

123 Heaven Lane
Hometown, PA. 17020.

John Q Public



Alpha Home Inspection
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Duncannon, Pa. 17020
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Confidential Inspection Report

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

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Alpha Home Inspection

Serving the Harrisburg Metro Area and surrounding counties.

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17020-9789

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mike@alphainspection.net

John Q Public

02/19/2009.

**123 Heaven Lane
Hometown, PA. 17020.**

“ ASHI ” Home Inspection	Fee: \$300.00
Radon screening	Fee: \$
Termite Inspection	Fee: \$ 50.00
Structural Inspection	Fee: \$
Bank Draw, 2nd Mortgage, Refinance	Fee: \$

Water quality analysis:	
Full FHA Analysis group	Fee: \$
Full VA Analysis group	Fee: \$
Total coliform (Bacteria only)	Fee: \$
Bacteria, Nitrate, & Nitrite	Fee: \$ _____
Total Fee:	\$350.00

Payment due upon Receipt: [Paid in full by Credit Card "Thank You"](#)

Thank You *very much for your patronage*

Services Offered

Whole House “**ASHI**” Home Inspection
Wood Destroying Insect Infestation Inspection
Water Sampled and Taken to a Lab
Radon Testing

GENERAL INFORMATION

Payment Information:

Services:

"ASHI" Home Inspection ["The ASHI Experience"](#)
Wood Destroying Insect Infestation Inspection.

Total Fee:

\$350.00.

Paid By:

Paid in full by Credit Card ["Thank You"](#)

Client & Site Information:

Report

Display Report.

Inspection Location:

123 Heaven Lane
Hometown, PA. 17020.

Inspected For:

John Q Public

Client Present

Yes.

Inspectors Name:

Michael R. Conroy
"ASHI" Certified Inspector ID # [243657](#)
DEP/Pa. Licensed Radon Testing Individual # [2449](#)
Office: 717-914-1600
E-Mail: mike@alpahinspection.net

Inspection Date:

02/19/2009.

Report Delivery Date:

Report Delivered by E-Mail on 02/19/2009.

Time of Inspection:

09:00 AM.

House Occupied?

Yes.

Client E-Mail Address

john@pieceofmind.com.

Building Characteristics:

Main Entry Faces:

West
All references to right or left will assume that you are facing the front of the home.

Estimated Age:

Built in 1990.

Building Type:

1 family, 2 Story.

Space Below Grade:

Basement.

Climatic Conditions:

Weather:

Clear.

Soil Conditions:

Frozen.

Outside Temperature (F):

30-40.

Utility Services:

Water Source:

Private
Water treatment system noted. (Not Inspected).Have the seller demonstrate the proper operation of this component. **"Inspectors note" Make inquiry as to the ownership of the water treatment system. In some instances they are leased??**



Sewage Disposal:

Private on site septic noted. **Inspection of the septic system is not part of this Home Inspection. Further evaluation is suggested by a qualified septic system professional.**

Utilities Status:

All utilities on.

Non Inspection Items:

Non Inspection Items

"Swimming Pool noted, Not Inspected". This falls outside the scope of the Home Inspection. Have the sellers demonstrate the proper operation of this item prior to taking possession of the property.



REPORT LIMITATIONS

.Pa. Home Inspection Law

Home Inspection as defined by Pa. State bill # 1032 (Pa. Home Inspection Law): "A non invasive, visual examination of some combination of the mechanical, electrical plumbing systems or the structural and essential components of a residential dwelling designed to identify **material defects** in those systems and components and perform for a fee in connection with or preparation for a proposed or possible residential real estate transfer. The term also includes any consultation regarding the property that is represented to be a home inspection or that is described by any confusingly similar term. The term does not include an examination of a single system or component of a residential dwelling such as, for example, its electrical or plumbing system or its roof. The term also does not include an examination that is limited to inspection for , or of one or more of the following; wood destroying insects, underground tanks and wells, septic systems, swimming pools and spas, alarm systems, air and water quality, tennis courts and playground equipment, pollutants, toxic chemicals and environmental hazards."

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, mold or mildew, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a

claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

WALLS:

MATERIAL:

Wood frame with 2x6 exterior walls. Vinyl Siding.

CONDITION:

Minor damage noted. Typical wear noted for the age of the home.
Appears serviceable.

TRIM:

MATERIAL:

Wood, Metal, Vinyl.

CONDITION:

Minor damage noted. Typical wear noted for the age of the home.
Appears serviceable.

CHIMNEY:

MATERIAL:

No chimney noted.

BASEMENT/CRAWL SPACE:

ACCESSIBILITY:

Basement is unfinished.
Stairs and handrail serviceable
Exterior basement door appears serviceable.

BASEMENT WALLS - TYPE:

Concrete block.

CONDITION:

Minor settlement cracks noted, not significant at this time. No need for repairs at this time. [Monitor in the future.](#)
[Staining was observed: Efflorescence seen on walls indicates the presence of periodic moisture.](#)



BEAMS:

Wood, Appears serviceable.

FLOOR JOISTS:

Conventional wood framing, Floor Joist are not fully visible. Areas that are visible appears serviceable.

COLUMNS/SUPPORTS:

Metal post, Appear serviceable.

BASEMENT FLOOR AND DRAINAGE:

Floor drain noted. "Not Tested", Concrete floor appears serviceable.

OTHER OBSERVATIONS:

Radon mitigation system noted. "Inspectors tip" Recommend a radon test be performed in the lowest livable part of the home to insure the system is working properly, and the radon level is 4 pCi/L or less.



ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material at the time of inspection. The inspector can not and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. *The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.*

ATTIC AND INSULATION:

ACCESSIBILITY AND CONDITION:

Truss framing, **Viewing was limited**, to observing from hatch areas only. Access is restricted.



ATTIC VENTILATION

Ridge and soffit vents noted.



INSULATION TYPE AND CONDITION:

Fiberglass- Blown.



DEPTH AND R-FACTOR:

12-14 inches.



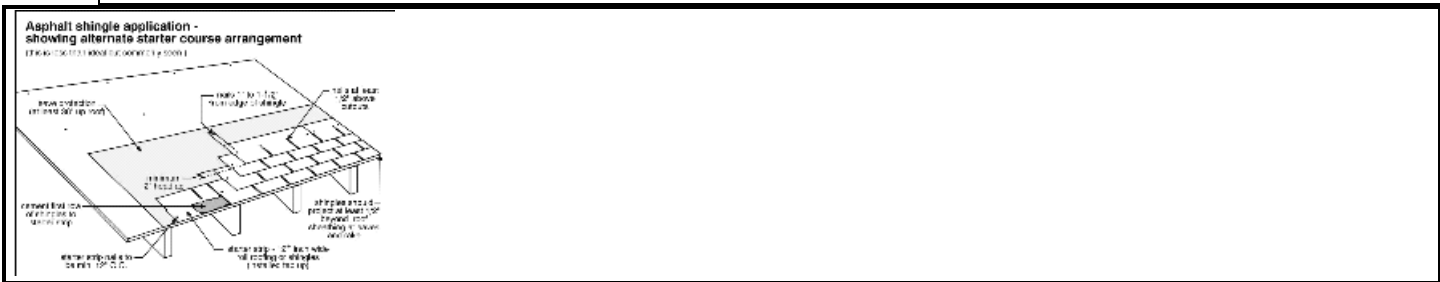
ROOF:

STYLE:

Gable.

TYPE:

Composition shingles: [Asphalt or fiberglass roofing shingles](#) generally have service lives of 20-25 years for conventional and Architectural style 30-50 years respectively in this area of the country. Early signs of aging include brittleness, minor curling, and loss of mineral granules, while signs of advanced aging are severe curling, broken or split shingles, and exposed felts. The useful life of a roof can be extended by patching and coating eroded or worn areas as they become evident. As a roof approaches the end of its economic life expectancy, patching becomes increasingly necessary, due to an increased likelihood of leakage in the last few years of roof life.



ROOF ACCESS:

Walked on roof.

ROOF COVERING STATUS:

Roof covering [Appears serviceable/within useful life.](#) TYPICAL MAINTENANCE RECOMMENDED. This usually consists of [repair/replacement of damaged/missing roofing material.](#) This maintenance should help insure the weather tightness of the building and should be performed on a regular basis.

[Flashing](#) is a means of preventing water from entering into areas of a building where Horizontal and Vertical surfaces meet at the roof line. In fact many roof leaks haven't anything to do with roofing material. More often than not, they are the result of faulty, nonexistent or poorly installed flashing. Flashing and/or flashing systems can, will, and do fail. Consequently the flashing materials from time to time need too be replaced.
[Suggest replacing any and all flashing when the roof material \(shingles\) are replaced.](#)

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:

Subsurface drains noted, but Not Tested. THEY ARE NOT PART OF THIS INSPECTION Full gutters and downspouts noted. Appears serviceable.

"Inspector Tips" The best defense against water seepage into the basement or crawl space is good drainage of soils near the foundation wall. Always insure that downspouts are routed away from the building. Routinely inspect downspouts and clean gutters. This will keep them from overflowing and causing water damage to the exterior cladding and flooding your basement or crawl space.

PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. "Inspectors tip" The temperature pressure relief valve (TPR), at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

MAIN LINE:

MATERIAL:

Plastic.

CONDITION:

Water tank and main shut off valve is located in the basement. (Valve NOT Tested)



SUPPLY LINES:

MATERIAL:

Plastic.

CONDITION:

Unable to fully view pipes, no leaks visible: Appears serviceable.

WASTE LINES:

MATERIAL:

Plastic.

CONDITION:

Unable to fully view pipes, no leaks visible. Appears serviceable.

HOSE FAUCETS:

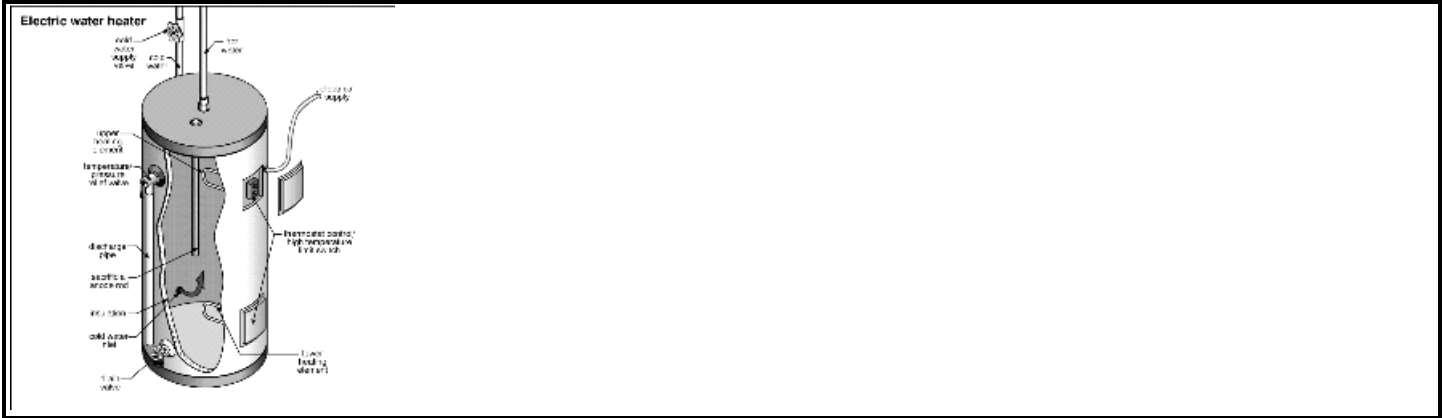
OPERATION:

Frost proof type, DO NOT LEAVE HOSE CONNECTED TO FAUCET DURING COLD WEATHER THIS MAY CAUSE THEM TO FREEZE AND CAUSE DAMAGE.
Sample operated, appeared serviceable.

WATER HEATER #1:

TYPE:

Electric.



SIZE:

50 Gallons.

LOCATION:

Basement.

ESTIMATE OF AGE

Appears to be original when home was constructed. Water heater is old and life expectancy is difficult to predict. The [estimated](#) service life of an electric water heater is 20 years.

CONDITION:

A water shutoff valve is installed, not tested.
Pressure relief valve noted, not tested.

WATER HEATER #2:

TYPE:

Electric.



SIZE:

50 Gallons.

LOCATION:

Basement.

ESTIMATE OF AGE

Appears to be original when home was constructed. Water heater is old and life expectancy is difficult to predict.

The [estimated](#) service life of an electric water heater is 20 years.

CONDITION:

A water shutoff valve is installed, not tested.
Pressure relief valve noted, not tested.

WATER HEATERS: The generally accepted industry standard that is in effect today not necessarily when the home was built requires all hot water heaters be installed with a [Thermal Expansion Tank](#) on the supply side of the system. This tank allows thermal expansion to occur, but without causing a dangerous increase in pressure. A properly sized thermal expansion tank will stop the TPR valve from leaking due to excessive pressure.

"Inspectors tip". [Draining the hot water heater yearly of the sediment that forms in the bottom of the tank could extend the life of the unit as much as \(7\) or more years.](#)

HEATING - AIR CONDITIONING

"Inspectors Note"

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

PRIMARY HEATING SYSTEM DESCRIPTION:

LOCATION OF PRIMARY UNIT:

Basement.

SYSTEM TYPE:

Water source Heat Pump. A Geothermal heat pump works on the principal that water (Average is 52 degrees in Pennsylvania), has some heat in it which can be extracted and used within the house. The benefit of the ground water system is that unlike an air to air heat pump which has to operate at fluctuating and often extreme exterior temperatures the ground water is a constant temperature. This allows the system not to work as hard to produce heat thus allowing substantial energy savings.



FUEL TYPE AND NOTES:

Electric.

APPROXIMATE AGE IN YEARS:

Appears to be the original system that was installed when the home was built.

PRIMARY HEATING SYSTEM CONDITION:

PRIMARY UNIT:

Appears operational.

PUMP/BLOWER FAN:

Appears Serviceable.

AIR FILTERS:

Filter Size is 25x25x1. Filter is dirty, replacement/cleaning required.



HUMIDIFIER

The heating system is equipped with humidifier. Humidifiers are beyond the scope of this inspection. Have the sellers demonstrate the proper operation of this component prior to taking possession of the property.



NORMAL CONTROLS:

Appear serviceable.

GENERAL SUGGESTIONS:

Heating recommendations.

- A. Replace/clean filter monthly or more often if it becomes dirty
- B. Recommend the system be serviced routinely by a licensed Heat Pump Contractor.
- C. Heating system should be placed under a maintenance contract.
- D. Consult with a licensed heating contractor for proper summer and winter settings.
Proper seasonal settings will conserve energy.

AIR CONDITIONING:

TYPE:

Heat pump unit noted. This unit provides Heat as well as Air Conditioning.

Unable to test system at this time. Outside air temperature was below 65 degrees. Because the system was unable to be inspected suggest that you ask the homeowner for written assurances that the system is in good working order.

Central Air: *"Inspectors Air Conditioner Tips"*

1. *Start with a check up.* Each spring ask a qualified A. C. service contractor to check out the home system, perform routine maintenance and make sure it is operating at top efficiency. Spending a little in the spring will save on your electric bill all summer long and add years to an air conditioners life.
2. *Keep the cool air inside the home.* A leaky home wastes energy. Caulk and seal air leaks where plumbing, ducting or electrical wiring penetrates the exterior walls, floors, ceilings and soffits over cabinets. If the home is not equipped with insulated windows and doors caulk and weather strip all doors and windows.
3. *Look at landscaping.* Plant trees and shrubs so that they shade the air conditioner unit but **do not block its airflow**. According to the U. S. Department of Energy, and air conditioner uses about 10% less electricity when

working in the shade.

4. **Change the air filters.** Disposable filters should be changed once a month. For electrostatic filters, or an electronic air cleaner, follow the manufacture' s cleaning instructions.

5. **Clean everything else.** Clear dust and dirt away from the registers and vacuum return air grills. A clean system works better, lasts longer and uses less electricity.

6. **Bigger is not always better.** If you are planning to buy a new central air conditioner, have a heating and cooling contractor survey the home to determine the right system. If the system is too big, it will waste energy and may NOT control humidity inside the home. Poor humidity control will make the home feel less comfortable and **may** promote mold or mildew.

CONDENSATE LINE:

Condensate line noted. Lines not fully visible.

DUCTWORK:

TYPE:

Fiberglass Ductboard, Flexible Round.

DUCTS/AIR SUPPLY:

Both upper and lower return vent system noted. Upper vents should be open in the summer and lower vents should be open in the winter. "SEE ILLUSTRATION"



ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician is not suggested by Alpha Home Inspection. If you choose to do electrical repairs proceed with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

SERVICE:

TYPE AND CONDITIONS:

Underground service noted. Circuit breakers noted. Appears serviceable.

ELECTRICAL PANELS:

MAIN PANEL LOCATION:

Basement, 200 Amp. Main breaker noted NOT tested. Appears serviceable.



Main Panel Inspector Notes:

Circuit and wire sizing correct so far as visible.
Grounding system is present.

SUB PANEL #1 LOCATION:

Basement, 100 Amp. Main breaker noted NOT tested. Appears serviceable.



CONDUCTORS:

ENTRANCE CABLES:

Aluminum lead in wire. Anti-oxidant paste noted. Appears serviceable.

BRANCH WIRING:

Copper wiring noted. (Primarily Non-Metallic Sheathed Cable) Romex.
Appears Serviceable.

SWITCHES, OUTLETS, & LIGHTING:

CONDITION:

Stored items prevent access and testing to some outlets and switches.

A representative sampling of switches and outlets was tested. As a whole, outlets, lights, and switches throughout the house are in serviceable condition.

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Homes built prior to 1978 **could** have lead based paint. More Info. is available through the National Lead Information Center at [800-424-5323](tel:800-424-5323). Or visit the EPA Web site at www.epa.gov. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

DOORS:

MAIN ENTRY DOOR:

Front entrance door appears serviceable,

OTHER EXTERIOR DOORS:

French, Standard side/rear door. Appears serviceable.

INTERIOR DOORS:

Appears serviceable.

WINDOWS:

TYPE & CONDITION:

Wood window covered in Vinyl, Double Hung, Insulated Glass. A representative sample was taken. Windows as a grouping are generally operational.

INTERIOR WALLS:

MATERIAL & CONDITION:

[Stored items or furnishings prevent full inspection.](#)
Drywall, Typical marks/dings and blemishes noted.
Typical cracks noted. General condition appears serviceable.

CEILINGS

TYPE & CONDITION

Drywall, General condition appears serviceable.

FLOORS:

TYPE & CONDITION:

[Stored items or furnishings prevent full inspection.](#)
Carpet, Vinyl, Wood. General condition appears serviceable.

STAIRS & HANDRAILS:

CONDITION:

Stair handrail serviceable.
Interior stairs serviceable.

SMOKE / FIRE DETECTOR:

COMMENTS:

Smoke alarm(s) responded to test button operation.

Recommend replacing any smoke/fire detector that is 10 + years old. If using any type of fossil fuel or wood burning devices to produce heat we also suggest additional smoke detectors and carbon monoxide detectors be installed in appropriate locations.

KITCHEN - APPLIANCES

No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. All free standing range/oven units should be equipped with an anti-tip device as a safety precaution. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

TYPE AND CONDITION:

Stainless Steel sink basin.
Faucet and drain appears serviceable.
Hand sprayer is serviceable.

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION:

Electric, Free-standing, The oven/range is **NOT** equipped with an anti-tip device.
Appears serviceable.

VENTILATION:

TYPE AND CONDITION:

External ventilation, Fan/Light/Hood operational.

REFRIGERATOR:

TYPE AND CONDITION:

Electric, Ice & Water appear operational. Older model appliance. Appears Serviceable.

DISHWASHER:

CONDITION:

Appears serviceable.

GARBAGE DISPOSAL:

CONDITION:

Appears serviceable.

OTHER BUILT-INS:

MICROWAVE:

Appears serviceable.

INTERIOR COMPONENTS:

COUNTERS AND CABINETS:

Counters are Formica (plastic laminate). Appear serviceable.
Cabinets appear serviceable.

WALLS/CEILINGS/FLOORS:

Floor covering wood, Appears serviceable.
Walls and ceilings appear serviceable.

WINDOWS/DOORS:

Appear serviceable.

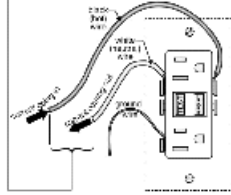
SWITCHES/FIXTURES/OUTLETS:

Outlets within 6 feet of the sink **are** GFCI protected.

Ground fault interrupter

As shown by the diagram, the GFCI is installed in the panel and the outlet is connected to the GFCI. The GFCI is installed in the panel and the outlet is connected to the GFCI. The GFCI is installed in the panel and the outlet is connected to the GFCI.

If the GFCI is the panel, the outlet is connected to the GFCI.



GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. **Flammable materials or liquids should not be stored within closed garage areas.**

TYPE:

LOCATION:

Attached, Two car.

ROOF:

CONDITION:

Same as house. See house roof report.

FLOOR:

CONDITION:

Floor is not fully visible, due to stored items
Typical cracks noted. Appears serviceable.

FIRE WALL:

CONDITION:

Appears serviceable.

GARAGE DOOR(S):

CONDITION:

Minor damage is noted. Coil springs are equipped with safety cables. " **Good safety precaution**".
Appears serviceable.

ELECTRIC DOOR OPENER

Automatic door opener(s)- operational, Automatic reverse feature is, operational. *"Inspectors safety tip"* All overhead doors should have fully operational auto-reverse function to insure safe conditions. Electric garage door openers produced after 2001 have sensor eyes and an auto-reverse feature which acts to stop and reverse the door should some object (a child) be encountered while the door is closing. It is a safety protection device and its proper adjustment should not be neglected. Adjustment screws are generally labeled and within easy reach with a screwdriver. These mechanisms should be adjusted so they will reverse upon contacting something soft, such as a child or family pet. Use a basketball, placed in the path of the closing door to test this function and adjust as needed.



LAUNDRY

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if operated.

LAUNDRY:

LOCATION:

Basement.

CONDITION:

Laundry sink is provided, Plumbing appears serviceable. 240 Service-operational.

Dryer venting is provided: ***"Inspectors tip"*** Suggest cleaning vent system of any lint routinely as a precaution.

WASHER AND DRYER:

CLOTHES WASHER:

Washer was not operated at the time of inspection.

CLOTHES DRYER:

Electric dryer Noted: **Dryer was not operated at time of inspection.**

BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

BATHROOM AREA 1

BATH LOCATION:

Master bedroom, Upstairs.

GFCI ELECTRICAL OUTLETS

GFCI outlets tripped on test. Appears serviceable.

CONDITION OF SINK:

Sink/s and Faucet/s appears serviceable.
Drain appears serviceable.
Counters and Cabinets appear serviceable.

CONDITION OF TOILET:

Appears serviceable.

TUB/SHOWER PLUMBING FIXTURES

Hydro-therapy/jetted tub tested: Appears serviceable.
Drain appears serviceable.
Shower head appears serviceable.

TUB/SHOWER AND WALLS:

Ceramic tile appears serviceable. Periodic caulking and grout of ceramic wall tile in tub and shower areas is an ongoing maintenance task which should not be neglected. Areas which should be examined periodically are the vertical corners, the floor to wall joints, the tub lip, the areas around the tub spout and faucet trim, and any other areas mentioned above. Siliconized acrylic latex caulk is the product of choice, as it has long life and easy clean up.

BATH VENTILATION:

Appears serviceable.

BATHROOM AREA 2

BATH LOCATION:

Hall, Upstairs.

GFCI ELECTRICAL OUTLETS

GFCI outlets tripped on test. Appears serviceable.

CONDITION OF SINK:

Sink/s and Faucet/s appears serviceable.
Drain appears serviceable.
Counters and Cabinets appear serviceable.

CONDITION OF TOILET:

Appears serviceable.

TUB/SHOWER PLUMBING FIXTURES

Drain appears serviceable.
Shower head appears serviceable.

TUB/SHOWER AND WALLS:

Shower walls appear serviceable.

BATH VENTILATION:

No or inadequate ventilation noted. Consider installing an exhaust fan to provide additional ventilation.
Window IS operational.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

"Use mulch sparingly" Many people use landscape mulch for its aesthetic and plant health benefits. Excessive or improper usage, however, can contribute to termite problems. Termites are attracted to mulch primarily because of its moisture-retaining properties, and the insulation it affords against temperature extremes. The mulch itself is of poor nutritional quality to termites and a non-preferred source of food. Since the moisture retaining properties of mulch are more of an attractant than the wood itself, it makes little difference what type of mulch is used (cypress, pine bark, eucalyptus, etc.). Contrary to popular belief, crushed stone or pea gravel are comparable to wood mulch in terms of attraction, since they also retain moisture in the underlying soil. *Where mulch is used, it should be applied sparingly (2-3 inches is usually adequate), and should never be allowed to contact wood siding or framing of doors or windows.*

DRIVEWAY:

CONDITION:

Cracks noted are typical. Appears serviceable.

SIDEWALKS:

TYPE:

Concrete.

CONDITION:

Cracks noted are typical. Appears serviceable.

LANDSCAPING:

CONDITION:

Maintained.

GRADING:

SITE:

Grade at foundation appears serviceable:

"Inspectors tip" *The best defense against water seepage into the basement or crawl space is good drainage of soils near the foundation wall.*

PATIO:

TYPE:

Concrete.

CONDITION:

Cracks noted - typical. Appears serviceable.

PORCHES:

ROOF TYPE:

Same as the house. See house roof report.

FLOOR TYPE:

Concrete.

FLOOR CONDITION:

Cracks noted - typical. Appears serviceable.

WALLS/CEILINGS

Appears serviceable.

PORCH SUPPORTS

Appears serviceable.

DECKS:

TYPE:

Wood.

CONDITION:

Maintain deck surface by treating with water repellent every 2 to 3 years.
Appears serviceable.

FENCES & GATES:

TYPE:

Wood.

CONDITION:

Appears serviceable.

Alpha Home Inspection

Serving the Harrisburg Metro Area and surrounding counties.

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**123 Heaven Lane
Hometown, PA. 17020.**

02/19/2009.

Dear John,

At your request, and in your presence, a visual inspection of the above referenced property was conducted. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects. Client understands the inspection does NOT include any form of destruction examination or dismantling. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

REPORT SUMMARY

Overall, the home was constructed in a workmanlike manner, consistent with the local building trades and generally accepted industry standards in effect at the time of construction, and shows signs of maintenance over the years.

"Material Defect" As defined by Pa. State Bill #1032 (Pa. Home Inspection Law). "A problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structure element, system or subsystem is near, at or beyond the end of a normal useful life of such a structural element, system or subsystem is not by itself a material defect".

Items in Blue Text: Typical Maintenance or Safety Issues.

Items in Black Text: General information.

No Material defects or Major deficiencies to report.

Other minor items are also noted in the inspection report and should receive eventual attention, but none of them affect the habitability of the house. The majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,
Alpha Home Inspection Co.

ASHI #243657 Michael R Conroy

A handwritten signature in blue ink that reads "Michael R. Conroy". The signature is written in a cursive style with a large, looped 'C' at the end.