



## SUMMARY

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17055  
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11/08/2024

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## SUMMARY

**1) Material Defects** - This category is composed of "material defects" as defined by the state of Pennsylvania. Specifically it refers to "a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property." They consist of systems, structures, or components that are broken, not working as intended, not installed properly, of immediate safety concern, or have a significant adverse impact on the property's value. **It is important that these items should be addressed by a qualified contractor prior to the end of your contingency agreement.**

**2) Recommendations** - Recommendations refer to components that are functional at the time of the inspection but require a qualified contractor to evaluate further, in order to determine life expectancy or if repairs or replacements are necessary. Also included in this category are mechanical and structural systems nearing the end of their useful life but still in working condition. **Because these items are not insignificant, I recommend that they be addressed by a qualified contractor prior to the end of your contingency agreement.**

**3) Maintenance** - These observations are primarily comprised of maintenance items and are provided in order to draw attention to items that need attention or repair by a professional or homeowner before they develop into significant problems.

### 2.1.1 Coverings

#### DEBRIS ON ROOF

##### OVERALL ROOF

At the time of the inspection vegetation debris had collected on the roof. This condition allows for moisture to remain trapped close to the roof surface and can lead to early deterioration of the roof surface. I recommend removal.

##### Recommendation

Contact a handyman or DIY project







### 2.1.2 Coverings

#### **NEW ROOF NEEDED**

##### ENTIRE ROOF

At the time of the inspection I observed that the asphalt roof material was worn/damaged to the point that it was no longer serviceable. See photo descriptions. A qualified roofer should evaluate the roof before settlement.

##### Recommendation

Contact a qualified roofing professional.



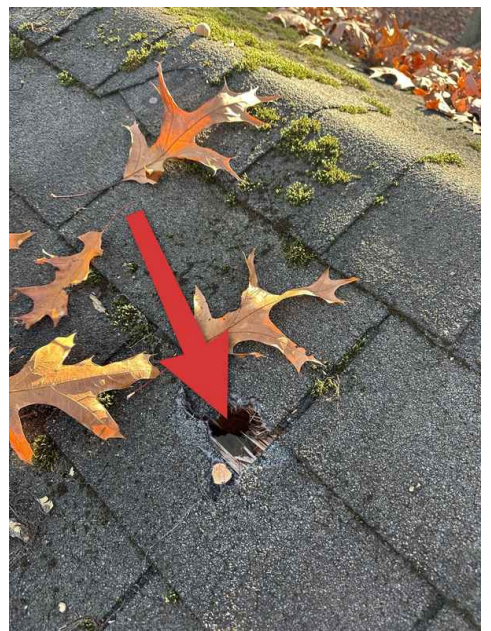
Material Defects



Overall Roof



Heavy moss



Hole in roof Garage





Brittle and cracked shingles



Worn shingles

## 2.2.1 Flashings

### KICKOUT FLASHING MISSING

#### 1 OF 4 LOCATIONS

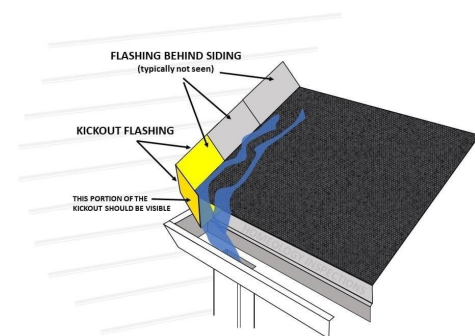
I saw one or more locations on the roof edge where kick-out flashing was missing. Kick-out flashing is critical anywhere a roof edge intersects with an exterior wall and the wall continues past the gutter. If kick-out flashing is absent in this location, water may regularly miss the gutter, penetrate the siding, and become trapped inside the wall causing damage. I recommend a qualified professional to install kick-out flashing.

(Reference IRC R903.2.1)

Read more: [Kick-out Flashing](#)

#### Recommendation

Contact a qualified roofing professional.



Illustration



Perspective view



Close up



Material Defects

### 2.3.1 Roof Drainage Systems

#### **GUTTER DENTED**

##### FRONT GARAGE

I observed a gutter section that was dented. I recommend this be repaired or replaced.

##### Recommendation

Contact your builder.



Material Defects



Close up



Perspective view

### 2.4.1 Venting

#### **NO RIDGE VENT**

##### 3 ROOF RIDGES

At the time of inspection there was no visible ridge venting on the roof. This can reduce the life of the roof due to excessive heat and can lead to moisture build up which can reduce the effectiveness of insulation and cause damage to the roof sheathing and structure. Best practice says that the attic should be ventilated with 1 sq ft of free venting for every 330 sq ft of attic area. Ridge venting works in conjunction with soffit venting to create air flow through the attic to remove heat and moisture. I recommend a qualified professional evaluate the ventilation of the entire attic space.

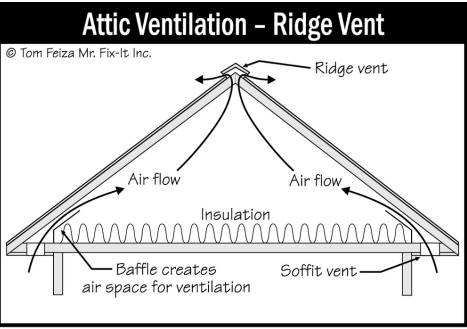
##### Recommendation

Contact a qualified roofing professional.



Recommendations





V005  
Illustration of ridge vent



2.5.1 Skylights, Chimneys & Roof Penetrations

CHIMNEY CAP MISSING

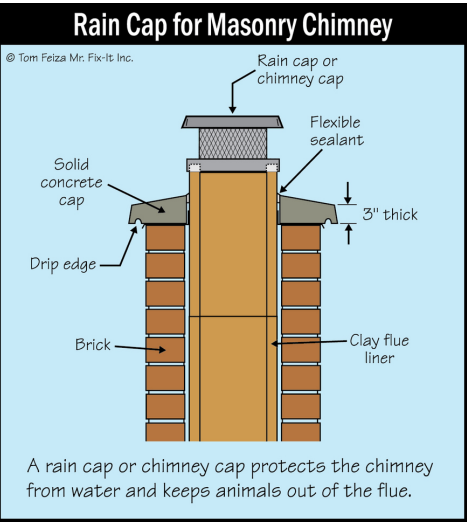
CHIMNEY

The chimney vent did not have a cap. The absence of a cap can lead to potential damage to the flue through moisture penetrating into the home. I recommend installing a properly sized cap.

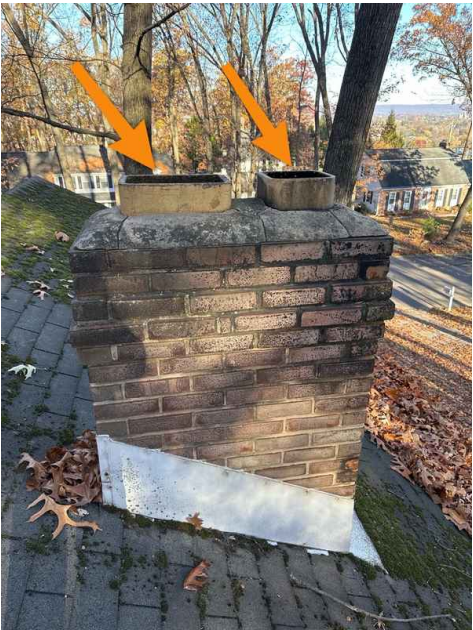
Recommendations



Recommendation  
Contact a qualified roofing professional.



F030C



2.5.2 Skylights, Chimneys & Roof Penetrations  
**CHIMNEY CROWN DETERIORATION**

 Material Defects

CHIMNEY

I observed the chimney crown to be damaged. Cracking was visible in the chimney cap and/or masonry. The damaged areas should be repaired immediately to prevent further moisture penetration. A qualified professional should evaluate and repair.

Recommendation  
Contact a qualified masonry professional.



Overview



Close up



## 2.5.3 Skylights, Chimneys &amp; Roof Penetrations

**CHIMNEY FLASHING NOT CUT INTO MASONRY**

## CHIMNEY

The flashing around the chimney was not properly cut into the masonry. The chimney will leak in this location. I recommend it be evaluated and repaired by a professional.

## Recommendation

Contact a qualified chimney contractor.



Material Defects



Perspective view



Close up

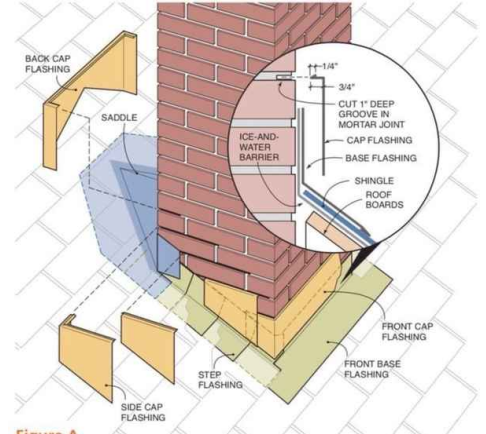


Figure A  
Chimney flashing details  
Illustration

## 3.2.1 Walkways

**WALKWAY SETTLEMENT**

## FRONT BRICK WALKWAY

**\*\*Safety Hazard\*\*** At the time of the inspection I observed a portion of the exterior walkway that was settling. This creates an uneven surface that is not safe to walk over. If not repaired further settlement and cracking will occur. I recommend a qualified professional to repair.

## Recommendation

Contact a qualified concrete contractor.



Material Defects





Perspective view



Close up

### 3.3.1 Driveways

#### ASPHALT TOP COAT MISSING

##### ENTIRE DRIVEWAY

At the time of inspection only the asphalt base coat was installed at the driveway. The final topcoat was missing. I recommend the installation of the top coat be completed prior to settlement.

##### Recommendation

Contact a qualified driveway contractor.



Material Defects



Perspective view



Close up

### 3.4.1 Grading and Drainage

#### DOWNSPOUT DRAINING CLOSE TO HOUSE



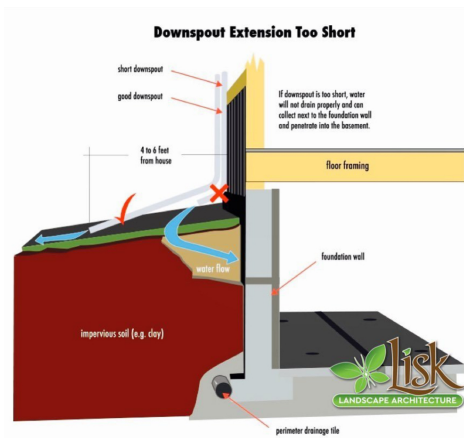
Material Defects



At the time of the inspection one or more downspouts were discharging close to the structure. This can result in erosion and damage to the foundation structure because the soil remains constantly wet. The recommended distance for a surface extension of a downspout is 4 feet or more from the structure. I recommend these downspouts be extended.

#### Recommendation

Recommended DIY Project



Illustration



Rear Corner Garage

### 3.5.1 Siding

#### SIDING - MILDEW GROWTH

##### EXTERIOR REPRESENTATIVE

I observed mildew staining on the exterior in one or more places. This is primarily a cosmetic issue. I recommend power washing by a professional.

Here's a helpful article on [siding mildew and staining](#).

#### Recommendation

Contact a qualified cleaning service.



Maintenance



### 3.8.1 Porches, Balconies, Steps and Railings

#### LOOSE PORCH POSTS

##### FRONT PORCH



Maintenance



At the time of the inspection, I observed a loose porch post. A porch post provides important support to the structure above it and should be secure. A qualified professional should secure the existing post.

#### Recommendation

Contact a handyman or DIY project



Loose at base

#### 3.10.1 Decks

### DECK HAS REACHED THE END OF ITS USEFUL LIFE



#### REAR DECK

**\*\*Safety Issue\*\*** I inspected the wooden deck and determined it had reached the end of its useful life. Recommended installation requirements have been updated since this deck's construction. Representative photos depict various defects. I recommend this be evaluated by a professional with plans to rebuild. The average life expectancy for a deck can range from 15 -30 years. Structural members of an older deck are not always able to be assessed visually. Hidden fasteners could be rusted or wood rot could be out of sight. We further recommend that professional be familiar with code compliance in a nationally recognized standard such as the [DAC6](#).

#### Recommendation

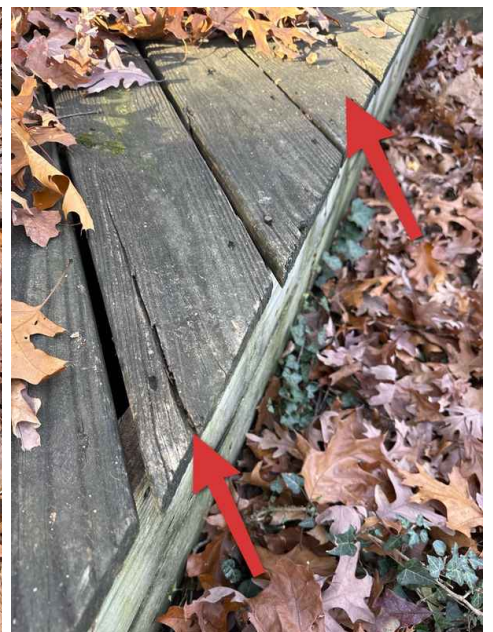
Contact a qualified deck contractor.



Loose railing



Damaged decking



Weathered decking





Grade level deck potential invisible defects

### 3.12.1 Exterior Doors

#### **ROTTEN DOOR**

##### FRONT DOOR

At the time of the inspection I observed a wooden door that was rotten. The apparent cause is moisture. I recommend a qualified professional to evaluate and repair or replace.

##### Recommendation

Contact a qualified garage door contractor.



Material Defects



Interior View



Exterior View

### 3.12.2 Exterior Doors

#### **GARAGE DOOR DOES NOT CLOSE**

##### GARAGE DOOR



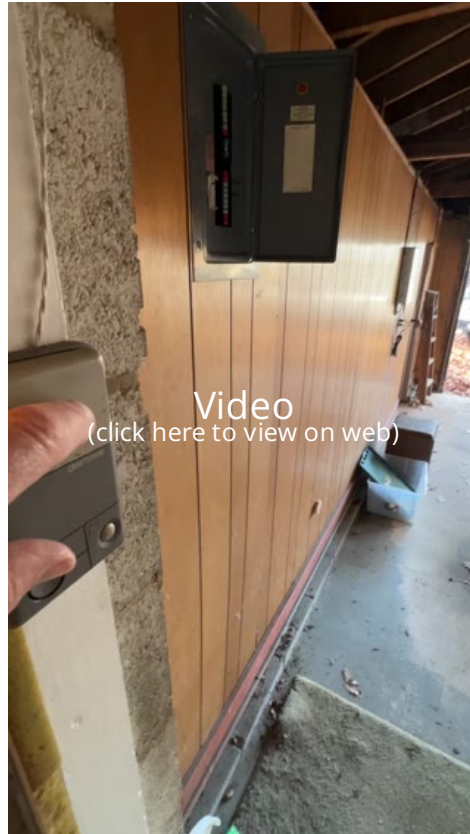
Material Defects



I observed that the garage door opener had to be held down to close the door. It was not functioning on its own after depressed. I recommended a qualified, professional evaluate and repair.

**Recommendation**

Contact a qualified garage door contractor.



Video  
(click here to view on web)

3.14.1 Outside A/C unit

**AC COMPRESSOR AT END OF USEFUL LIFE**

36 YEARS OLD

At the time of the inspection, the outside A/C compressor was at **the end of its useful life**. The average replacement life of a unit is 15-20 years depending on the manufacturer. Some units may last longer.

Have a licensed HVAC technician fully evaluate this unit prior to settlement. Discuss the pros/cons of replacement at this time vs. waiting. If replacement is not elected at this time, **consider budgeting for replacement in the future**.

**Recommendation**

Contact a qualified HVAC professional.



Material Defects



3.15.1 Exterior Hose Bibs

**HOSE BIB - HANDLE STIFF**

REAR EXTERIOR



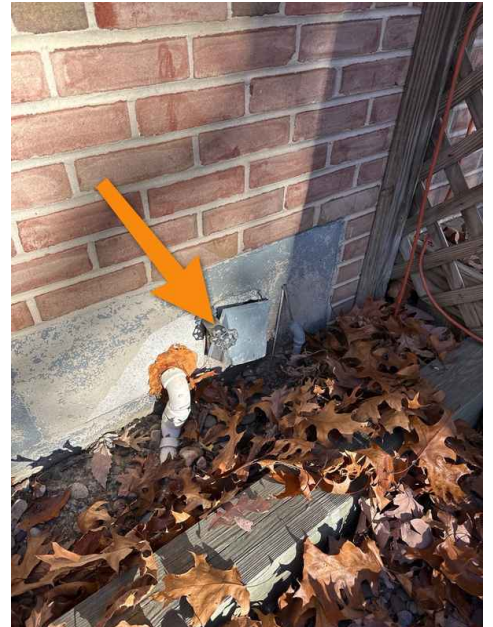
Recommendations



At the time of inspection the spigot handle was tight. Because of this I was not able to turn the bib on to inspect the flow. I recommend this be examined and repaired.

**Recommendation**

Contact a qualified plumbing contractor.



**3.16.1 Vegetation**

**TREE(S) TOO CLOSE TO STRUCTURE**

**6 LOCATIONS**

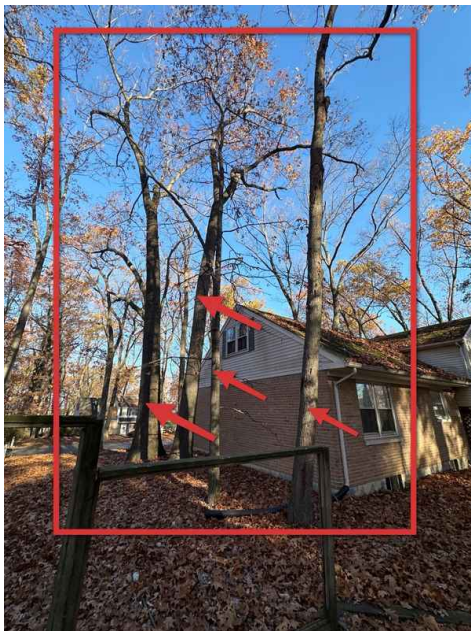
At the time of the inspection there was at least 1 tree(s) that was growing too close to the house. Potential damage to the structure may result from high winds or root damage. I recommend a qualified professional to make recommendations for trimming or removal.

**Recommendation**

Contact a qualified tree service company.



**Material Defects**



Four trees Right Side



Front 2 trees

**3.18.1 Retaining Wall**

**LOOSE CONCRETE MASONRY UNITS**

At the time of the inspection, the concrete masonry units of the retaining wall were loose. This damage will persist if not repaired. I recommend it be evaluated so that a repair solution can be determined.



**Recommendations**



**Recommendation**

Contact a qualified masonry professional.



Rear retaining wall



Close up

**3.18.2 Retaining Wall****BRICK ACCENT WALL CRACKING****FRONT BRICK WALL**

At the time of the inspection, I observed a brick planting wall in which the bricks were cracking. Hydraulic pressure from water will continue to deteriorate this planter. I recommend a qualified professional to repair.

**Recommendation**

Contact a qualified masonry professional.



Perspective view



Close up

## 4.2.1 Ceilings

**EVIDENCE OF PAST MOISTURE**

## MASTER BEDROOM CEILING

I observed a section of the ceiling with evidence of past moisture penetration. There was no moisture evident at the time of the inspection and the area appeared to be dry. I recommend monitoring the spot for any evidence of any future moisture. If moisture occurs, take immediate action to repair.

## Recommendation

Recommended DIY Project



Dry

## 4.3.1 Walls

**MOLD-LIKE SUBSTANCE**

## VARIOUS LOCATIONS

At the time of the inspection, I observed a mold like substance. Mold has the potential to cause health problems. Molds produce allergens and irritants. Inhaling or touching mold or mold spores may cause allergic reactions in sensitive individuals. I recommend an evaluation by a qualified professional to evaluate and recommend a treatment plan.

**This home inspection is not an inspection for mold and the inspector is not required to identify every potential location that mold may exist.** Mold can be present in any home and may exist in other areas of the home. While this inspection attempts to detect high moisture conditions that can lead to mold growth, be advised that mold can grow in areas (hidden or in view) which are beyond the scope of this inspection. Unless specifically ordered, signed for and paid for this inspection will not identify the presence of any kind of mold or airborne particulates. **If mold is a concern to you, you should obtain a mold test from Precise Inspecting** and under a separate contract prior to the end of the inspection contingency.

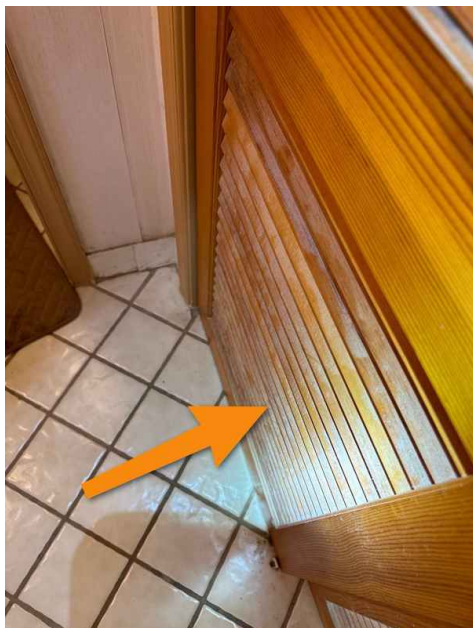
Recommended reading - [A Brief Guide to Mold Moisture and Your Home](#)

## Recommendation

Contact a qualified mold inspection professional.



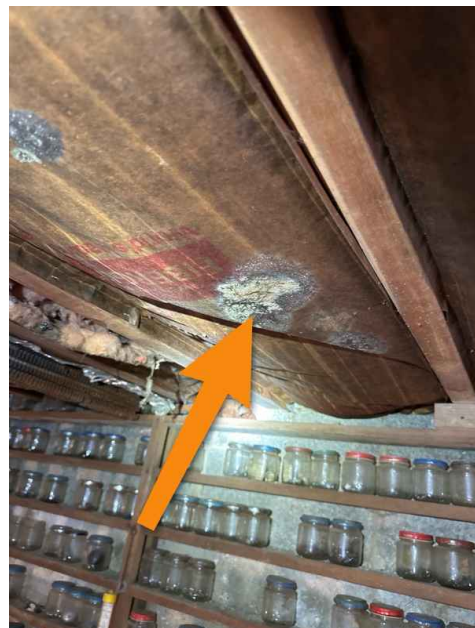




Master Bath Door



Foyer Closet



Basement Ceiling

#### 4.4.1 Windows

### SASH MECHANISM WORN/BROKEN

**Material Defects**

#### LIVING ROOM

**\*\*Safety Issue\*\*** - At the time of the inspection the sash mechanism was significantly worn or broken on one or more windows. The window(s) opened, but would not stay open correctly. Operable windows should have smoothly operating hardware. I recommend having the window evaluated and repaired or replaced by a qualified professional.

#### Recommendation

Contact a qualified window repair/installation contractor.



#### 4.5.1 Floors

### VINYL FLOOR PAST USEFUL LIFE

**Material Defects**

#### ALL VINYL FLOORS

The vinyl floor picture here is worn past it's useful life. I recommend it be replaced.

#### Recommendation

Contact a qualified professional.



Representative of all vinyl

#### 4.5.2 Floors

### WOOD FLOORS NEED SANDING

#### ALL WOOD FLOORS

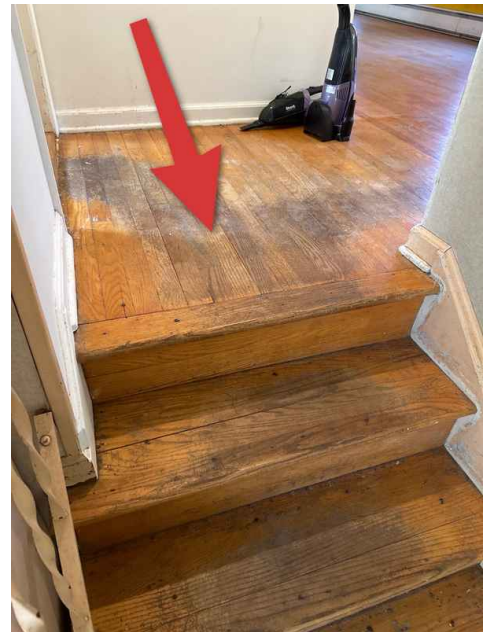
I observed wood floors that were worn and/or damaged and in need of resurfacing. See representative photos. I recommend this be evaluated by a professional.

#### Recommendation

Contact a qualified flooring contractor



Material Defects



Representative of all wood floors

#### 4.5.3 Floors

### CARPET AT THE END OF ITS USEFUL LIFE

#### ALL CARPET

At the time of the inspection I observed that the carpet pictured here was at the end of its useful life. Wear and/or damage are evident. See photos. I recommend a qualified professional evaluate. Consider budgeting for a replacement.

#### Recommendation

Contact a qualified general contractor.



Material Defects





Representative of all carpet

#### 4.6.1 Doors

### DOOR(S) WILL NOT CLOSE

#### MASTER BEDROOM

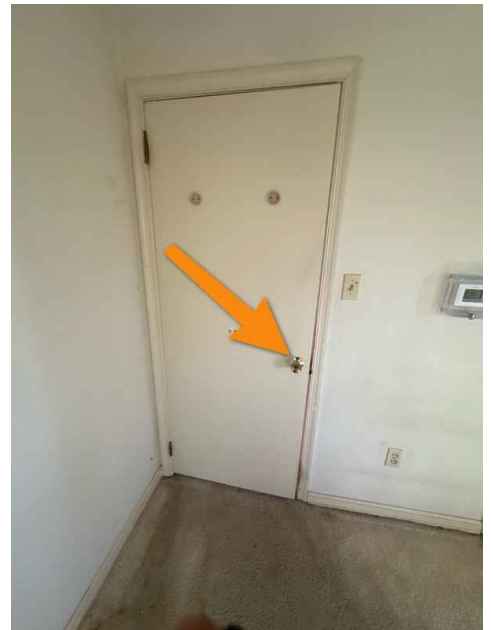
I observed that a door(s) would not close. A door should fit into its opening easily and close without effort in order to be considered effective. I recommend repair by a qualified professional.

#### Recommendation

Contact a qualified carpenter.



Recommendations



Master Bedroom

#### 4.6.2 Doors

### DOOR HARDWARE LOOSE/MISSING

#### VARIOUS LOCATIONS

I observed one or more doors where the operating hardware was loose or missing. I recommend that a handyman or DIY repair so that the door operates properly.

#### Recommendation

Recommended DIY Project



Recommendations



2nd Floor Front Corner Bedroom

## 4.6.3 Doors

**REPLACE DAMAGED DOOR**

## MUDROOM FURNACE ROOM

At the time of the inspection I observed an interior door(s) that was damaged to the point where it should be replaced. See photo description. I recommend repair by a qualified professional.

## Recommendation

Contact a qualified carpenter.



Material Defects



Door racked



Close up spilt joint

## 4.7.1 Countertops &amp; Cabinets

**CABINET BOTTOM DAMAGED**

## KITCHEN SINK



Material Defects



I observed a cabinet bottom that was damaged in one or more of the following ways:

- moisture
- rotted
- warped wood
- broken/damaged
- missing.

See photo description. I recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified cabinet contractor.



#### 4.7.2 Countertops & Cabinets

##### **DRAWER DAMAGED**

4 LOCATIONS KITCHEN

At the time of inspection one or more of the cabinet drawer fronts was damaged. See photo. I recommend a qualified professional to evaluate and repair.

Recommendation

Contact a qualified carpenter.



Material Defects



3 drawers



1 drawer

#### 4.7.3 Countertops & Cabinets

##### **CABINET DOOR(S) DAMAGED**

CORNER DOOR

I found one or more cabinet doors that were damaged. I recommend repair or replacement by a qualified professional.



Material Defects

## Recommendation

Contact a handyman or DIY project



## 4.8.1 Paint

**PAINTING NEEDED**

## ALL SURFACES

There were multiple areas that were in need of painting or touch up. I recommend a painter be consulted to determine what areas need to be painted.

## Recommendation

Recommended DIY Project

**Material Defects**

Representative

## 4.10.1 Steps, Stairways &amp; Railings

**HANDRAIL MISSING**

## 2 LOCATIONS

**\*\*Safety issue\*\*** - At the time of inspection, the staircase was missing a handrail as depicted in the photo. This presents a safety hazard. I recommend a qualified professional install an additional handrail.

## Recommendation

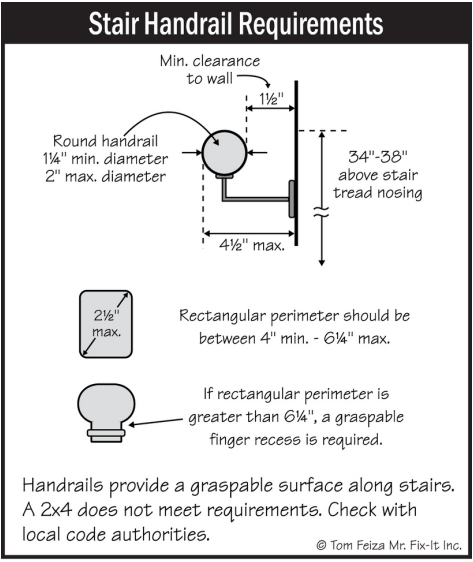
Contact a qualified carpenter.

**Material Defects**

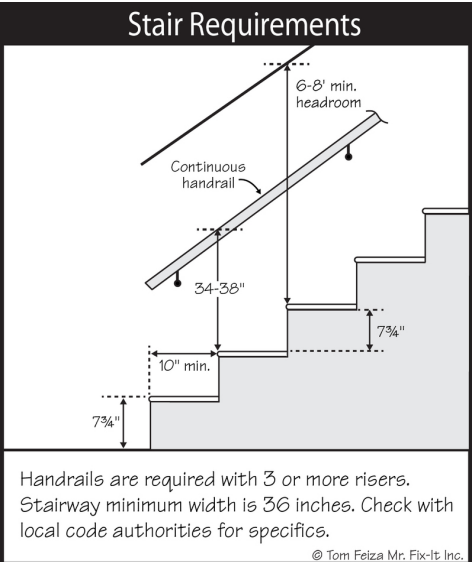




Foyer Steps



M089



M087

Illustration



Steps to 3rd Floor

4.10.2 Steps, Stairways & Railings  
**HANDRAIL LOOSE**

GROUND FLOOR STEPS

At the time of the inspection a portion of the hand railing was loose.  
Consult with a qualified professional to discuss repair.

Recommendation  
Contact a qualified handyman.

Material Defects



#### 4.10.3 Steps, Stairways & Railings

### STAIR TREAD SPLIT

#### GROUND FLOOR STEPS

At the time of inspection I observed one or more stair treads that were split. This could present a safety hazard. I recommend a qualified professional to evaluate and repair.

Recommendation  
Contact a qualified carpenter.



#### Recommendations



#### 4.11.1 Fire Separation

### FIRE SEPARATION MISSING - DOORS

#### GARAGE/LIVING SPACE

A door that meets municipal fire separation code between the garage and living space was not present at the time of the inspection. I recommend a qualified professional to evaluate and install a door that meets proper fire separation.

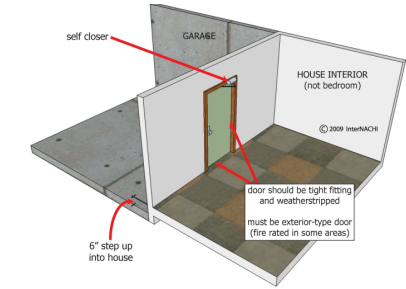
#### Replacement costs

Recommendation  
Contact a qualified professional.



#### Material Defects





Illustration



4.11.2 Fire Separation  
**FIRE SEPARATION - HOLE(S) IN CEILING/WALL**

 Material Defects

GARAGE/LIVING SPACE

At the time of the inspection the ceiling/wall had one or more holes in the ceiling between the garage and living space. Municipal code normally requires that openings around penetrations in a wall or ceiling be filled with an approved anti-combustable material that inhibits the free passage of flame and products of combustion. I recommend a qualified professional to evaluate and upgrade the separation.

Recommendation  
Recommended DIY Project

**Garage/Home Fire Resistance**

© Tom Feiza Mr. Fix-It Inc.



Fire-resistant materials provide smoke and fire separation between the garage and living space.

REQUIREMENTS:

1. Thicker 5/8" firestop drywall with finished joints and no openings into garage.
2. Solid wood door or metal door into home with closer and weatherstripping – fire rated and tagged.
3. Check with local code officials for local requirements.

5067C



Ceiling

## 5.1.1 Attic, Roof and Ceiling Structure

**MOLD-LIKE SUBSTANCE**

## Recommendations

## ATTIC

At the time of the inspection, I observed a mold like substance. Mold has the potential to cause health problems. Molds produce allergens and irritants. Inhaling or touching mold or mold spores may cause allergic reactions in sensitive individuals. I recommend an evaluation by a qualified professional to evaluate and recommend a treatment plan.

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Recommended reading - [A Brief Guide to Mold Moisture and Your Home](#)

## Recommendation

Contact a qualified mold inspection professional.



Rafter



Rafter



Attic access panel





## 5.3.1 Basement

**HIGH MOISTURE OBSERVED**

## BASEMENT



I observed high moisture present in the basement. The humidity level was **96%**. The presence of high levels of moisture can cause damage to building materials and creates an unhealthy air quality environment. Moisture/humidity levels above 50% can contribute to unhealthy air quality levels. I recommend a qualified professional evaluate the interior and exterior foundation in order to identify the source of moisture and recommend ways to reduce its penetration.

Note: Consider installing a dehumidifier Or a basement ventilation system.

## Recommendation

Contact a handyman or DIY project



Basement Air Exchange



## 5.3.2 Basement

**EVIDENCE OF MOISTURE PENETRATION, WET TO THE TOUCH**

## CENTER OF BASEMENT

At the time of the inspection I observed an an area of moisture was entering the basement. The moisture penetration was wet to the touch. Basement water issues are usually related to rain water or spouting issues outside. I recommend an evaluation of the outside grading and roof spouting to determine where the water is coming from and get advice from a professional on how it may be eliminated.

## Recommendation

Contact a foundation contractor.



Appears to be coming from drain

## 6.1.1 Insulation Unfinished Areas

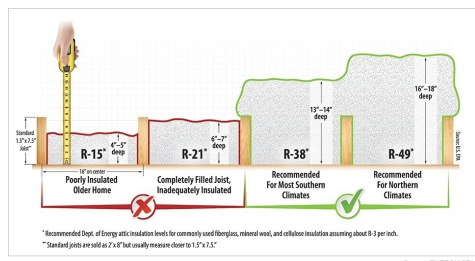
**INSULATION - BELOW CURRENT STANDARDS**

## ATTIC

At the time of the inspection, the R-value of the insulation in the attic was below current standards. See photo. New construction calls for R-49. Energy savings can be captured by bringing the R-value up to today's standards. I recommend a qualified insulation contractor or DIY install additional insulation where possible.

## Recommendation

Contact a qualified insulation contractor.



Illustration



Attic Overall



About 4"

## 6.3.1 Exhaust Systems

**RADON - TEST RECOMMENDED**

## 2 LOCATIONS

**\*\*Potential Health Hazard\*\*** At the time of inspection a radon test was not performed. Radon is a class A carcinogen and the second leading cause of lung cancer in the USA. Not knowing your radon levels can be hazardous to your health.

The Environmental Protection Agency recommends radon testing

- every 2 years for homes that have an installed radon mitigation system and
- every 5 years in homes that do not have a mitigation system but have levels below 4.0 Pci/l.

I recommend a PA DEP licensed professional perform the required radon test in each separate structural zone\* per PA DEP guidelines. This test can be performed by [Precise Inspecting](#). We are licensed radon measurement specialists. If high levels of radon exist, mitigation should be performed by a separate licensed radon mitigation company. \*basements, crawlspaces and concrete slabs are separate structural zones.

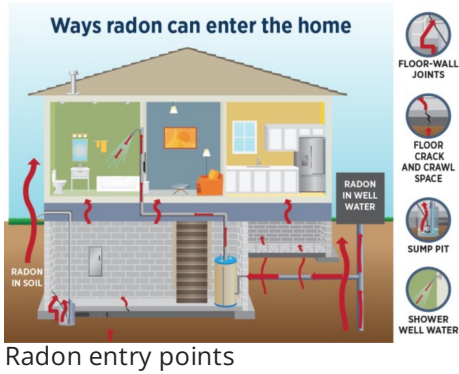
PA DEP requires one radon test per [structural zone](#)

Please Read: [EPA's Home Buyers and Sellers Guide to Radon](#)

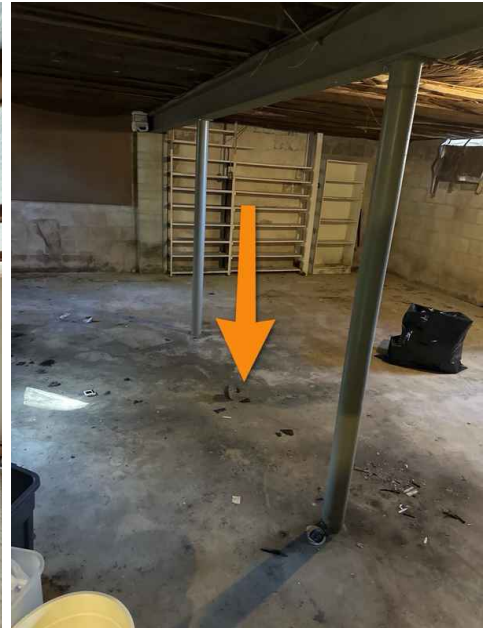
## Recommendation

Contact a qualified radon mitigation specialist





Ground floor



Basement

### 6.3.2 Exhaust Systems

#### BATH EXHAUST - RECOMMENDED

##### MASTER BATH

At the time of the inspection there was no exhaust fan in the bathroom. Exhaust fans help remove moisture from the room and avoid potential mold issues. Bathroom exhaust fans are not required if there is a window that opens to the outside. However, I recommend a professional mechanic install an exhaust fan in this room.

##### Recommendation

Contact a qualified electrical contractor.





Y021  
Optional installation #2



Master Bath Ceiling

### 6.3.3 Exhaust Systems

#### FAN EXHAUSTS TO INTERIOR

##### GROUND FLOOR POWDER ROOM

**\*\*Potential Mold issue\*\*** - At the time of the inspection, I found one or more interior exhaust fan(s) venting into inside space. When an interior fan discharges into a basement, crawlspace, attic, or another building cavity, the potential for moisture-related damage is significant. I recommend a qualified professional evaluate and re-direct the exhaust venting to the exterior.



Perspective view Basement



Close up

### 7.2.1 Heating Equipment

#### CORROSION ON PIPES AND FITTINGS

##### OIL BOILER UNIT

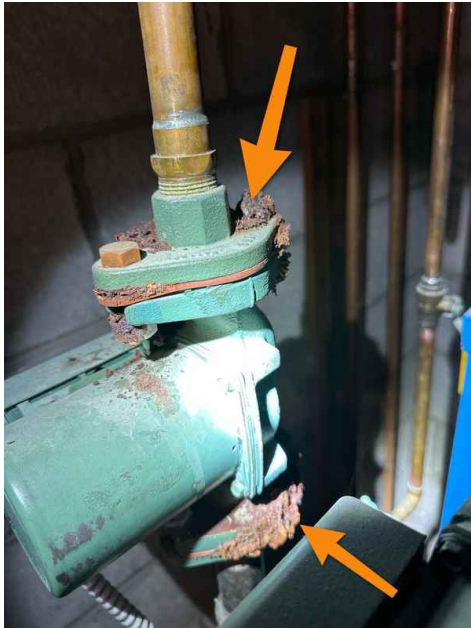




I observed some corrosion on the boiler system. This corrosion and/or potential leak could deteriorate the system if not addressed. I recommend a qualified professional evaluate and repair.

#### Recommendation

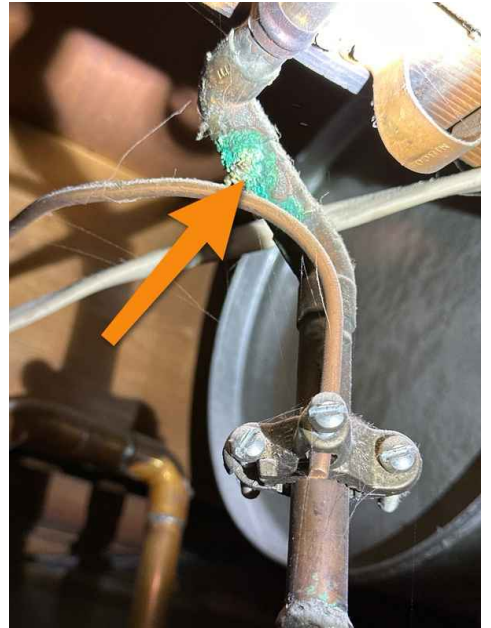
Contact a qualified plumbing contractor.



Circulator pump



Copper piping



Copper piping

#### 7.2.2 Heating Equipment

### FURNACE MAINTENANCE RECOMMENDED - AGE UNKNOWN

#### MUDROOM CLOSET

Because I could not determine the age of the heating system I recommend a professional to evaluate the entire system to confirm it's performance. I also recommend cleaning on a yearly basis.

Note: at the time of routine maintenance, I recommend asking the HVAC professional for an estimate on the life of the furnace.

#### Importance of Routine Maintenance

##### Recommendation

Contact a qualified HVAC professional.



Recommendations



#### 7.5.1 Combustion air for fossil fuel utilities

### ADDITIONAL COMBUSTION AIR NEEDED

#### MUDROOM



Material Defects

Combustion air supply appeared to be insufficient at the time of the inspection. Insufficient combustion air can cause a combustion appliance to operate inefficiently, increasing heating costs and may cause the furnace to produce unacceptably high levels of toxic gases such as carbon monoxide, creating a health hazard. The inspector recommends that before the expiration of the Inspection Objection Deadline you consult with a qualified professional to discuss options and costs for correction.

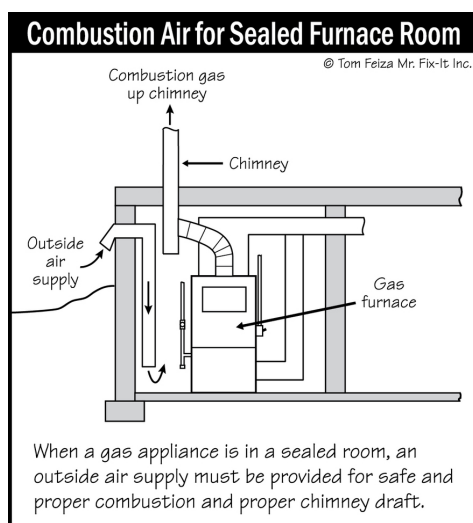
#### Sample calculations:

1. The room shall have not less than 1 cubic foot of volume per 15 BTU total equipment load.
2. For pass-through openings between adjacent spaces: The total net free area of the openings shall be equal to 1 square inch per 500 BTU of the equipment rating.
3. For air from outside: When connected to the outdoors thru horizontal ducts, the opening area shall equal 1 square inch net free area per 2000 BTU total input rating of equipment.

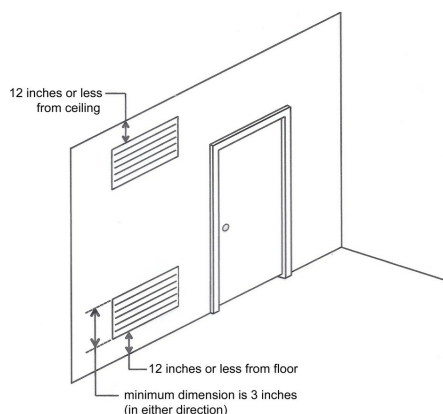
#### Combustion Air Requirements For Oil Burners

##### Recommendation

Contact a qualified HVAC professional.



F021  
Illustration



#### 8.1.1 Cooling Equipment

#### INTERIOR AC UNIT AT END OF LIFE



Material Defects

##### ATTIC

The interior air conditioning condenser was at the end of its useful life. Most air conditioning systems have an average life of 15-20 years. I recommend having the unit evaluated by an HVAC professional prior to settlement. If recommended by the HVAC professional, begin to budget for replacement.

[Here is a resource](#) on how to take care of your air conditioning unit.

##### Recommendation

Contact a qualified HVAC professional.





### 9.2.1 Water Distribution lines

#### **ACTIVE LEAK**

##### BASEMENT WATER LINE

At the time of the inspection, I observed an active leak in a water line. If not repaired this can cause significant damage. I recommend a qualified professional to evaluate and repair.

##### Recommendation

Contact a qualified plumbing contractor.



Close up



Perspective view

## 9.3.1 Toilets, Fixtures, Faucets

**TOILET NEEDS REPLACEMENT**

## 3 LOCATIONS

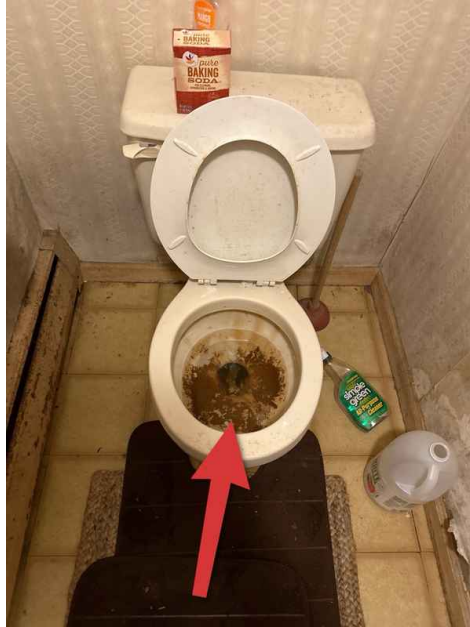
At the time of the inspection, the toilet had passed its useful life and was in need of replacement. I recommend a qualified professional to evaluate and replace.

## Recommendation

Contact a qualified plumbing contractor.



Master Bath



Powder Room



2nd Floor Hall Bathroom

## 9.3.2 Toilets, Fixtures, Faucets

**FAUCET VALVE LEAKING**

## 2ND FLOOR HALL BATHROOM

At the time of the inspection I observed a faucet valve that was leaking under the sink. I recommend a qualified professional to evaluate and repair.

## Recommendation

Contact a qualified plumbing contractor.



Under sink



Close up



## 9.4.1 Sinks, Tubs, Showers

**SHOWER DOOR PAST ITS USEFUL LIFE**

## MASTER BATH

At the time of the inspection the shower door pictured here was beyond its useful life and needed to be replaced. I recommend a qualified professional to evaluate and replace.

## Recommendation

Contact a qualified carpenter.



Corroded metal



Corrosion

## 9.6.1 Drain, Waste, &amp; Vent Systems

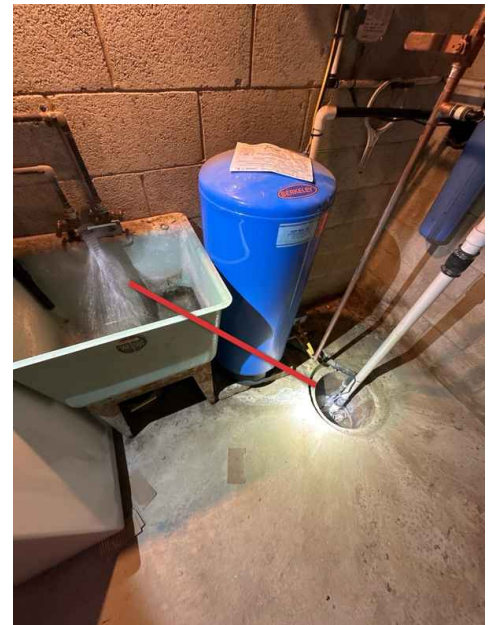
**LAUNDRY SINK DISCHARGES TO SUMP PIT**

## BASEMENT

I observed laundry sink waste water discharging to sump pit. This is not a proper drainage system. Grey water must be discharged directly into a sanitary sewer. I recommend a qualified professional to evaluate and redirect this waste water properly.

## Recommendation

Contact a qualified plumbing contractor.



## 10.2.1 Main Distribution Panel

**MISSING PANEL COVER SCREWS**

## MAIN ELECTRICAL PANEL 2EA



**Safety issue** - At the time of the inspection there were one or more panel cover screws missing. A loose cover panel can be a safety hazard. I recommend a professional to install new screws at appropriate locations.

**Recommendation**

Contact a qualified electrical contractor.



10.3.1 Sub Panel Garage

**ZINSCO PANEL POTENTIALLY UNSAFE**



Material Defects

**GARAGE**

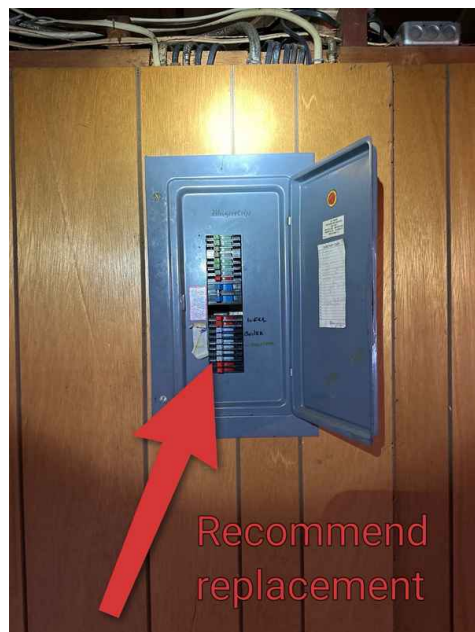
A Zinsco TM or GTE-Sylvania electrical panel is installed in this building. Serious electrical hazards may be present in the electrical panel which could result in overheating, fire, or inability to turn off the electrical power in the home. This means homes with this equipment are at greater risk of fire or other electrical hazard. A licensed electrician who is familiar with this equipment should be called to inspect the panel for immediate fire and shock hazards.

While replacement of this equipment is not currently required by law, regardless of its visually-apparent condition, I recommend that homeowners replace this equipment.

Additional information about this hazards is available at an independent building failures research website: [Zinsco Panel](#)

**Recommendation**

Contact a qualified electrical contractor.



10.4.1 Sub Panel Basement

**ZINSCO PANEL POTENTIALLY UNSAFE**



Material Defects

**BASEMENT**



A Zinsco TM or GTE-Sylvania electrical panel is installed in this building. Serious electrical hazards may be present in the electrical panel which could result in overheating, fire, or inability to turn off the electrical power in the home. This means homes with this equipment are at greater risk of fire or other electrical hazard. A licensed electrician who is familiar with this equipment should be called to inspect the panel for immediate fire and shock hazards.

While replacement of this equipment is not currently required by law, regardless of its visually-apparent condition, I recommend that homeowners replace this equipment.

Additional information about this hazards is available at an independent building failures research website: [Zinsco Panel](#)

#### Recommendation

Contact a qualified electrical contractor.



#### 10.5.1 Branch Wiring

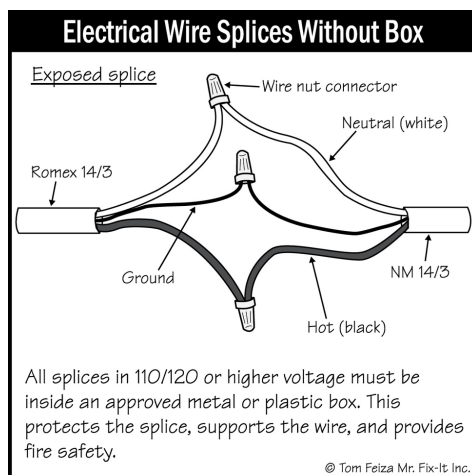
### EXPOSED ENDS AND SPLICES

#### BASEMENT CEILING

**\*\*Shock Hazard\*\*** Exposed wires or splices were observed. This creates a potential shock or fire hazard. All exposed wire connections should be wire-nutted and enclosed in approved junction boxes. I recommend a licensed electrician to evaluate and correct all exposed wiring.

#### Recommendation

Contact a qualified electrical contractor.



E098  
Illustration



#### 10.5.2 Branch Wiring

### JUNCTION BOX COVER(S) MISSING

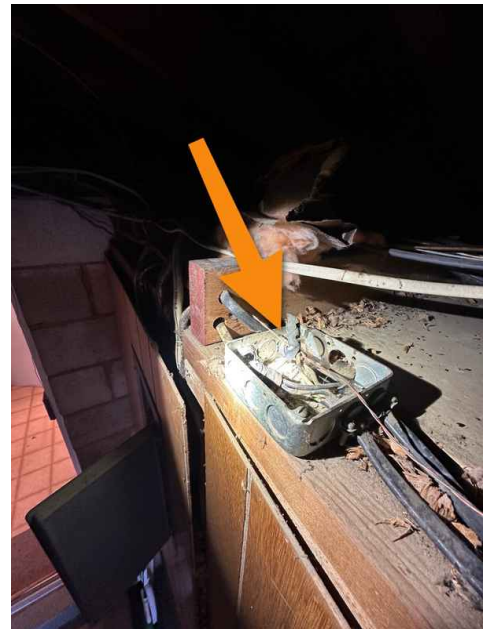
#### GARAGE



At the time of the inspection one or more junction boxes were without covers. This presents a potential shock hazard. I recommend a qualified professional evaluate and install cover plates where absent.

Recommendation

Contact a qualified electrical contractor.



Garage

### 10.7.1 Receptacles

## GFCI OUTLET(S) PROTECTION MISSING

12 LOCATIONS

••**Safety Issue**•• GFCI protection was missing in one or more locations where Ground Fault protected outlets should be installed. A GFCI device protects against electric shocks from electrical devices used in damp areas of the home. Electrical Code may not have required these outlets at the time the house was constructed, however I recommend a licensed electrician upgrade these and other outlets to current standards. The pictured outlet(s) may only be representative. The inspector tested a representative number of receptacles.



[Here is a link](#) to read about how GFCI receptacles keep you safe.

**In most municipalities, the GFCI requirement came about in the following time frame.** *(These dates represent approximate estimates based on all of the codes used nationally)*

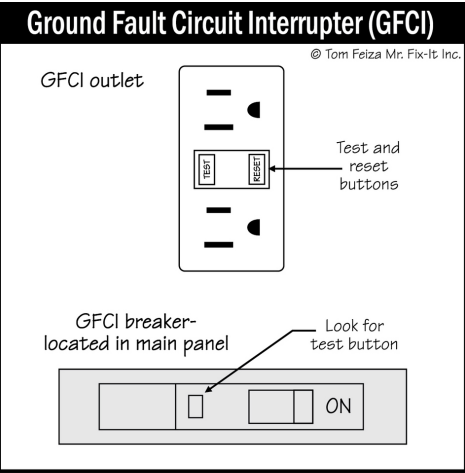
- 1973: exterior receptacles (less than 6 feet from the ground)
- 1976: bathroom receptacles
- 1980: garage receptacles\*
- 1986: basements and kitchen receptacles within 6 feet of the sink.
- 1990: bath lighting, pools, and spas, crawl spaces, boat houses, hot tub equipment, all kitchen receptacles.
- Later code included laundry rooms

\*It is not recommended that a refrigerator outlet in a garage be on a GFCI outlet

Recommendation

Contact a qualified electrical contractor.





Rear Deck



Front Porch



Master Bath



Kitchen



Kitchen





Basement



Basement



Basement



Basement



Garage

10.7.2 Receptacles  
**2-SLOT RECEPTACLES**  
VARIOUS LOCATIONS

 Recommendations

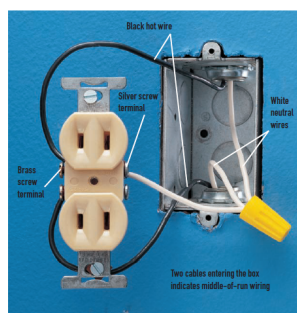
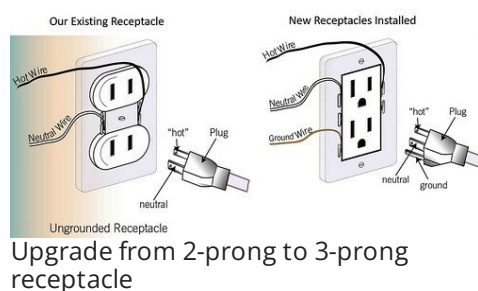


2-slot receptacles (outlets) were installed in one or more areas. This is considered old wiring and does not have an equipment ground and is considered unsafe by today's standards. In some cases Knob and Tube wiring is behind the wall. In which case it should be evaluated by an electrician. Appliances that require a ground should not be used with 2-slot receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. The client should be aware of this limitation when planning use for various rooms, such as an office. Upgrading to grounded receptacles typically requires installing new wiring from the main service panel or sub-panel to the receptacle(s), in addition to replacing the receptacle(s). The NEC (National Electric Code) also allows these outlets to be replaced with GFCI protection as a repair to use grounded appliances with them. Consult with a qualified electrician about upgrading to 3-wire, grounded circuits or installing GFCI protection.

I recommend a professional be consulted who can offer an opinion on the current condition of these outlets and their circuits.

#### Recommendation

Contact a qualified electrical contractor.



A two-slot receptacle is often found in older homes. The black hot wires are connected to the brass screw terminals, and the white neutral wires are pigtailed to a silver screw terminal. Two-slot receptacles may be replaced with three-slot types, but only if a means of grounding exists at the receptacle box. In some municipalities, you may replace a two-slot receptacle with a GFCI receptacle as long as the receptacle has a sticker that reads "No equipment ground."



2nd Floor Bedroom Representative

#### 10.7.3 Receptacles

### RECEPTACLE WILL NOT RECEIVE PLUG



Recommendations

#### FOYER

I observed one or more receptacles that would not receive a plug. Something in the receptacle itself is blocked. I recommend a qualified professional to replace.

#### Recommendation

Contact a qualified electrical contractor.



## 10.9.1 Fire/CO Safety

**RECOMMEND TEST OR REPLACE ALL FIRE/CO SAFETY DEVICES**

Recommendations

## THROUGHOUT HOME

**\*\*Safety Issue\*\*** The American Society of Home Inspectors (ASHI) Standard of Practice (SOP) states 7.2 The inspector is NOT required to: A. inspect: 1. remote control devices. 2. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices.

The actual testing of smoke and carbon monoxide alarms is beyond the scope of a general home inspection (see ASHI SOP above). Therefore, to ensure the safety of the occupants of the home, we recommend that all smoke alarms and carbon monoxide alarms are evaluated or replaced by a professional upon taking possession of the home.

Your home inspector will report on the presence or absence of smoke alarms and carbon monoxide alarms in their proper places throughout the home. We recommend upgrading to the recommended house map included below.

Because actual testing of smoke and CO alarms will not be performed I recommend that all smoke alarms and CO alarms present or absent **be professionally replaced or evaluated upon taking possession of the home.**

Why your home inspector does not test:

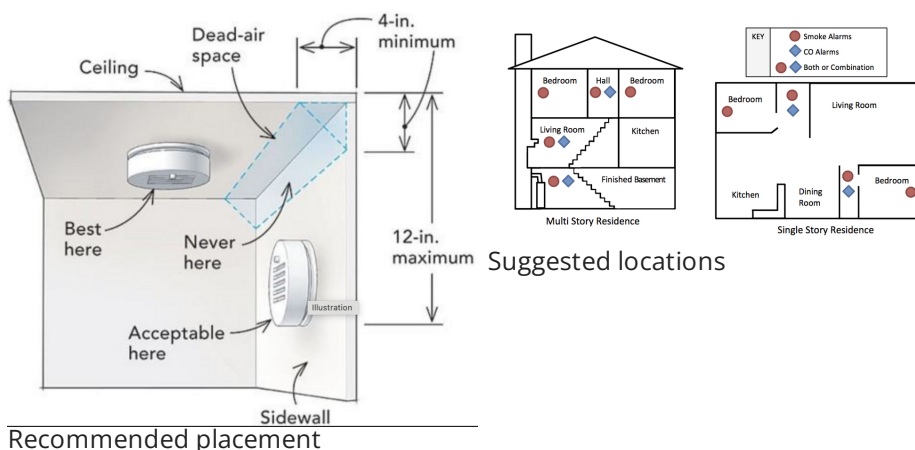
1. A simple test of the device's alarm button does not ensure it will operate properly in a fire. The button test will only confirm the alarm sound is working. Testing the alarm test button will not confirm its response to actual smoke. A smoke test is required to confirm the safe operation of each individual smoke alarm.
2. There are many differing types of smoke and CO Alarms with differing expiration dates. Unless installation records exist, it can be impossible to determine when devices were installed and therefore when they are required to be replaced. Manufacturers of these alarms require that they be replaced at regular intervals.
3. Battery-operated devices are rarely charged. Even if the batteries have some charge left, it can be very difficult to determine when they were installed and in need of replacement.
4. Newer WiFi-connected alarms cannot be verified without a connected app.
5. Some alarms are connected to a security system that alerts the fire company. If the fire company responds to a false alarm, they may charge a fee for the mishap.

Upon replacement, I recommend regular maintenance and testing to confirm ongoing operation.

The interconnectivity of smoke and CO alarms is an important feature that may or may not be enforced by local code compliance municipalities. I recommend consulting the advice of a professional.

## Recommendation

Contact a qualified electrical contractor.





## 11.1.1 Fireplaces, Stoves &amp; Inserts

**DAMPER STICKING**

## FIREPLACE FAMILY ROOM

At the time inspection I observed at the fireplace damper was not working smoothly. Using this fireplace without a properly working damper is a fire hazard. I recommend a qualified professional evaluate and repair.

## Recommendation

Contact a qualified fireplace contractor.



## Material Defects



## 13.4.1 Range/Oven

**OVEN/RANGE AT END OF USEFUL LIFE 2**

## KITCHEN

The oven/range pictured here has reached the end of its useful life. The most economic decision would be to replace this appliance. I recommend a qualified professional to advise.

## Recommendation

Contact a qualified appliance repair professional.



## Material Defects



Missing elements and dented handle

## 13.6.1 Washer/Dryer

**3-PRONG DRYER OUTLET**

## AT DRYER

**\*\*Shock Hazard\*\*** - At the time of the inspection, there was a 220v three-pronged outlet present. Industry safety standards now call for four-pronged outlets at washers and dryers and ranges in order to prevent potential electrical shock. Important: This allows for the neutral wire and the ground wire to move on separate lines, thus removing the potential shock hazard. I recommend a licensed professional to evaluate and to bring the outlet up to current standards. A proper installation will require a new four wire to be installed from the electric panel to the appliance and terminated in a four wire plug.

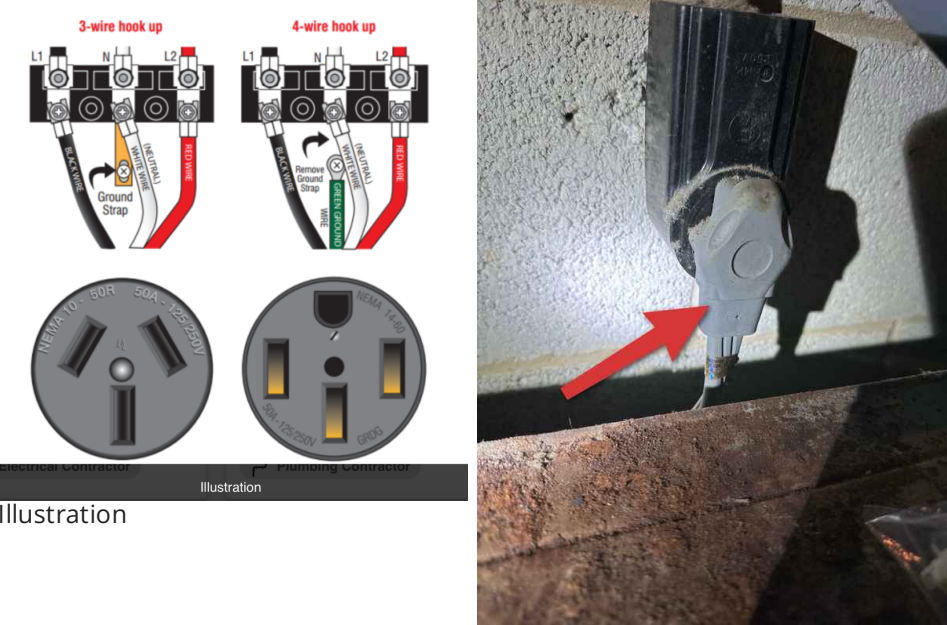
Article on [Three vs. Four prong outlets](#)

[What's the Difference between 3-prong and 4-prong?](#)



## Material Defects

Recommendation  
Contact a qualified electrical contractor.



Illustration