



# Inspection Report

Prepared For:  
Mr. John Jones

Property Address:  
1234 Main Street  
My Town, Pa. 00000



**Accredited Home Inspections, L.L.C.**

**Edward C. Roman, CRI**  
323 S. 20th St  
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215-237-4516



<b>Date:</b> 5/5/2007	<b>Time:</b> 5:11 PM	<b>Report ID:</b> Jones Insp., May 7-07.
<b>Property:</b> 1234 Main Street My Town, Pa. 00000	<b>Customer:</b> Mr. John Jones	<b>Real Estate Professional:</b> James Jones Robin Kemmerer and Associates

**Comment Key or Definitions**

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

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

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

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

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

**Type of Home:**  
Cape Cod

**Age Of Home:**  
Over 50 Years

**Client Is Present:**  
Yes

**Radon Test:**  
Yes

**Water Test:**  
No

**Weather:**  
Clear

**Temperature:**  
Over 65

**1. STRUCTURAL COMPONENTS**

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		IN	NI	NP	RR	Styles & Materials
1.0	WALLS (Structural)	X				<b>FOUNDATION:</b> UNKNOWN
1.1	FOUNDATIONS (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	X				<b>WALL STRUCTURE:</b> WOOD
1.2	COLUMNS OR PIERS	X				<b>COLUMNS OR PIERS:</b> STEEL LALLY COLUMNS
1.3	FLOORS (Structural)	X				<b>CEILING STRUCTURE:</b> NOT VISIBLE
1.4	CEILINGS (structural)	X				<b>ROOF STRUCTURE:</b> ENGINEERED WOOD TRUSS 2 X 6 RAFTERS
1.5	ROOF STRUCTURE AND ATTIC	X				<b>ROOF-TYPE:</b> GABLE  <b>METHOD USED TO OBSERVE ATTIC:</b> WALKED  <b>ATTIC INFO:</b> PULL DOWN STAIRS

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

**2. EXTERIOR**

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		IN	NI	NP	RR	Styles & Materials
2.0	WALL CLADDING FLASHING AND TRIM	X				<b>SIDING STYLE:</b> BEVEL
2.1	DOORS (Exterior)	X			X	<b>SIDING MATERIAL:</b> VINYL
2.2	WINDOWS	X			X	<b>EXTERIOR ENTRY DOORS:</b> WOOD STEEL
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES AND APPLICABLE RAILINGS	X				
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	X			X	<b>APPURTENANCE:</b> SIDEWALK PATIO
2.5	EAVES, SOFFITS AND FASCIAS	X				<b>GARAGE DOOR MATERIAL:</b> WOOD

IN NI NP RR  
**GARAGE DOOR TYPE:**  
 ONE MANUAL  
**DRIVEWAY:**  
 ASPHALT

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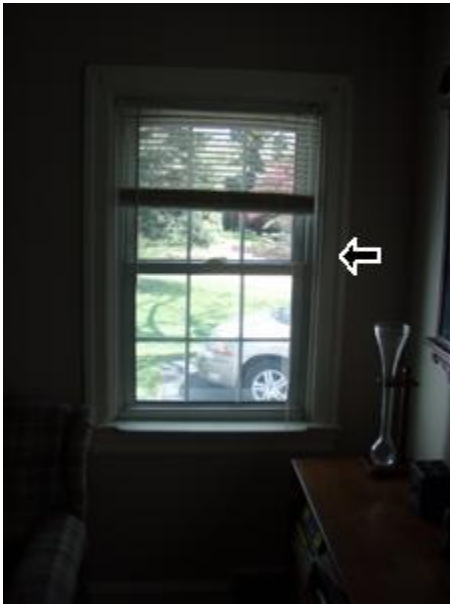
**Comments:**

2.1 The front door lock should be adjusted or replaced so it operates properly



2.1 Picture 1 repair lock

2.2 Several windows in the house do not stay up when opened. They are in the front den and the living room. They should be repaired.



2.2 Picture 1 repair



2.2 Picture 2 repair



2.2 Picture 3 repair

2.4 The shrubbery touching the siding should be trimmed back so there is a minimum of 6" between the plants and the exterior walls.



2.4 Picture 1 trim



2.4 Picture 2 trim

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

**3. ROOFING**

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		IN	NI	NP	RR	Styles & Materials
3.0	FLASHINGS	X				<b>ROOF COVERING:</b> 3-TAB FIBERGLASS
3.1	ROOF COVERINGS	X				<b>VIEWED ROOF COVERING FROM:</b> GROUND
3.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X				<b>SKY LIGHT (S):</b> ONE
3.3	ROOFING DRAINAGE SYSTEMS	X				<b>CHIMNEY (exterior):</b> BRICK

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

**4. PLUMBING SYSTEM**

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		IN	NI	NP	RR	Styles & Materials
4.0	INTERIOR DRAIN, WASTE AND VENT SYSTEMS	X				<b>WATER SOURCE:</b> PUBLIC
4.1	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X				<b>PLUMBING SUPPLY:</b> COPPER
4.2	INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X			X	<b>PLUMBING DISTRIBUTION:</b> COPPER
4.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	X				<b>PLUMBING WASTE:</b> COPPER CAST IRON
4.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	X				<b>WATER HEATER POWER SOURCE:</b> ELECTRIC  <b>CAPACITY:</b> 80 GAL (PLENTY)

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**Comments:**

**4.0** There is a cast iron pipe in the basement that is sealed with duct tape. This should be properly sealed. Also, the upstairs bathtub is slow to drain. In addition, the toilet is loose in the upstairs hall bath. Finally, the vent stack for the drain line outside the house is missing a cover. These items should be addressed.



4.0 Picture 1 properly seal



4.0 Picture 2 slow draining



4.0 Picture 3 loose toilet.

4.2 There is heavy corrosion on a water pipe in the basement. It should be cleaned and checked for leaks. If leaking, it should be repaired. We also noticed what appeared to be dirt coming from the water lines into the tub (see picture) and into the sinks. The water company may have been flushing the line, but we recommend this be checked to determine the source of the dirt.



4.2 Picture 1 clean pipe



4.2 Picture 2 dirt in tub

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

**5. ELECTRICAL SYSTEMS**

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

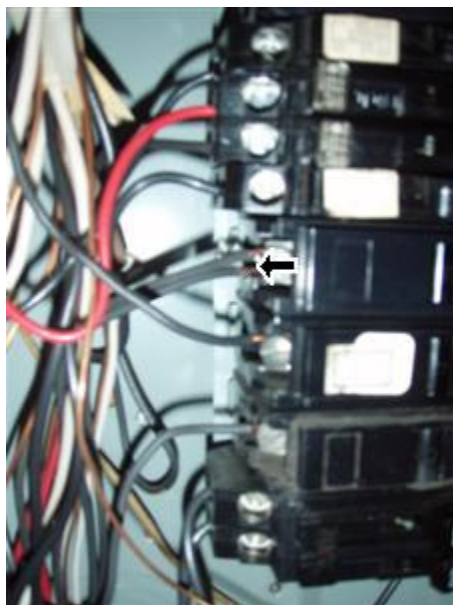
		IN	NI	NP	RR	Styles & Materials
5.0	SERVICE ENTRANCE CONDUCTORS	X				<b>ELECTRICAL SERVICE CONDUCTORS:</b> OVERHEAD SERVICE
5.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X			X	<b>PANEL CAPACITY:</b> 200 AMP
5.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X				<b>PANEL TYPE:</b> CIRCUIT BREAKERS
5.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				X	<b>BRANCH WIRE 15 and 20 AMP:</b> COPPER
5.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X				<b>WIRING METHODS:</b> ROMEX
5.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X			X	
5.6	SMOKE DETECTORS	X			X	

IN NI NP RR

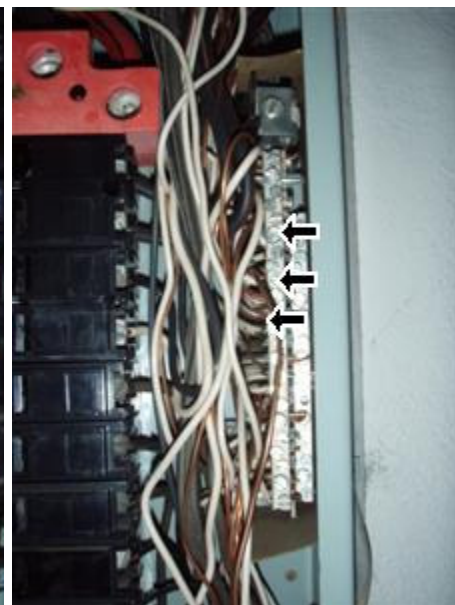
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**Comments:**

5.1 The panel box has a "double tap" (two circuits on one circuit breaker) and "double double lugs" two or more wires entering one screw slot on the buss bar). These items should be corrected by a qualified electrician.

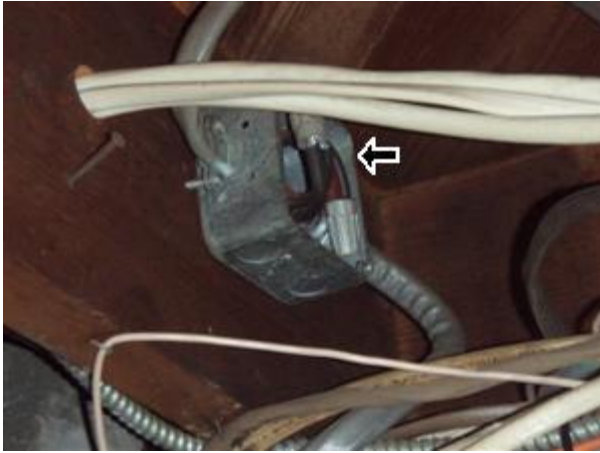


5.1 Picture 1 double tap



5.1 Picture 2 double lugs

5.3 A work box is missing a cover plate.



5.3 Picture 1 missing cover

5.5 The GFCI outlet in the kitchen would not trip when tested. We also recommend a GFCI in the powder room



5.5 Picture 1



5.5 Picture 2 rec. GFCI

5.6 We recommend working smoke detectors on all floors and in the bedrooms.

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

**6. HEATING**

The home inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		IN	NI	NP	RR	Styles & Materials
6.0	HEATING EQUIPMENT	X				<b>HEAT TYPE:</b> FORCED AIR
6.1	NORMAL OPERATING CONTROLS	X				<b>ENERGY SOURCE:</b> OIL
6.2	AUTOMATIC SAFETY CONTROLS	X				<b>NUMBER OF HEAT SYSTEMS</b> (excluding wood): ONE
6.3	CHIMNEYS, FLUES AND VENTS	X				<b>DUCTWORK:</b> NON-INSULATED
6.4	HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X				<b>FILTER TYPE:</b> DISPOSABLE
6.5	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X				

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

## 7. CENTRAL AIR CONDITIONING

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Observe window air conditioners or operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.

		IN	NI	NP	RR	Styles & Materials
7.0	COOLING AND AIR HANDLER EQUIPMENT	X				<b>COOLING EQUIPMENT TYPE:</b> AIR CONDITIONER UNIT
7.1	NORMAL OPERATING CONTROLS	X				<b>COOLING EQUIPMENT ENERGY SOURCE:</b> ELECTRICITY
7.2	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X				<b>NUMBER OF A/C UNITS:</b> TWO
7.3	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X				
		IN	NI	NP	RR	

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### Comments:

**7.0** Please note it was too cool to test the efficiency of the air conditioning system.

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

**8. INTERIORS**

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

		IN	NI	NP	RR	Styles & Materials
8.0	CEILINGS	X				<b>CEILING MATERIALS:</b> PLASTER
8.1	WALLS	X				<b>WALL MATERIAL:</b> PLASTER
8.2	FLOORS	X				<b>FLOOR COVERING(S):</b> HARDWOOD T&G
8.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X			X	<b>INTERIOR DOORS:</b> RAISED PANEL WOOD
8.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X				<b>WINDOW TYPES:</b> THERMAL/INSULATED DOUBLE-HUNG
8.5	DOORS (REPRESENTATIVE NUMBER)	X				<b>CABINETRY:</b> WOOD
8.6	WINDOWS (REPRESENTATIVE NUMBER)	X			X	<b>COUNTERTOP:</b> LAMINATE

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**Comments:**

8.3 The rail at the top of the stairs is loose and should be tightened. also, we recommend a rail for the steps into the room over the garage.



8.3 Picture 1 tighten rail



8.3 Picture 2 install rail

8.6 See previous comments.

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

**9. INSULATION AND VENTILATION**

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

		IN	NI	NP	RR	Styles & Materials
9.0	INSULATION AND VAPOR RETARDERS (in unfinished spaces)	X				<b>ATTIC INSULATION:</b> BLOWN
9.1	VENTILATION OF ATTIC AND FOUNDATION AREAS	X				<b>R- VALUE:</b> R-30 OR BETTER
9.2	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)	X				<b>VENTILATION:</b> GABLE VENTS SOFFIT VENTS Thermostatically controlled fan

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

### 10. BUILT-IN KITCHEN APPLIANCES

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		IN	NI	NP	RR	Styles & Materials
10.0	DISHWASHER	X				<b>DISHWASHER:</b> OPERATING
10.1	RANGES/OVENS/COOKTOPS	X				<b>EXHAUST/RANGE HOOD:</b> RE-CIRCULATE
10.2	RANGE HOOD	X				<b>RANGE/OVEN:</b> ELECTRIC OPERATING
		IN	NI	NP	RR	

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

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# General Summary



**Accredited Home Inspections, L.L.C.**

**323 S. 20th St  
Philadelphia, PA 19103  
215-237-4516**

**Customer**

Mr. John Jones

**Property Address**

1234 Main Street  
My Town, Pa. 00000

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

## 2. EXTERIOR

### 2.1 DOORS (Exterior)

#### Inspected, Repair or Replace

The front door lock should be adjusted or replaced so it operates properly



2.1 Picture 1 repair lock

### 2.2 WINDOWS

#### Inspected, Repair or Replace

Several windows in the house do not stay up when opened. They are in the front den and the living room. They should be repaired.



2.2 Picture 1 repair



2.2 Picture 2 repair



2.2 Picture 3 repair

#### 2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIOS, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

##### Inspected, Repair or Replace

The shrubbery touching the siding should be trimmed back so there is a minimum of 6" between the plants and the exterior walls.



2.4 Picture 1 trim



2.4 Picture 2 trim

#### 4. PLUMBING SYSTEM

##### 4.0 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

###### Inspected

There is a cast iron pipe in the basement that is sealed with duct tape. This should be properly sealed. Also, the upstairs bathtub is slow to drain. In addition, the toilet is loose in the upstairs hall bath. Finally, the vent stack for the drain line outside the house is missing a cover. These items should be addressed.



4.0 Picture 1 properly seal



4.0 Picture 2 slow draining



4.0 Picture 3 loose toilet.

#### 4.2 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

##### Inspected, Repair or Replace

There is heavy corrosion on a water pipe in the basement. It should be cleaned and checked for leaks. If leaking, it should be repaired. We also noticed what appeared to be dirt coming from the water lines into the tub (see picture) and into the sinks. The water company may have been flushing the line, but we recommend this be checked to determine the source of the dirt.



4.2 Picture 1 clean pipe



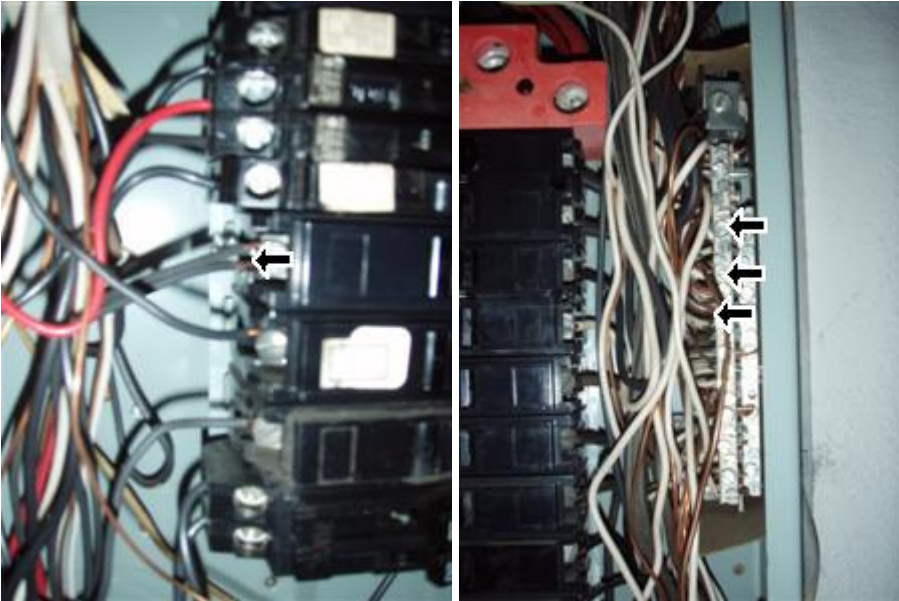
4.2 Picture 2 dirt in tub

### 5. ELECTRICAL SYSTEMS

#### 5.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

##### Inspected, Repair or Replace

The panel box has a "double tap" (two circuits on one circuit breaker) and "double double lugs" (two or more wires entering one screw slot on the buss bar). These items should be corrected by a qualified electrician.



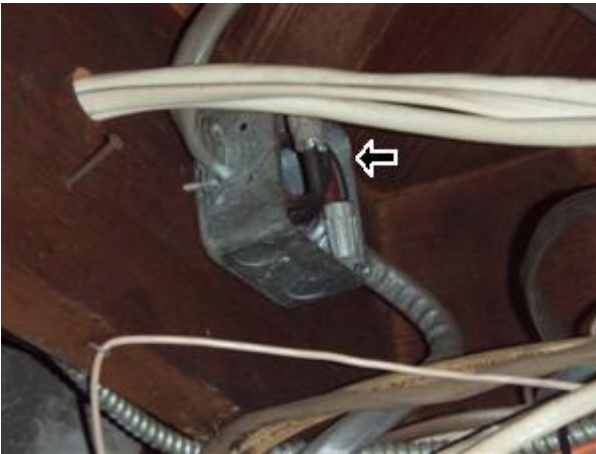
5.1 Picture 1 double tap

5.1 Picture 2 double lugs

**5.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

**Repair or Replace**

A work box is missing a cover plate.



5.3 Picture 1 missing cover

**5.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**

**Inspected, Repair or Replace**

The GFCI outlet in the kitchen would not trip when tested. We also recommend a GFCI in the powder room



5.5 Picture 1



5.5 Picture 2 rec. GFCI

## 5.6 SMOKE DETECTORS

### Inspected, Repair or Replace

We recommend working smoke detectors on all floors and in the bedrooms.

## 8. INTERIORS

### 8.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

#### Inspected, Repair or Replace

The rail at the top of the stairs is loose and should be tightened. also, we recommend a rail for the steps into the room over the garage.



8.3 Picture 1 tighten rail



8.3 Picture 2 install rail

### 8.6 WINDOWS (REPRESENTATIVE NUMBER)

#### Inspected, Repair or Replace

See previous comments.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or

guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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# INVOICE

**Accredited Home Inspections, L.L.C.**

**323 S. 20th St**

**Philadelphia, PA 19103**

**215-237-4516**

**Inspected By: Edward C. Roman, CRI**

**Inspection Date: 5/5/2007**

**Report ID: Jones Insp., May 7-07.**

<b>Customer Info:</b>	<b>Inspection Property:</b>
Mr. John Jones 2009 Windsor Ave. Anywhere Pa 00000  <b>Customer's Real Estate Professional:</b> James Jones Robin Kemmerer and Associates	1234 Main Street My Town, Pa. 00000

## Inspection Fee:

	<b>Service</b>	<b>Price</b>	<b>Amount</b>	<b>Sub-Total</b>
	Radon Test	125.00	1	125.00
	Home inspection, single family under 3,000 S.F.	285.00	1	285.00
	Discount	-85.00	1	-85.00

**Tax \$0.00**

**Total Price \$325.00**

**Payment Method:**Check

**Payment Status:**Paid At Time Of Inspection

**Note:**



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