---------|-----------------|--|

## INTERIOR, DOORS, WINDOWS

|         |                        |  |
|---------|------------------------|--|
| Page 29 | WINDOW TYPE & CONDITON | <ul style="list-style-type: none"> <li>• Suggest Repairs.</li> <li>• Broken window/cracked glass in the master bedroom along the left side , Suggest repairs/ upgrades by a qualified window contractor</li> </ul> |
|---------|------------------------|--|

## BATHROOM 2

|         |        |  |
|---------|--------|--|
| Page 35 | TOILET | <ul style="list-style-type: none"> <li>• Suggest Repairs</li> <li>• The water will not turn off in the tank. Either the valve needs adjustment/ replacement or flapper may be bad, Suggest repairs by a qualified plumber for proper function and shutoff</li> </ul> |
|---------|--------|--|

## BATHROOM #3

|         |                |  |
|---------|----------------|--|
| Page 36 | SINK CONDITION | <ul style="list-style-type: none"> <li>• Suggest Repairs</li> <li>• Leak under sink at drain line connections. Suggest repairs by a qualified plumber to ensure water tightness and integrity of the waste lines.</li> </ul> |
|---------|----------------|--|

# GROUNDS / PORCHES /OUT BUILDINGS

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.

## DRIVEWAY AND WALKWAY CONDITIONS

Materials:

- Concrete

Materials:

- Asphalt

Observations:

- Appears satisfactory

## PORCH 1 CONDITION

Materials: Front

Materials:

- Masonry structure w/ concrete surface

Observations:

- Maintenance Suggested
- There is a gap noted between the porch and the foundation wall , suggest to properly seal the crack to prevent moisture penetration between the slab and the foundation wall



## PATIO CONDITION

Materials: Concrete • Located in the rear

Observations: Maintenance is suggested , Patio has settled away from the structure , there is a crack noted between the patio slab and the foundation , suggest to have the crack properly sealed to help prevent water penetration into the crack and cause future settlement / damage



## STEPS/ STAIRS CONDITION



Keep the stairwell free and clear of debris and the drain cleaned out to prevent water backing up into the well

## DRAINING AND GRADE CONDITIONS

Materials: Flat site

Observations:

- Maintenance Suggested
- There is evidence of poor drainage and grading noted in areas throughout around the foundation walls , suggest to have the mulching / stone beds pulled away and removed from the foundation areas so the grading can be further evaluated so the low lying areas around the foundation can be properly re graded and filled in where necessary to ensure the proper drainage away from the structure to help prevent moisture / water penetration into the lower levels of the dwelling





# EXTERIOR

## CONDITION

Materials: Vinyl • Wood • Faux stone

Observations:

- Maintenance suggested
- Suggest to cut the former boards even with the siding along the sides of the front porch to prevent moisture wicking and or insect damages
- **Suggest Repairs**
- Several sections of the siding has come loose mostly along the left and right sides of the home , there are some separations in the siding at the corner along the right side and some seams are pulling apart , the rear section below the window 1st floor is damaged/loose , Suggest to have a qualified siding contractor evaluate the siding and make all necessary upgrades and repairs to ensure the future integrity and water tightness of the siding throughout.





Keep areas properly sealed and painted , there is evidence of the plywood panels along the front door entrance area is warping , consider to have the areas covered with another type of low maintenance siding / cover

## EXTERIOR DOORS AND WINDOWS

### Observations:

- Suggest Repairs
- There is moisture damage noted around the exterior door frame / trim along the top areas at the rear basement door in left side stairwell . Suggest to have a qualified contractor make the proper upgrades and repairs to the door to ensure the future water tightness and integrity of the door , damage may be to the interior frame as well
- Areas around the exterior doors are currently vulnerable to water penetration in and around the doors , suggest to properly seal around the exterior doors with a quality sealant (silicone) especially around the bottoms of the threshold areas / siding , and frame to ensure the water tightness and integrity in and around the doors
- The left side exterior basement door does not latch/seal properly at the door handle, suggest upgrades or repairs for proper latching and sealing of the door





Damaged window flange along the rear window 2nd floor , suggest to seal or repairs



## TRIM

Materials: Wood • Vinyl • Aluminum • Fypon material • Metal railings at rear exterior steps

Observations:

- Maintenance Suggested
- Painting on the trim and wood areas is showing signs of deterioration/need of painting , suggest to have the areas properly ,painted , and sealed to ensure the integrity and water tightness of the trimmed areas.
- Caulking is missing/deteriorating in some areas. mostly around the windows and door areas. Suggest to have the areas properly caulked and sealed , especially where two unlike surfaces meet to ensure the water tightness in and around these area.
- There is separation and some moisture damage noted above the garage vehicle door at the top areas , water appears to be penetrating through and around the top areas and down into the frame board below , there is currently no flashing installed to prevent this moisture penetration , suggest to have this area proper flashed and repaired to ensure the water tightness and integrity of the trim board area
- Exposed and rusted nails around the exterior trim areas along the front around windows and doors , suggest to have the nails set and properly pudding and painted to protect



## SOFFIT AND FASCIA CONDITION

Materials: Vinyl vented soffit • Aluminum wrapped fascia boards

Observations:

- Appears satisfactory

## EXTERIOR OUTLETS

Materials:

- Appears satisfactory

## MAIN ROOF

Our inspection of the Attic includes a visual examination of the roof framing, plumbing, electrical, and mechanical systems. 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. Vaulted ceilings cannot be inspected.

The inspection of the roof system includes a visual examination of the surface materials, connections, penetrations and roof drainage systems. We examine the roofing material for damage and deterioration. We examine the roof system for possible leaks, damage and conditions that suggest limited remaining service life. We may offer opinions concerning repair and/or replacement if warranted. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as evidence by our visual inspection. These do not constitute a warranty that the roof is or will remain, free of leaks. All roofing systems require annual maintenance. Failure to perform routine maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. When provided, our estimates of the roof's life expectancy are based on the assumption that the roof will be properly maintained during that period. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection and we cannot confirm this condition. We suggest that an annual inspection of the Attic area be performed where accessible to identify if any leaks are evident.

## ROOF CONDITION

Materials: Composition/ Asphalt Shingles

Design or Type:

- Gable
- Hip

Observations:

- Appears satisfactory/within useful life.



## FLASHING

Materials: Aluminum • Rubber (vent stack boots)

Observations:

- Appears satisfactory



## ROOF VENTS CONDITION

Materials:

- Ridge Vent
- Soffit Vents

Observations:

- Maintenance Suggested
- The ridge vent is missing the end caps in some areas throughout. Suggest to install the proper ridge vent caps to ensure the water tightness and keep birds and other animals from possibly entering the attic areas.
- Suggest to secure the ridge vents to the roof ridge as some nails are backing out and ridge vent is becoming loose. The maintenance should be performed to ensure the water tightness in and around the ridge vent area.
- Suggest to secure ridge vent nails and seal exposed nails along the top of the ridge vent.



## RAIN GUTTERS AND DOWNSPOUTS CONDITION

Materials: Aluminium

Observations:

- Maintenance Suggested
- Down spouts do not properly drain water away from the foundation. Route down spouts away from the building. This will help with the water entering the foundation.
- Suggest to have open end of gutters along the front dormer cut back/out further to allow for better drainage and prevent ice jamming





# ATTIC

## ATTIC CONDITIONS

Materials:

- Pull Down Ladder/ Steps

Materials:

- Front left bedroom

## FRAMING CONDITONS

Materials:

- Truss system

Observations:

- Appears satisfactory

## ATTIC VENTILATION

Type: Ridge vents are provided. • Soffit vents provided

Observations:

- Appears satisfactory

## INSULATION CONDITION

Materials: Fiberglass- Blown

Materials:

- Attic floor
- 8-9 inches approximately

Observations:

- Maintenance Suggested
- Suggest to insulate the back side of the access pull down ladder steps to prevent thermal heat loss into the attic
- Some insulation is installed unevenly or has been disturbed and moved , Suggest to have the insulation leveled out or added into these areas to ensure the proper coverage and insulation R value





# STRUCTURE / FOUNDATION

## FOUNDATION CONDITION

### Materials:

- Poured concrete

### Observations:

- There is previous signs of moisture /water penetration noted in areas throughout the basement along the foundation walls and the stairway furred walls , moisture stains are noted. The insulation along the foundation walls has been cut up along the walls about 2 ft from the floor , this may also indicate previous flooding or issues. There is no current water or moisture penetration noted at the time of the inspection , There are conditions conducive along the exterior to allow for this moisture penetration into the lower levels of the sub structure areas , suggest to perform the typical maintenance along the exterior areas as outlined in the report, Suggest to run a de humidifier in the basement/ lower level areas to help control the humidity as well. Check with the seller for additional information about previous water penetration into the basement.
- Unable to fully view the foundation due to insulation attached to the foundation walls.
- There are previous signs of moisture penetration in areas throughout the basement. Stains are noted along the foundation walls and floors. Suggest to check with the seller for more information concerning water penetration into the basement areas.
- **Suggest repairs**

There appears to be a crack within the foundation wall along the right front foundation where there is a water stain noted on the floor below , Suggest to have a qualified contractor familiar with concrete wall repairs remove the insulation and evaluate the crack in the foundation wall and make all necessary upgrades and repairs to the foundation/crack to ensure the future water tightness and integrity of the wall, Check with the seller for any previous knowledge of the crack and or water penetration in this area.





Evidence of a crack leaking in the front foundation wall to the right of the front entrance ,  
suggest repairs

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## SUBFLOOR CONDITION

Materials: OSB

Observations:

- Appears satisfactory

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## COLUMNS/PIERS CONDITION

Materials: Steel posts

Observations:

- Appear satisfactory

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## BEAMS

Observations:

- Appears satisfactory

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## FLOOR JOISTS

Observations:

- Appear satisfactory

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## BASEMENT ACCESS/STAIRS CONDITION

Observations:

- Appears Satisfactory

## FLOOR/SUMP PUMP

### Observations:

- The sump pump is currently hooked up to a **GFCI** outlet below the main panel , This is not a recommended practice as the pump will not operate if the GFCI outlet trips. Suggest to have the pump properly wired into a single outlet designated for the sump pump to ensure the constant operation of the pump. There is an outlet installed for the sump pump but currently being used for the basement freezer.

- **Suggest Repairs**

- Sump pump appears to be defective or inoperable. Sump pump did not function when tested. Water level is high in the sump pit. Suggest to have a qualified contractor make the necessary upgrades to the sump pump to ensure the proper function.

- Suggest to remove the sump pump and have the pit cleaned out due to slime/debris and bacteria growth in the pit. Install 3-4 inches of stone into the bottom of the pit and have the sump pump re-installed. Suggest new pump installation as this pump is currently not functional

- Sump pump ejection line drains out from building below grade and appears to have a negative slope. Unable to determine the future performance of the ejection line and may be subject to freezing within the piping due to the negative sloping or belly within the line , Suggest to have a qualified contractor reroute the line properly away from the home for proper drainage of the sump pump ejection line.



## OTHER OBSERVATIONS

### Observations:

- Some of the basement window screens are damaged and have holes , suggest repairs to the screens



# HEATING/ AIR CONDITIONING 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 air distribution. Our inspection of the heating system includes activating the heating system 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 ASHI standards of practice. They must be completely removed from the furnace to be fully evaluated. Our inspection does not include disassembly of the furnace. 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.

## HEAT SYSTEM OVERALL CONDITION

Location: Basement

Type:

- Forced hot air

Observations:

- Appears satisfactory

## HEAT FUEL TYPE CONDITION

Materials:

- Natural gas

Observations:

- Appears satisfactory

## HEATING DISTRIBUTION/SUPPLY CONDITION

Materials:

- Metal duct

Observations:

- Appears satisfactory

## FLUE CONDITION

Materials:

- Metal double wall

Observations:

- Appears satisfactory with concerns of leaks at the seams of the flue piping.
- Evidence of previous leaks noted to the vent pipe in the attic area around the seams , no leaks noted today , however check with the seller for additional information about these leaks and had leaks in the past from this area around the vent pipe , insulation is moved away and a bucket is in the attic area below /around the vent pipe , this area should be closely monitored in the winter time and have a qualified HVAC contractor check and evaluate the piping to determine if any remedies or repairs are needed to prevent possible leaks from the vent pipe into the attic area



## FILTER CONDITION

### Observations:

- Maintenance suggested
- Suggest to change the filter every three months with the appropriate 90 day filter.



## A/C SYSTEM CONDITION

### Materials:

- Exterior right side

### Observations:

- Larger unit appears to service the 1st floor area.
- Maintenance Suggested
- Suggest to replace the insulation on the refrigerant lines on the outdoor unit.
- Outside temperature is below the safe operating temperature. Running the unit at temperatures below 65 degrees may damage the system. If you are concerned about the operation of the unit, it is highly recommended to purchase a home warranty that will cover the **A/C** unit.



## A/C COMPRESSOR CAPACITY/SIZE

### Materials:

- 3.5 ton

## A/C ELECTRICAL DISCONNECT/ CONTROLS CONDITION

### Materials:

- Exterior right side next to the outdoor unit

### Observations:

- Appears Satisfactory

## A/C CONDENSATION LINE CONDITION

### Observations:

- Suggest to have the condensation line extended further away from the house as discussed.
- Evidence of previous leaks around the furnace area possibly from previous condensation leaks. Stains were dry at time of inspection, did not test the A/C unit due to colder exterior temperatures. Suggest to closely monitor this area and make any necessary repairs to the condensation line/pump lines if needed to ensure the water tightness.
- Suggest to clean the trap in the A/C line in basement and then maintain the trap every season to ensure the proper flow, put vinegar into the trap once a year to keep the trap cleaned for better performance



Trap should be cleaned and maintained



## A/C FILTER CONDITION

### Observations:

- Maintenance Suggested
- Suggest to install a disposable 90 day filter and continue to maintain and change every 1 - 3 months as needed.



# HEATING AND A/C #2

## HEAT SYSTEM OVERALL CONDITION

Location: Attic

Serves the 2nd floor areas

Type:

- Forced hot air

Observations:

- Appears satisfactory

## HEAT FUEL TYPE CONDITION

Materials:

- Natural gas

Observations:

- Appears satisfactory

## HEATING DISTRIBUTION/SUPPLY CONDITION

Materials:

- Flex duct

Observations:

- Appears satisfactory

## FLUE CONDITION

Materials:

- Metal double wall

Observations:

- Appears satisfactory

## FILTER CONDITION

Observations:

- Maintenance suggested
- Suggest to change the filter every three months with the appropriate 90 day filter.





## A/C SYSTEM CONDITION

Materials:

- Exterior right side

Observations:

- Maintenance Suggested
- Suggest to replace the insulation on the refrigerant lines on the outdoor unit.
- Outside temperature is below the safe operating temperature. Running the unit at temperatures below 65 degrees may damage the system. If you are concerned about the operation of the unit, it is highly recommended to purchase a home warranty that will cover the A/C unit.



## A/C COMPRESSOR CAPACITY/SIZE

Materials:

- 2.5 ton

## A/C ELECTRICAL DISCONNECT/ CONTROLS CONDITION

Materials:

- Exterior right side next to the outdoor unit

Observations:

- Appears Satisfactory

## A/C CONDENSATION LINE CONDITION

Observations:

- Appears Satisfactory
- Suggest to clean the insulation out of the overflow pan below the unit in attic
- Keep the trap maintained and winterized on the back side of the unit in the attic to ensure the proper own and prevent freezing in the winter time , pour antifreeze into the trap for the winter months
- Condensation line is not fully visible , Main condensation line drains into the basement down into the condensation pump next to the HVAC unit in basement
- Condensation pump is installed. You need to check on the pumps every now and then during the A/C to make sure they are operating properly, Especially in the beginning of the season. The condensation pump was not tested as the pump was dry at the time of the inspection

## A/C FILTER CONDITION

Observations:

- Maintenance Suggested
- Suggest to install a disposable 90 day filter

# PLUMBING

Our Inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain waste, vent, 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 unless specifically noted. A qualified specialist prior to the closing of escrow can perform 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.

## CONDITION

Materials:

- Public water
- Main water line entry / meter , main shutoff valve
- Located in the basement area along the right side wall

Observations:

- Appear Satisfactory
- Evidence of previous leak noted below the main water line where it enters the foundation wall , the stain was dry at the time of the inspection , Suggest to check with the seller for additional information about these stains and previous leaks, Suggest to have the area around the pipe properly sealed to prevent the any future water penetration around the pipe where it exits through the foundation wall by a qualified contractor or as needed



## SUPPLY CONDITION

Materials: Plastic • CPVC

Observations:

- Appears satisfactory
- Lines not fully visible

## HOSE BIBS

### Observations:

- Appears Satisfactory
- Frost proof type
- Do not leave hose connected to faucet during cold weather. This may cause it to freeze and cause damage.

## WASTE PIPE CONDITION

### Materials:

- **PVC** Plastic

### Observations:

- Appears satisfactory
- Lines not fully visible
- Evidence of previous leak noted below the main waste line where it exits the foundation wall , the stain was dry at the time of the inspection , Suggest to check with the seller for additional information about these stains and previous leaks, Suggest to have the area around the pipe properly sealed to prevent the any future water penetration around the pipe where it exits through the foundation wall by a qualified contractor or as needed



## WATER HEATER 1 CONDITION

Type: Gas • 74 gal

Location: Basement

### Observations:

- Appears satisfactory

## GAS METER/FUEL CONDITION

Materials: Natural Gas • Right Side Exterior • Typically the main shutoff for the gas meter or fuel tanks is next to the meter/tank itself, and will have individual shutoff valves for the appliances the gas/fuel is servicing

Observations:

- Appears Satisfactory with concerns of having **CSST** gas lines installed.
- Fuel lines are not fully visible
- CSST (corrugated stainless steel tubing). These type of gas lines are a stainless steel flex line with a yellow coating that are installed within the interior of the home. These types of gas lines may be subject to damage or gas leaks if the gas meter or lines are struck by lightning. Therefore, the local gas companies are recommending that when these type of gas lines are installed within the home, the main gas line must be properly bonded/grounded (house side of meter) with the main electrical service prior to switching over to this yellow CSST line. Suggest to have a qualified electrician familiar with the bonding/grounding of these type of gas lines to ensure the proper protection of the CSST gas lines.



CSST gas lines within the home

# ELECTRICAL

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. 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 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 unless specifically noted. 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 licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all Bedroom doors and in Bedrooms. These units should be tested monthly.

## SERVICE PANEL CONDITION

Materials: Basement

Observations:

- Appears satisfactory



## ENTRANCE CABLE

Materials: Aluminum- OK • 200 amp

## BRANCH WIRING

Observations:

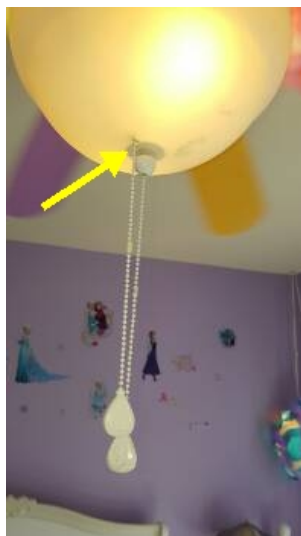
- Appears satisfactory



## OUTLETS FIXTURES CONDITION

### Observations:

- Appears Satisfactory
- A representative sampling of switches and outlets was tested. Not all outlets were tested due to stored material and sellers belongings. As a whole, outlets and switches throughout the house are in satisfactory condition.
- Pull chain glide is broken in front right bedroom, suggest repairs for proper operation of the pull chain



# INTERIOR, DOORS, WINDOWS

Our inspection of the Interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors under rlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

## MAIN ENTRY CONDITION

Observations:

- Maintenance Suggested
- Door functions but there is play within the door , suggest better seals be installed or the door adjusted for a better seal

## OTEHR DOOR CONDITIONS

Observations:

- Appears satisfactory

## WINDOW TYPE & CONDITON

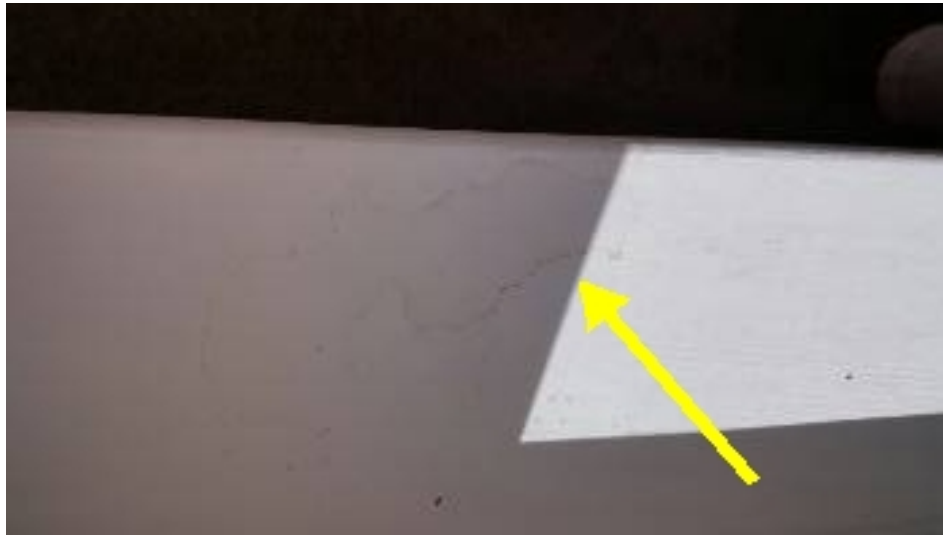
Materials: Vinyl windows are installed.

Observations:

- Frosted window(s)(blown seals) found at the front windows in the master bedroom. This is an indication that the thermal seal of the insulated window has been compromised and moisture is now collecting between two panes of glass. Suggest to have a qualified window contractor make upgrades or repairs to the windows to ensure proper R value and prevent fogging /condensation between the panes
- **Suggest Repairs.**
- **Broken window/cracked glass in the master bedroom along the left side , Suggest repairs/ upgrades by a qualified window contractor**



Blown window seal



There was some minor water stains noted on the window sill in the front right sitting room , te stains were dry and may have been from leaving the windows up during a rain storm , however check with the seller about the stains and any previous issues of leaks in and around the windows , suggest to monitor the areas. Al front windows do appear to have been recently caulked and sealed around the trimmed areas

## CEILINGS TYPE & CONDITION

### Observations:

- Appears Satisfactory
- Typical / common cracks noted in some areas throughout
- There is a moisture stain noted around the ceiling HVAC vent in the master bedroom along the front area and also in the 2nd floor hallway ,The stains were dry the time of inspection when checked with a moisture meter , however suggest you check with the homeowner for more information about the stains and continue to monitor the areas for any future issues. Suggest and Expect future upgrades / repairs to this area if necessary



Stain around the vent in the master bedroom ,  
suggest to leave the HVAC fan in the on  
position during the A/C season to eliminate the  
build up of condensation around the ceiling  
vents

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## WALLS MATERIAL & CONDITION

Observations:

- Appears Satisfactory
- Typical cracks noted
- It does appear that the walls and ceilings have been recently painted, check with the homeowner for any information about when the ceilings or walls were painted and if any previous issues for leaks were noted at that time
- There was cold air blowing in around /through the outlets and the fireplace area along the back wall of the home, Suggest to confir with an insulating contractor about better insulating around these areas to help prevent the amount of air flow through the outlets, awitches, and fireplace areas and making the home more energy efficient.

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## FLOOR TYPE & CONDITION

Materials: Carpet • Vinyl • Tile

Observations:

- Appears satisfactory

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## FIREPLACE CONDITION

Materials:

- Location #1: Family room
- Pre fabricated style direct vent type gas fireplace

Observations:

- Appears satisfactory

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## STAIRS & CONDITION

Observations:

- Interior stairs appears satisfactory

## **SMOKE DETECTORS-CARBON MONOXIDE ALARMS & COMMENTS**

### Observations:

- Maintenance Suggested Change the batteries in the detectors every six months
- Replace all smoke detectors after 7 - 10 years, or when a home is purchased. We recommend photo electric type smoke detectors as does The American Society of Home Inspectors.
- We always recommend the installation of a Carbon Monoxide alarm if any fossil fuel is being used (gas/propane) appliances (gas cook top installed). They should be replaced every 5 years or as directed by the manufacturer.
- Smoke alarm(s) responded to test button operation



# BATHROOM #1

## LOCATION

Master

## SINK CONDITION

Materials: Double sink

Observations:

- Appears satisfactory

## TOILET

Observations:

- Appears satisfactory

## TUB

Observations:

- Appears satisfactory

## SHOWER

Observations:

- Appears satisfactory
- Maintenance Suggested
- Suggest to seal around the shower tile at the bottom where the tile meets the floor/shower pan to prevent water penetration behind the wall.



## VENTILATION

Observations:

- Appears satisfactory
- Unknown, the vent fan termination point was not fully visible.

## BATHROOM FLOORING CONDITION

Materials: Tile

Observations:

- Appears satisfactory

## ELECTRICAL/OUTLETS

Observations:

- Appears Satisfactory

# BATHROOM 2

## LOCATION

Main bathroom 2nd floor

## SINK CONDITION

Materials: Double sink

Observations:

- Appears satisfactory

## TOILET

Observations:

- **Suggest Repairs**
- **The water will not turn off in the tank. Either the valve needs adjustment/ replacement or flapper may be bad, Suggest repairs by a qualified plumber for proper function and shutoff**

## TUB

Observations:

- Appears satisfactory
- Maintenance Suggested
- There is some separation noted around the tub spout. Suggest to caulk and seal around the spout to prevent water penetration behind the shower wall.

## SHOWER

Observations:

- Appears satisfactory

## VENTILATION

Observations:

- Appears satisfactory
- Unknown, the vent fan termination point was not fully visible.

## BATHROOM FLOORING CONDITION

Materials: Tile

Observations:

- Appears satisfactory

## ELECTRICAL/OUTLETS

Observations:

- Appears Satisfactory

# BATHROOM #3

## LOCATION

Powder Room • Hall - 1st floor

## SINK CONDITION

Materials: Single Sink

Observations:

- **Suggest Repairs**
- **Leak under sink at drain line connections. Suggest repairs by a qualified plumber to ensure water tightness and integrity of the waste lines.**



## TOILET

Observations:

- Appears satisfactory

## VENTILATION

Observations:

- Appears satisfactory
- Unknown, the vent fan termination point was not fully visible.

## BATHROOM FLOORING CONDITION

Materials: Tile

Observations:

- Appears satisfactory

## ELECTRICAL/OUTLETS

Observations:

- Appears Satisfactory

# KITCHEN / LAUNDRY

Inspection of standalone 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.

## KITCHEN SINK

Materials: Double sink • Stainless Steel

Observations:

- Appears satisfactory

## GARBAGE DISPOSAL

Observations:

- Appears satisfactory, unit turned on.

## DISHWASHER

Observations:

- Appears satisfactory

## OVEN, STOVE, COOKTOP CONDITION

Type: Electric stove/range

Observations:

- Appears satisfactory

## VENT FAN AND MICROWAVE CONDITION

Materials: Internal (Does not vent to the exterior)

Materials: Built-in microwave above the stove

Observations:

- Fan/Hood operational
- Microwave unit viewed, but operation not determined

## CABINET AND COUNTERTOP CONDITIONS

Materials:

- Wood

Materials:

- Counters are Formica (plastic laminate)

Observations:

- Appear satisfactory

## KITCHEN FLOORING CONDITION

Materials: Floor covering is vinyl/linoleum

Observations:

- Appears satisfactory



## LAUNDRY

Location: Service area main floor

Observations:

- Vent needs cleaning. Dryer vents must remain free of lint build up as this can be a fire hazard. Dryer vents should be kept clean and free from lint buildup. Suggest to have the dryer vent cleaned and serviced on an annual basis to ensure the proper venting of the dryer
- Suggest to monitor the hook ups when 1st using the units to ensure he proper function , draining the the connections and units
- The appliances do not convey with the home , Therefore the units were not tested



Inside pic of the dryer vent , vent should be cleaned and serviced

## CLOTHES DRYER

Observations:

- Electric

## ELECTRICAL/OUTLETS

Observations:

- Satisfactory

# GARAGE

## GARAGE/CARPORT TYPE

Type:

- Attached
- Two car

## OVERALL CONDITION

Observations:

- Appears satisfactory

## DOOR

Observations:

- Appears satisfactory, door operated.

## OPENER

Observations:

- Automatic door opener(s)- operational

## MISCELLANEOUS

Observations:

- Stored items restrict the full viewing of the garage area.

## CONDITION

Materials: Concrete

Observations:

- Appears Satisfactory

# THANK YOU

Thank you for choosing S.A.F.E. Inspection Services. We appreciate the opportunity to provide you with our inspection services. If you have any questions about items in the report, please do not hesitate to contact us. We are grateful for your business and look forward to working with you again in the future! Thank You!

## Glossary

| Term | Definition   |
|------|--|
| A/C  | Abbreviation for air conditioner and air conditioning  |
| CSST | Corrugated Stainless Steel Tubing (CSST) is a type of conduit used for natural gas heating in homes. It was introduced in the United States in 1988. CSST consists of a continuous, flexible stainless-steel pipe with an exterior PVC covering. The piping is produced in coils that are air-tested for leaks |
| GFCI | A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.  |
| PVC  | Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.  |