Eagle Home Inspections, LLC
Confidential Inspection Report

1235 Your New St, Your Town, PA 1500
Inspection prepared for: Joe Sample
Real Estate Agent: Tammy Ulm - Keller Williams

Date of Inspection: 4/7/2014 Time: 3:30 PM
Age of Home: 1977
Weather: Rain, 56 Degrees
Order ID: 54

Inspector: Kelly Ulm
ASHI #261459
Phone: 412-678-6696
Email: eaglehomeinspecions99@gmail.com
www.eaglehomeinspections.net

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Grading /Drainage		
Page 5 Item: 3	Grading Adjacent to House	• Grading and drainage is either negative or neutral adjacent to the residence, and moisture intrusion will remain a possibility. The soil or the hard surfaces should slope away from the residence to a distance of at least five feet, to keep moisture away from the footings. Any areas of concrete or asphalt that meets the house such as sidewalks, driveways, stoops, or patios; should be caulked at the joint. We can elaborate on this issue, but you should seek a second opinion from a grading and drainage contractor.
Exterior Components		
Page 6 Item: 4	Yard Walls	• The yard walls have areas of significant movement and damage which should be repaired or replaced by a contractor.
Page 7 Item: 5	Decks	• The wood decking is weathered and needs maintenance-type service, such as sealing or waterproofing, all of which will prolong the life of the deck.
Page 7 Item: 6	Exterior Trim	• There are some areas of peeling paint on exterior of house, that should be scraped and repainted, to help prevent further damage. Common areas to have peeling paint or wood rot is at the fascia, soffits, trim around windows and doors, and at door thresholds. The entire house should be further evaluated by a contractor and repaired as needed.
Page 7 Item: 11	Outlets	• Some of the exterior outlets do not have ground-fault protection, and should be upgraded by an electrician to include this modern safety feature.
Composition Shingle		
Page 8 Item: 3	Age and General Evaluation	• The main composition shingle roof has areas of misplaced shingle tabs which should be repaired or replaced by a contractor. This service should be scheduled well before the close of escrow, because additional defects could be revealed by a specialist, and our service does not include any guarantee against leaks. For a guarantee, a roofing company would have to perform a water-test and issue a roof certification.
Attic		
Page 10 Item: 5	Exhaust Vents	• The bathroom exhaust ducts vent within the attic, and should be extended to an exterior port. A qualified contractor should further evaluate and make repairs as needed.
Chimney		

Page 11 Item: 3	Chimney Crown	• The chimney crown, which is designed to seal the chimney wall and shed rainwater, is cracked and should be repaired to help prevent moisture penetration. A qualified contractor or chimney sweep should further evaluate and make repairs as needed.
Family Room Fireplace		
Page 12 Item: 2	Fireplace	• Fireplace is very dirty and needs cleaned and evaluated by a chimney sweep prior to use. Chimney flues need to be periodically cleaned to prevent the possibility of a chimney fire. However, the complex variety of deposits that form within chimneys are not easily understood. They range from pure carbon, which does not burn, to tars that can ignite. All of these deposits are commonly described as creosote, but creosote has many forms, ranging from crusty carbon deposits that can be easily brushed away, to a tar-glazed creosote that requires chemical cleaning. These deposits should be identified and treated by a specialist. However, cleaning a chimney is not a guarantee against a fire. Studies have proven that a significant percentage of chimney fires have resulted within one month of the chimney being cleaned, and many more have resulted within a six-month period. • Fireplace has voids around damper housing which should be further evaluated by a chimney sweep and repaired as needed.
Laundry		
Page 13 Item: 2	Outlets	• The outlets in the laundry room should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.
Garage		
Page 14 Item: 8	Outlets	• All of the outlets in the garage should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature. The outlets that control the garage door openers you may not wish to have gfci protected to help protect against it tripping and preventing the door to open. You should inquire about this with an electrician to determine their opinion on this matter.
Master Bath		
Page 21 Item: 6	Sink	• The mechanical sink stopper is incomplete and should be serviced by a plumber.
Page 22 Item: 11	Outlets	• The outlets in the bathroom are not ground fault protected and should be updated by an electrician.
Powder Room		
Page 23 Item: 6	Sink	• The mechanical sink stopper does not function properly and should be repaired or replaced by a plumber.
Page 23 Item: 9	Outlets	• The outlets in the bathroom are not ground fault protected and should be updated by an electrician.
Unfinished Basement Areas		

Page 24 Item: 3	Moisture or Dampness	• There is efflorescence or staining on the basement or lower level walls, which is caused by moisture intrusion and which is not uncommon. Nevertheless, you should ask the sellers if this area has ever flooded, then be prepared to monitor it, and you should not store any materials either directly on the floor or against the walls. The exterior grading around the house should be built up to slope away from the house at a drop of 5 inches over 5 feet (one inch per foot). As with most basements, you should know that future moisture penetration is possible, and you should consult a specialist to further evaluate.
Water Heater		
Page 28 Item: 6	Vent Pipe And Cap	• The water heater was backdrafting at the time of the inspection. This may allow carbon monoxide to enter the living space and should be further evaluated by a plumber and repaired as needed. The chimney flue used to have the furnace and water heater both venting in to it. A high efficiency furnace has been installed and now only the water heater vents in to this chimney. Depending on the temperature outside, this water heater may not always vent properly. A separate liner may be needed that connects at the water heater and runs continuously through the existing chimney to the exterior at the top of chimney. This should be done whenever a furnace is removed from the chimney flue, leaving the water heater as the only item venting into it.
Main Panel		
Page 29 Item: 5	Circuit Breakers	• The main panel employs push-matic, or obsolete and suspect circuit breakers that have a history of sticking. In my experience electricians have varying opinions on these types of breakers. They do not make this type of breakers anymore and due to the possible safety hazard with this type of breaker, we recommend that an electrician further evaluate.
Heat/AC		
Page 29 Item: 3	Forced-Air Furnace	• The furnace is beyond its design life and should be further evaluated prior to closing. There are areas of rust visible in the burner chambers. The flames are discolored and have movement in them. An HVAC tech should further evaluate and make repairs as needed.

Inspection Details

1. Attendance

In Attendance: Client present, Seller present

2. Home Type

Home Type: Single Family Home, Two Story Colonial

3. Occupancy

Occupancy: Vacant

Site Comments

1. Trees And Vegetation

Observations:
• Trees or vegetation that are adjacent to the foundation should be monitored for any growth that might affect the foundation. Trees close to the structure can cause damage to the foundation and roots can find there way into the plumbing drains. You should consider having the drain pipes video scanned at the basement or garage floordrains and ask the sellers if they have had any backups during their ownership.

• Vegetation is encroaching on the structure, and should be kept a minimum of twelve inches away for the general welfare of the walls and foundation.

2. Sheds

Observations:
• We do not inspect sheds or outbuildings as part of our inspection service.

Grading /Drainage

1. General Comments

Observations:
• All structures are dependent on the soil beneath them for support, but soils are not uniform. There are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Water can be equally destructive, and can foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. If a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. We have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise wood framing or produce molds that are deleterious to health.

2. Moisture Dampness Or Mold

Observations:
• Moisture is a perennial problem,with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family are sensitive to allergens, you should schedule a specialist inspection.

3. Grading Adjacent to House

Observations:
• There are areas of living space below grade, which will be susceptible to moisture intrusion. The exterior walls may have been coated with waterproofing compounds that can lose their resilience and eventually permit intrusion. Therefore, it will be important to monitor these areas and particularly during the rainy season. However, you may also wish to have a second opinion.
• Grading and drainage is either negative or neutral adjacent to the residence, and moisture intrusion will remain a possibility. The soil or the hard surfaces should slope away from the residence to a distance of at least five feet, to keep moisture away from the footings. Any areas of concrete or asphalt that meets the house such as sidewalks, driveways, stoops, or patios; should be caulked at the joint. We can elaborate on this issue, but you should seek a second opinion from a grading and drainage contractor.

Exterior Components

1. General Comments

Observations:
• It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces, and it is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows and doors while it was raining that may not have been apparent otherwise, and too often damage progresses to a point at which a window or door must be replaced. Such occurrences are not uncommon, and demonstrate why the cost of renovating a neglected home will always exceed that of having maintained it.

2. Driveway

Observations:
• The driveway is made of concrete.
• The driveway is in acceptable condition for its age.

• Drain at bottom of driveway should be kept clear to help prevent water penetration into garage.

• The driveway is steep and could be problematic for some vehicles, and should be used with caution.

3. Walkways

Observations:
• The walkways are made of concrete.
• There are offsets in the walkways that are typical for their age.

4. Yard Walls

Observations:
• The yard walls have areas of significant movement and damage which should be repaired or replaced by a contractor.

5. Decks

Observations:
• There is no flashing at the point where the band joist meets the house. In my experience as an inspector, this is rarely or ever done in our area. This is a good practice though and can help keep water from running behind band joist and rotting it out. You may wish to have a contractor elaborate further.

• A deck is a very intricate system that has many areas that can fail. In my experience, the majority of decks that we see are not built correctly. Many decks are built by unqualified contractors or by do it yourself homeowners. Another problem is that all facets of deck construction standards are not always enforced by local building inspectors. There may be issues or areas that could of been built stronger, although was passed by the building inspector. The other issue is that many decks are built without a permit and were never inspected by the local building inspector. You should inquire about the construction of this deck with the building inspector as to whether it was built with a permit. If there is no documentation of a permit, the building inspector should further evaluate and determine if repairs are needed.
• The wood decking is weathered and needs maintenance-type service, such as sealing or waterproofing, all of which will prolong the life of the deck.

6. Exterior Trim

Observations:
• There are some areas of peeling paint on exterior of house, that should be scraped and repainted, to help prevent further damage. Common areas to have peeling paint or wood rot is at the fascia, soffits, trim around windows and doors, and at door thresholds. The entire house should be further evaluated by a contractor and repaired as needed.

7. Doors

Observations:
• The exterior doors are in acceptable condition. We do not comment on missing or damaged screens or storm doors.

8. Windows

Observations:
• In accordance with industry standards, we do not test every window in the house, and particularly if the house is furnished. We do test every unobstructed window in every bedroom to ensure that at least one facilitates an emergency exit. Any windows that are fogged from condensation between the panes of glass will be noted on the report. They will not be considered a "Needs Service" item as long as they still function properly. Nevertheless you should know that the fogging will not go away and the window pane would normally need replaced for it to be clear again. If this is something of concern to you, you should have a window contractor elaborate further. We also do not comment on missing or damage storm windows, screens, or muttons.

9. Sliding Glass Doors

Observations:
• The sliding glass doors are in acceptable condition.

10. Lights

Observations:
• The exterior lights of the residence are functional. However, we do not inspect or evaluate decorative or gas lights.

11. Outlets

Observations:
• Some of the exterior outlets do not have ground-fault protection, and should be upgraded by an electrician to include this modern safety feature.

Wall Coverings

1. Wall Covering Type

Observations:
• The exterior house walls are clad with a combination of brick and aluminum siding. There may be some minor cracks and areas that need repointed through the years, which is common. A contractor should evaluate periodically and make any repairs needed.

2. Wall Covering Condition

Observations:
• The exterior wall cladding is in acceptable condition for its age.

Garden Hose Bibs

1. Garden Hose Bibs

Observations:
• Any garden hose bibs should be closed and drained for the winter. None were water tested during the inspection. You should take note of the location of the interior shut off and be sure to turn off and drain each winter.

Composition Shingle

1. General Comments

Observations:
• There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. Poor maintenance is the most common cause of roof failure, but a southern exposure can cause a roof to deteriorate prematurely, as will the practice of layering over another roof. However, the first indication of significant wear occurs when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof is ready to be replaced, but that it should be serviced or monitored. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage. This is important, because in accordance with industry standards our inspection service does not include a guarantee against leaks. For such a guarantee, you would need to have a roofing company perform a water test and issue a roof certification. However, the sellers or the occupants will generally have the most intimate knowledge of the roof, and you ask them about its history and then schedule a regular maintenance service.

2. Method of Evaluation

Observations:
• We evaluated the roof and its components by walking its surface.

3. Age and General Evaluation

Observations:
• The main composition shingle roof appears to be around 20 years old and the lower roof is around 25 years old. This is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty or guarantee that might be applicable.
• The main composition shingle roof has areas of misplaced shingle tabs which should be repaired or replaced by a contractor. This service should be scheduled well before the close of escrow, because additional defects could be revealed by a specialist, and our service does not include any guarantee against leaks. For a guarantee, a roofing company would have to perform a water-test and issue a roof certification.

4. Flashing

Observations:
• The roof flashings appear to be in acceptable condition. They should be monitored in the future and will need recaulked in areas.

5. Gutters

Observations:
• The gutter system on the composition shingle roof is in acceptable condition. However, without water in them it would be difficult to judge whether they are correctly pitched to direct water into the downspouts, but should function as they were intended.

Attic

1. General Comments

Observations:
• In accordance with industry standards, we will not attempt to enter an attic that has less than thirty-six inches of headroom, is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point. In evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test its composition for a specific identification. We do not move or disturb any portion of the insulation, which may well obscure water or gas pipes, electrical deficiencies, junction boxes, exhaust fans, and other components, and hidden or concealed deficiencies may exist.

2. Method of Evaluation

Observations:
• The attic can be accessed througha set of pulldown stairs in the hallway.
• The attic was evaluated by entering and observing the components within.

3. Framing

Observations:
• The visible portions of the framing are in acceptable condition, and would conform to the standards of the year in which they were constructed.
• The roof framing consists of a factory-built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire strut. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.

4. Ventilation

Observations:
• Ventilation within the attic appears adequate.

5. Exhaust Vents

Observations:
• The bathroom exhaust ducts vent within the attic, and should be extended to an exterior port. A qualified contractor should further evaluate and make repairs as needed.

6. Blown In Insulation

Observations:
• The attic floor is insulated with 6 inches or less of blown in insulation. Current standards call for twelve or even sixteen-inches of insulation, and you may wish to add more. We do not necessarily recommend upgrading unless the savings in energy costs warrants the expenditure.

Chimney

1. Chimney Walls

Observations:
• The chimney walls appear to be in acceptable condition for their age with minor missing mortar that should be monitored in the future.

2. Chimney Flashing

Observations:
• The chimney flashing is in acceptable condition. They should be evaluated periodically and may need resealed in the future.

3. Chimney Crown

Observations:
• The chimney crown, which is designed to seal the chimney wall and shed rainwater, is cracked and should be repaired to help prevent moisture penetration. A qualified contractor or chimney sweep should further evaluate and make repairs as needed.

4. Chimney Flue

Observations:
• The portions of the flue that are visible appear to be in acceptable condition.
• A complete view of the chimney flue is not possible, and you may wish to have it video scanned by a chimney sweep.

Family Room Fireplace

1. Damper

Observations:
• The damper is functional.

2. Fireplace

Observations:
• Fireplace is very dirty and needs cleaned and evaluated by a chimney sweep prior to use. Chimney flues need to be periodically cleaned to prevent the possibility of a chimney fire. However, the complex variety of deposits that form within chimneys are not easily understood. They range from pure carbon, which does not burn, to tars that can ignite. All of these deposits are commonly described as creosote, but creosote has many forms, ranging from crusty carbon deposits that can be easily brushed away, to a tar-glazed creosote that requires chemical cleaning. These deposits should be identified and treated by a specialist. However, cleaning a chimney is not a guarantee against a fire. Studies have proven that a significant percentage of chimney fires have resulted within one month of the chimney being cleaned, and many more have resulted within a six-month period.

• Fireplace has voids around damper housing which should be further evaluated by a chimney sweep and repaired as needed.

Kitchen

1. General Kitchen Comments

Observations:
• We do not test portable kitchen appliances as part of our service. However it should be noted that most ranges are not equipped with an anti-tip device. These are important because they help prevent it from tipping, or its contents from spilling if a child would climb on it or its open door. This is a recommended safety feature that should be installed and particularly if small children visit or occupy the residence.

2. Floor

Observations:
• The wood floor in the kitchen has wear that is commensurate with its age.

3. Walls And Ceiling

Observations:
• The walls and ceiling have typical cosmetic damage.

4. Windows

Observations:
• The windows in this room are dual glazed.
• The windows were in acceptable condition at the time of the inspection.

5. Cabinets

Observations:
• The cabinet drawers and doors were in acceptable condition for their age.

6. Faucet

Observations:
• The kitchen sink faucet is functional.

7. Valves and Connectors

Observations:
• The valves and connectors below the kitchen sink were not leaking at the time of the inspection. However, they are not in daily use and will inevitably become stiff or frozen from inactivity.

8. Trap and Drain

Observations:
• The trap and drain at the kitchen sink are functional.

9. Garbage Disposal

Observations:
• The garbage disposal is functional.

10. Dishwasher

Observations:
• The dishwasher is functional.

11. Lights

Observations:
• The lights are functional.

12. Outlets

Observations:
• The outlets in the kitchen that were tested are functional and include ground-fault protection

13. Type of Stove

Observations:
• This house has a 220 volt electrical service to serve an electric stove.

Laundry

1. General Laundry Room Comments

Observations:
• In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing old rubber hoses with modern braided stainless steel types that are much more dependable. You should also be aware that modern washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow. The only remedy for this is to enlarge the drainpipe.

2. Outlets

Observations:
• The outlets in the laundry room should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature.

3. Faucet

Observations:
• The laundry sink faucet is functional.

4. Valves and Connectors

Observations:
• The valves and connectors for the washing machine appear functional and were not leaking. However, because they are not in daily use they typically become stiff or frozen. We do not water test these valves. They will sometimes leak once a washing machine is installed and the valves are on and under pressure. Typically if they do leak, it is the packing nut that needs tightened.

5. Trap and Drain

Observations:
• The trap and drain lines below the laundry sink are functional.

6. Type of Dryer

Observations:
• This house has a 220 volt electrical outlet to serve an electric dryer.

Garage

1. General Garage Comments

Observations:
• This is an integral garage.

2. Slab

Observations:
• The garage slab is in acceptable condition. Small cracks are common and result as a consequence of the curing process, typical aging, common settling, or the presence expansive soils, but are usually not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

3. Firewall

Observations:
• The firewall in the garage is functional.

4. Entry Door To House

Observations:
• The house entry door is solid core, or fire-rated in conformance with fire-safety regulations.

5. Garage Door And Hardware

Observations:
• The garage door is functional.

6. Automatic Opener

Observations:
• The garage door opener is functional.

7. Lights

Observations:
• The lights are functional.

8. Outlets

Observations:
• There are not as many outlets as would be required by current standards, and you may wish to consult an electrician with a view to adding some. Any outlets that are added should be ground fault protected. The outlets that control the garage door openers you may not wish to have gfci protected to help protect against it tripping and preventing the door to open. You should inquire about this with an electrician to determine their opinion on this matter.
• All of the outlets in the garage should be upgraded to have ground fault protection, which is mandated by current standards and is an important safety feature. The outlets that control the garage door openers you may not wish to have gfci protected to help protect against it tripping and preventing the door to open. You should inquire about this with an electrician to determine their opinion on this matter.

Entry

1. Smoke Detectors

Observations:
• We do not evaluate smoke detectors as part of our service. However, they are an important safety feature that is required in many jurisdictions, and should be installed or certified as being compliant before the close of escrow. The placement of smoke detectors depends on the layout and size of your home. At the very least, you should install one detector on each floor, one near the kitchen (but not over the stove), and one in each sleeping area. That is the bare minimum. Err on the safe side and place an alarm in each bedroom, in the hallway outside each bedroom, one adjacent to the kitchen, and in other strategic areas of your home, depending on its size.
• There were areas of the house that were not protected with smoke and carbon monoxide detectors. A contractor should further evaluate and install these detectors in all areas as recommended by the local ordinance associated with this house.
• Since we are most vulnerable to the effects of carbon monoxide poisoning while we sleep, it is important to place alarms near your family's bedrooms. If you only have one CO alarm, place it as close to everyone's sleeping area as possible.

Ideally, you should have carbon monoxide detectors placed throughout your home, as you do smoke alarms. You should place a CO detector in each major area of your home: in the kitchen, in your living/dining room, in your bedrooms, and the office. If you have children or elderly family members living with you, provide extra protection near their rooms. If you live in a multi-story home, be sure to place at least one carbon monoxide detector on each level.

If your furnace is located in the basement, be sure to place a CO detector there, as well. Likewise, if you have a gas clothes dryer, put an alarm in the laundry room. Place one in the garage, if you park your cars there. Wherever you have a solid fuel-fired appliance – anything that could produce carbon monoxide – you should also have a CO alarm.

2. Environmental Hygiene Observations

Observations:
• Our inspection does not include and we do not evaluate for mine subsidence. In as much as this is a growing concern in our area, general cracks or movement to the foundation or structure is usually not as a result of mine subsidence. Generally mine subsidence insurance is fairly inexpensive and after researching into it more, you can make an educated decision as to whether it is something that you want to pursue. For information on mine subsidence insurance go to www.eaglehomeinspections.net and click on the mine subsidence ins. link. For information about mine subsidence and mine safety, you could call this number 724-439-7469.

• As with most basements, this basement has signs of moisture penetration. Where there is moisture, there is potential for mold or mildew. We do not inspect for mold and are not qualified to do so. You may wish to have a mold specialist or environmental hygienist test for mold.

MOLD is a microorganism that has spores that are spread on the air and land and feed on organic matter. It has been in existence throughout human history, and contributes to the life process, and can take many different forms. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, including infants, the elderly, and people with suppressed immune systems. However, there are less common molds called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. However, some that are commonly found on cellulose materials, such as on drywall, plaster, and wood, may be toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists through laboratory analysis, which is beyond the scope of our inspection. You can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," that can be read and downloaded from their web site at: http://www.epa.gov/iaq/molds/moldguide.html/

3. Doors

Observations:
• The front door is functional.

4. Floor

Observations:
• The tile floor has wear that is commensurate with its age.

5. Walls And Ceiling

Observations:
• The walls and ceiling have typical cosmetic damage.
• The walls and ceilings throughout house were scanned for moisture stains and signs of leakage from plumbing fixtures or roof above. There were no signs of active leakage at the time of the inspection unless otherwise noted in the separate sections of the report. Any staining was checked with a moisture meter, which did not pick up any activity. This however is not a guarantee that there is not an active leak inside the wall or ceiling above. Typically the close of escrow occurs weeks or even months after the inspection. An active leak that is not discovered during the inspection, may become visible upon your taking ownership. The seller's will generally have the best knowledge of any past or present leakage and you should inquire about this with them and read the seller's disclosure.

• Cracks, peeling paint, damage around windows, etc. is very common on a used house. All cracks are not structural concerns and all stains are not active. Some settlement will occur through the years and leakage from any number of sources is not uncommon throughout the life of a home. As an inspector, I do my best to determine if any areas of cracking are of a significant concern and if any moisture staining is active. I do not report or even comment on all cracks. If I see any staining, I will evaluate and try to determine if it is active. Please be assured that a lack of mention on the report does not mean that I did not see or evaluate a crack or stain.

6. Lights

Observations:
• The lights are functional.

Living Room

1. Floor

Observations:
• The carpet has wear that is commensurate with its age.

2. Walls And Ceiling

Observations:
• The walls and ceiling have typical cosmetic damage.

3. Windows

Observations:
• The windows in this room are dual glazed.
• The windows were in acceptable condition at the time of the inspection.

4. Outlets

Observations:
• The outlets in this room were functional.

Dining Room

1. Floor

Observations:
• The carpet has wear that is commensurate with its age.

2. Walls And Ceiling

Observations:
• The walls and ceiling have typical cosmetic damage.

3. Windows

Observations:
• The windows in this room are dual glazed.
• The windows were in acceptable condition at the time of the inspection.

4. Lights

Observations:
• The lights are functional.

5. Outlets

Observations:
• The outlets in this room were functional.

Family Room

1. Floor

Observations:
• The carpet has wear that is commensurate with its age.

2. Walls And Ceiling

Observations:
• The walls and ceiling have typical cosmetic damage.

3. Lights

Observations:
• The lights are functional.

4. Outlets

Observations:
• The outlets in this room were functional.

Office

1. Doors

Observations:
• The door is functional.

2. Floor

Observations:
• The carpet has wear that is commensurate with its age.

3. Walls And Ceiling

Observations:
• The walls and ceiling have typical cosmetic damage.

4. Windows

Observations:
• The windows in this room are dual glazed.
• The windows were in acceptable condition at the time of the inspection.

5. Lights

Observations:
• The lights are functional.

6. Outlets

Observations:
• The outlets in this room were functional.

Finished Basement

1. Floor

Observations:
• The carpet has wear that is commensurate with its age.

2. Walls And Ceiling

Observations:
• The walls and ceiling have typical cosmetic damage.
• The walls are covered with finish material, this limited my ability to inspect and evaluate the foundation or for moisture penetration.

3. Windows

Observations:
• The windows in this room are glass block.
• The windows were in acceptable condition at the time of the inspection.

4. Lights

Observations:
• The lights are functional.

5. Outlets

Observations:
• The outlets in this room were functional.

Bedroom 2

1. Location

Observations:
• The bedroom is located on the second floor at the rear left side of house.

2. Doors

Observations:
• The door is functional.

3. Floor

Observations:
• The carpet in the bedroom has wear that is commensurate with its age.

4. Walls And Ceiling

Observations:
• The walls and ceiling have typical cosmetic damage.

5. Windows

Observations:
• The windows in this room are dual glazed.
• The windows were in acceptable condition at the time of the inspection.

6. Outlets

Observations:
• The outlets in this room were functional.

Bedroom 3

1. Location

Observations:
• The bedroom is located on the second floor at the front left side of house.

2. Doors

Observations:
• The door is functional.

3. Floor

Observations:
• The carpet in the bedroom has wear that is commensurate with its age.

4. Walls And Ceiling

Observations:
• The walls and ceiling have typical cosmetic damage.

5. Windows

Observations:
• The windows in this room are dual glazed.
• The windows were in acceptable condition at the time of the inspection.

6. Outlets

Observations:
• The outlets in this room were functional.

Bedroom 4

1. Location

Observations:
• The bedroom is located on the second floor at the front right side of house.

2. Doors

Observations:
• The door needs to be shaved or trimmed to open and close properly.

3. Floor

Observations:
• The carpet in the bedroom has wear that is commensurate with its age.

4. Walls And Ceiling

Observations:
• The walls and ceiling have typical cosmetic damage.

5. Windows

Observations:
• The windows in this room are dual glazed.
• The windows were in acceptable condition at the time of the inspection.

6. Lights

Observations:
• The ceiling fan was functional.

7. Outlets

Observations:
• The outlets in this room were functional.

Master Bath

1. Size And Location

Observations:
• This bathroom is a three quarter bath and is located on the second floor at the rear center of house.

2. Doors

Observations:
• The door is functional.

3. Floor

Observations:
• The tile floor has wear that is commensurate with its age.

4. Walls And Ceiling

Observations:
• The walls and ceiling have typical cosmetic damage.

5. Windows

Observations:
• The windows in this room are dual glazed.
• The windows were in acceptable condition at the time of the inspection.

6. Sink

Observations:
• The mechanical sink stopper is incomplete and should be serviced by a plumber.

7. Stall Shower

Observations:
• The stall shower was functional.

8. Toilet

Observations:
• The toilet is functional.

9. Exhaust Fan

Observations:
• The bathroom exhaust fan is functional.

10. Lights

Observations:
• The lights are functional.

11. Outlets

Observations:
• The outlets in the bathroom are not ground fault protected and should be updated by an electrician.

Second Floor Hallway Bath

1. Size And Location

Observations:
• This bathroom is a full bath and is located on the second floor at the center of house.

2. Doors

Observations:
• The door is functional.

3. Floor

Observations:
• The tile floor has wear that is commensurate with its age.

4. Walls And Ceiling

Observations:
• The walls and ceiling have typical cosmetic damage.

5. Sink

Observations:
• The bathroom sink and its components are functional.

6. Bathtub/Shower

Observations:
• The bathtub/shower was functional.

7. Toilet

Observations:
• The toilet is functional.

8. Exhaust Fan

Observations:
• The bathroom exhaust fan is functional.

9. Lights

Observations:
• The lights are functional.

10. Outlets

Observations:
• The bathroom outlets are functional and include ground-fault protection.

Powder Room

1. Size And Location

Observations:
• This bathroom is a half bath and is located on the first floor at the front left side of house.

2. Doors

Observations:
• The door is functional.

3. Floor

Observations:
• The tile floor has wear that is commensurate with its age.

4. Walls And Ceiling

Observations:
• The walls and ceiling have typical cosmetic damage.

5. Windows

Observations:
• The windows in this room are dual glazed.
• The windows were in acceptable condition at the time of the inspection.

6. Sink

Observations:
• The mechanical sink stopper does not function properly and should be repaired or replaced by a plumber.

7. Toilet

Observations:
• The toilet is functional.

8. Lights

Observations:
• The lights are functional.

9. Outlets

Observations:
• The outlets in the bathroom are not ground fault protected and should be updated by an electrician.

Unfinished Basement Areas

1. General Comments

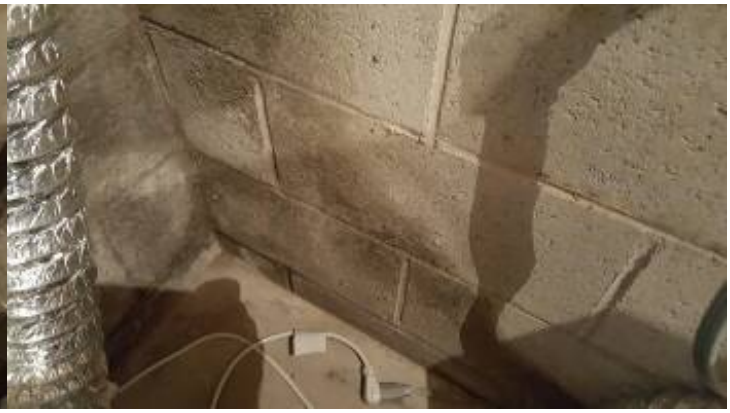
Observations:
• Moisture in basements is a perennial problem, involving a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion or dampness is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in the basement is not maintained above the dew point. Regardless, we are not mold specialists, and if you or any member of your family are sensitive to allergens you should schedule a specialist inspection.

2. Probable Remodel

Observations:
• The basement appears to have been converted into habitable space or remodeled, and we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist. The ceiling and some walls were covered with building materials, this limited my ability to inspect.

3. Moisture or Dampness

Observations:
• There is efflorescence or staining on the basement or lower level walls, which is caused by moisture intrusion and which is not uncommon. Nevertheless, you should ask the sellers if this area has ever flooded, then be prepared to monitor it, and you should not store any materials either directly on the floor or against the walls. The exterior grading around the house should be built up to slope away from the house at a drop of 5 inches over 5 feet (one inch per foot). As with most basements, you should know that future moisture penetration is possible, and you should consult a specialist to further evaluate.



4. Doors

Observations:
• The door is functional.

5. Floor

Observations:
• The basement floor is concrete and in typical condition for its age.

6. Walls And Ceiling

Observations:
• The foundation is made of block.
• The foundation appears to be in satisfactory condition for its age. It is common to have minor cracks or movement in the foundation walls. They should be repaired or resealed and monitored in the future.
• Areas of the foundation are covered with paneling or other finish material, which limited my ability to inspect for moisture or structural movement.

7. Windows

Observations:
• The windows in the basement are glass block.
• The windows were in acceptable condition at the time of the inspection.

8. Lights

Observations:
• The lights are functional.

9. Outlets

Observations:
• The outlets in the basement were functional.

Floor Structure

1. General Comments and Description

Observations:
• The floor structure includes structural steel beams and conventional lumber sheathed with plywood.

Ceiling Structure

1. General Comments and Description

Observations:
• The ceiling structure consists of standard joists.

• The ceiling structure consists of engineered joists that are part of a prefabricated truss system.
• The ceiling joists in the basement are partially covered with a finished ceiling and all areas were not able to be evaluated.

Wall Structure

1. General Comments and Description

Observations:
• The walls are framed with wood studs.

Roof Structure

1. General Comments and Description

Observations:
• The roof structure consists of a prefabricated truss system.

Potable Water

1. Main Water Shut Off Location

Observations:
• The main water shut-off valve is located in the basement.

2. Type Of Water Pipes

Observations:
• The potable water pipes are made of copper.

3. Water Pipe Condition

Observations:
• The potable water pipes are in acceptable condition. Although some of the pipes and valves are older and will need replaced or repaired in the future.

4. Pressure Regulator

Observations:
• A water pressure regulator is in place on the plumbing system.

5. Check Valve And Expansion Tank

Observations:
• Installing an expansion tank in a water heating system is the recommended way to eliminate the problems associated with increased volume and pressure in a closed or restricted plumbing system. This house does not have an expansion tank on the system and you should inquire about this with a plumber as to whether installing one is recommended or required.

Drain/Waste/Vent

1. General Comments

Observations:
• We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line. However, most policies only cover plumbing repairs within the house, or the cost of rooter service, most of which are relatively inexpensive.

2. Drain Pipe Type

Observations:
• The residence is served by plastic drain, waste, and vent pipes.

3. Drain Pipe Condition

Observations:
• Based on industry recommended water tests, the drainpipes are functional at this time, but only a video-scan of the main drainpipe would confirm its actual condition.
• The basement and garage floor drains were tested and found to be functioning satisfactory. Within the limits of a home inspection, a sizeable amount of water was run into the drain and found to drain satisfactory. However, only a video-scan of the main drainpipe would confirm its actual condition. Given the age of the residence you should consider having this done.

Gas

1. Gas Meter Location

Observations:
• The gas main shut-off is located on the side of the house. You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak. You should know that underground gas lines are obviously not visible and are not a part of our inspection. You should inquire about the scope of your responsibility during a leak, whether it is yours or the gas companies. You can purchace underground pipe insurance for gas and water lines at a fairly low price and you may wish to consider calling this number (1-888-742-5427) to learn more about it.

2. Gas Pipes

Observations:
• The visible portions of the gas pipes, that were able to be tested, were not leaking at the time of the inspection. We check as much of the gas pipes and valves as we can get to.

Water Heater

1. General Gas Water Heater Comments

Observations:
• There are a wide variety of residential gas water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan. Also, they can be dangerous if they are not equipped with a pressure/temperature relief valve and discharge pipe.

2. Age Capacity And Location

Observations:
• Hot water is provided by a 12 year old, 40 gallon gas water heater that is located in the basement.

3. Combustion Chamber

Observations:
• The combustion chamber in the gas water heater is clean, and there is no evidence of a leak.

4. Water Supply

Observations:
• The shut-off valve and water connectors on the water heater are functional.

5. Gas Supply

Observations:
• The gas control valve and its connector at the water heater are functional.

6. Vent Pipe And Cap

Observations:
• The water heater was backdrafting at the time of the inspection. This may allow carbon monoxide to enter the living space and should be further evaluated by a plumber and repaired as needed. The chimney flue used to have the furnace and water heater both venting in to it. A high efficiency furnace has been installed and now only the water heater vents in to this chimney. Depending on the temperature outside, this water heater may not always vent properly. A separate liner may be needed that connects at the water heater and runs continuously through the existing chimney to the exterior at the top of chimney. This should be done whenever a furnace is removed from the chimney flue, leaving the water heater as the only item venting into it.

7. Drain Valve

Observations:
• The drain valve of the water heater is in place and presumed to be functional.

8. Pressure Relief Valve

Observations:
• The water heater is equipped with a mandated pressure-temperature relief valve.

Main Panel

1. General Comments

Observations: We evaluate electrical systems in accordance with ASHI standards, which includes identifying the type and capacity of the service, and evaluating panels, overload conductors, wires, panel grounds, and a representative number of switches and outlets. However, there are a wide variety of electrical systems with an equally wide variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. Regardless, we are not specialists and in compliance with industry standards we do not perform load-calculations to determine if the supply meets the demand of the household. Therefore, it is essential that any service recommendations or upgrades that we make should be completed well before the close of escrow, because a specialist could reveal additional deficiencies or recommend some upgrades., The presence or lack of GFCI outlets and whether they are required is a common point of debate among buyers, sellers, agents, etc. Whether they are grand fathered in or whether they "have" to be changed is a question that I get often. GFCI outlets are sometimes required by FHA, VA, or other types of loans. On this report, I have reported on the locations where they should be installed and whether they were present. Adding GFCI (ground fault circuit interrupt) outlets is relatively inexpensive and in my opinion should be done when needed. Whether they are installed as part of your agreement before purchasing the house or not, remember that they are an added safety feature, and I recommend that they are added as soon as possible.

2. Size And Location

Observations:
• The residence is served by a 125 amp, 220 volt underground service, located on the side of the house. The main panel is a 100 amp, 220 volt panel, located inside the basement.

3. Service Entrance Mast And Cleat

Observations:
• The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

4. Wiring

Observations:
• The wiring in the main electrical panel is copper and has no visible deficiencies.
• The house is wired predominantly with a modern vinyl conduit known as copper Romex.

5. Circuit Breakers

Observations:
• The main panel employs push-matic, or obsolete and suspect circuit breakers that have a history of sticking. In my experience electricians have varying opinions on these types of breakers. They do not make this type of breakers anymore and due to the possible safety hazard with this type of breaker, we recommend that an electrician further evaluate.

6. Grounding System

Observations:
• The main electrical panel is grounded to a water pipe. Current standards require the panel to be grounded to grounding rods as well, and you may wish to consider having this done as a safety upgrade.

Heat/AC

1. General Comments

Observations:
• The residence is served by a gas-fueled heating system. The heat exchanger in a gas furnace is partially hidden from view; it cannot be fully examined and its condition determined without being disassembled. Since this is not possible during a visual inspection, it is recommended that a service contract be placed on the unit and a service call made to check the condition of the heat exchanger prior to settlement.
• The air conditioner was not tested because if the outside temperature has not been at least 65 degrees for the past 24 hours, an air conditioner cannot be checked without possibly damaging the compressor. In this situation, it is suggested that the present owner warrant the operational status of the unit on a one time startup and cool down basis when warmer weather allows.

2. HVAC Age

Observations:
• The residence is served by a 25 year old, 100,000 btu, forced air furnace in the the basement and a 10 year old condensing coil that is located outside.

3. Forced-Air Furnace

Observations:
• The furnace is beyond its design life and should be further evaluated prior to closing. There are areas of rust visible in the burner chambers. The flames are discolored and have movement in them. An HVAC tech should further evaluate and make repairs as needed.

4. Vent Pipe

Observations:
• The vent pipe is functional.

5. Gas Valve and Feed

Observations:
• The gas valve and connector are in acceptable condition.

6. Registers

Observations:
• The registers are functional.

7. Return Air Compartment

Observations:
• The return-air compartment is in acceptable condition.

8. Condensing Coil

Observations:
• The condensing coil should be covered when the season is over and not in use. Any vegetation should be kept clear and the unit should be maintained at level.

Report Conclusion

1. Report Conclusion

Observations:
• Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identifying all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks or alarms on the exterior doors of all pool or spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies may only cover insignificant costs, such as that of rooter service, and the representatives of some insurance companies may deny coverage on the grounds that a given condition was preexisting or not covered because of a code violation or manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the industry and to treat everyone with kindness, courtesy, and respect.

Glossary

Term	Definition
Cellulose	Cellulose insulation: Ground-up newspaper that is treated with fire-retardant.
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
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.