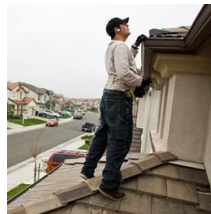


INSPECTION REPORT



For the Property at:
1234 SAMPLE LANE
POTTSTOWN, PA 19465

Prepared for: SAM PLE BOOKING
Inspection Date: Monday, July 24, 2017
Prepared by: Ed Gibson



Discover Home Inspections
2290 Jones Road
Pottstown, PA 19465
610.733.1000

www.discoverinspections.com
info@discoverinspections.com

We provide Peace of Mind!



April 9, 2018

Dear Sam ple Booking,

RE: Report No. 1006, v.4
1234 Sample Lane
Pottstown, PA
19465

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Ed Gibson
on behalf of
Discover Home Inspections

Discover Home Inspections
2290 Jones Road
Pottstown, PA 19465
610.733.1000
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info@discoverinspections.com

SUMMARY

1234 Sample Lane, Pottstown, PA July 24, 2017

Report No. 1006, v.4

www.discoverinspections.com

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

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HEATING

COOLING

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This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • [Granule loss](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Condition: • Debris/moss

Implication(s): Shortened life expectancy of material

Condition: • Tree branches touching roof

Implication(s): Shortened life expectancy of material

Location: West Yard

Task: Remove

Time: Regular maintenance

Exterior

DOORS \ Doors and frames

Condition: • [Rot](#)

Implication(s): Chance of damage to finishes and structure

Location: West First Floor Deck

Task: Replace

Time: Immediate

Cost: \$1,000 - \$2,000

Electrical

DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • [Double taps](#)

Sub-panel in garage

Implication(s): Fire hazard

Location: Garage

Task: Further evaluation

Time: Immediate

Condition: • [Double taps](#)

Main Panel in Basement

Implication(s): Fire hazard

Location: Basement Laundry Area

Task: Correct

SUMMARY

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Time: Immediate

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Test faulty on GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

Neither outlet on sink wall tested properly.

Implication(s): Electric shock

Location: Kitchen

Task: Safety hazard. Recommend having licensed electrician examine.

Cooling & Heat Pump

HEAT PUMP \ General

Condition: • Service heat pump

Implication(s): Reduced system life expectancy | Increased heating costs | Reduced comfort

Location: Yard

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

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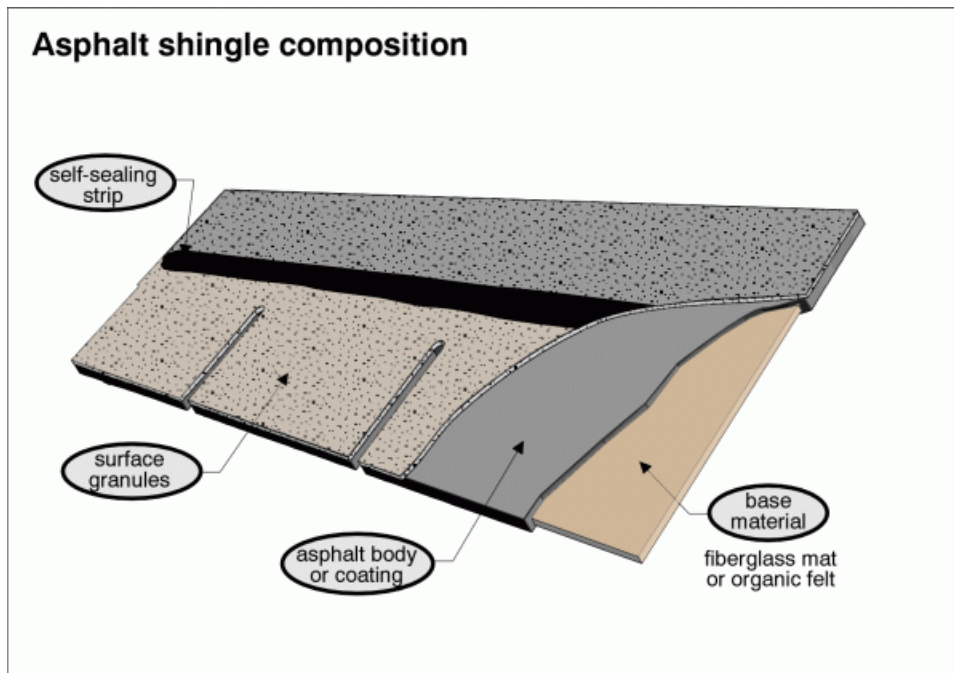
REFERENCE

Observations & Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • [Granule loss](#)

Implication(s): Chance of water damage to contents, finishes and/or structure



2. Condition: • [Damage](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

3. Condition: • Debris/moss

Implication(s): Shortened life expectancy of material

4. Condition: • Tree branches touching roof

Implication(s): Shortened life expectancy of material

Location: West Yard

Task: Remove

Time: Regular maintenance

ROOFING

1234 Sample Lane, Pottstown, PA July 24, 2017

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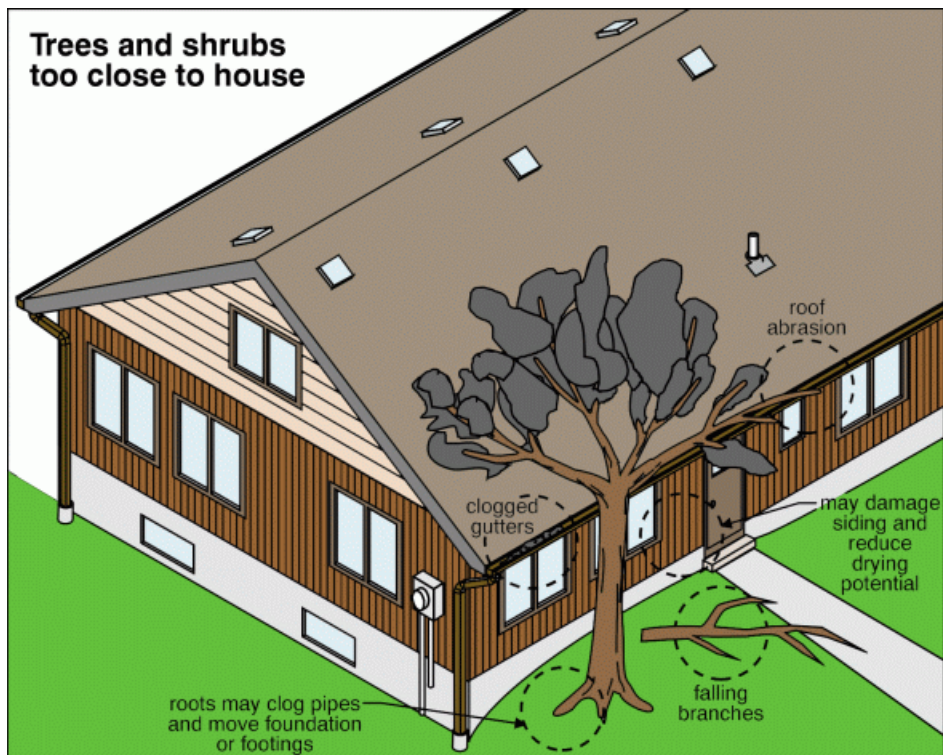
COOLING

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1. West

ROOFING

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Description

The home is considered to face : • West

Sloped roofing material: • [Asphalt shingles](#)

Sloped roof flashing material: • Metal

Probability of leakage: • Medium • Low

Approximate age: • 30 years

Limitations

Roof inspection limited/prevented by: • Snow/ice/frost

Inspection performed: • By walking on roof • With binoculars from the ground

EXTERIOR

1234 Sample Lane, Pottstown, PA July 24, 2017

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Observations & Recommendations

DOORS \ Doors and frames

5. Condition: • [Rot](#)

Implication(s): Chance of damage to finishes and structure

Location: West First Floor Deck

Task: Replace

Time: Immediate

Cost: \$1,000 - \$2,000



2. Rot

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Columns / Posts

6. Condition: • [Damage](#)

Implication(s): Weakened structure | Chance of movement

Location: West Deck

Task: Repair

Time: Immediate

Cost: Minor

7. Condition: • [Wood/soil contact](#)

Implication(s): Weakened structure | Chance of movement | Rot | Insect damage

Location: South Yard Deck

Task: Correct

Time: Less than 1 year

EXTERIOR

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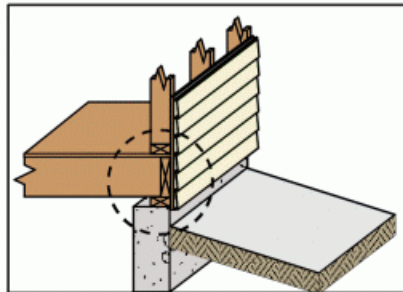
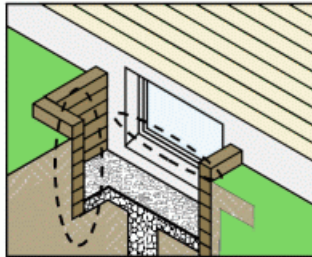
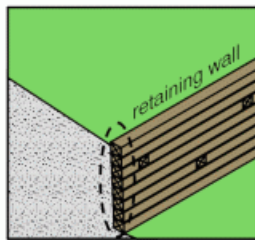
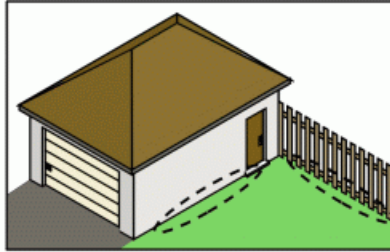
INSULATION

PLUMBING

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REFERENCE

Areas to check for wood/soil contact include:



3. Wood/soil contact

8. Condition: • [Rot](#)

Implication(s): Weakened structure | Chance of movement

EXTERIOR

1234 Sample Lane, Pottstown, PA July 24, 2017

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Time: Less than 1 year

LANDSCAPING \ General

9. Condition: • [Trees or shrubs too close to building](#)

Implication(s): Chance of water damage to contents, finishes and/or structure | Chance of pests entering building | Material deterioration

Location: Various Exterior Wall

Task: Correct

Time: Regular maintenance

Cost: Minor



4. *Trees or shrubs too close to building*

GARAGE \ Door into garage

10. Condition: • [Door not tight-fitting and weatherstripped](#)

Gap between jamb and bottom of door.

Implication(s): Hazardous combustion products entering home | Increased fire hazard

Location: Sunroom

11. Condition: • [No self-closer](#)

Implication(s): Hazardous combustion products entering home | Increased fire hazard

GARAGE \ Vehicle doors

12. Condition: • Rot

Implication(s): Material deterioration

Location: Garage

Task: Repair

Time: Regular maintenance

13. Condition: • Rot

Implication(s): Material deterioration

Location: Right Side Exterior Garage

EXTERIOR

1234 Sample Lane, Pottstown, PA July 24, 2017

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Task: Correct

Time: Discretionary

Cost: Depends on work needed

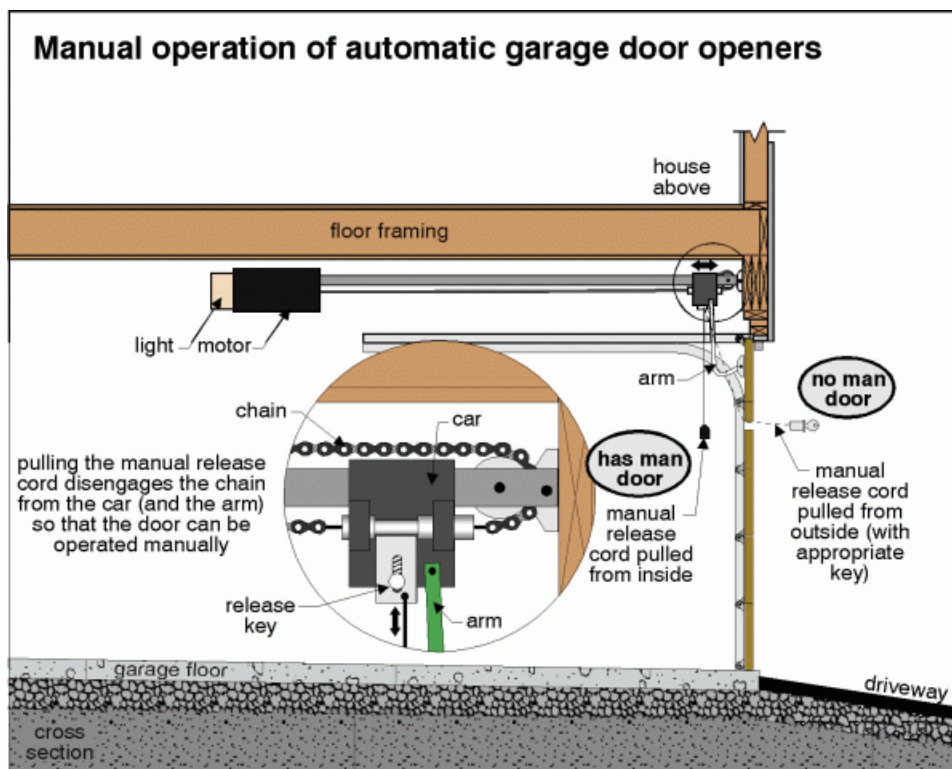


5. Rot

GARAGE \ Vehicle door operators

14. Condition: • [Inoperative](#)

Implication(s): System inoperative



EXTERIOR

1234 Sample Lane, Pottstown, PA July 24, 2017

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Description

Gutter & downspout material: • [Aluminum](#)

Wall surfaces and trim: • [Wood](#)

Driveway: • Gravel • Gravel

Deck:

- Pressure-treated wood
- Railings

Gate on deck has broken hinge.

Exterior steps: • Pressure-treated wood

Fence:

- Metal

Back yard surrounded by metal fence. But a number of spots fence is open (apparently from fallen tree limbs)

Garage:

- General

Two car

STRUCTURE

1234 Sample Lane, Pottstown, PA July 24, 2017

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Observations & Recommendations

RECOMMENDATIONS \ Overview

15. Condition: • No structure recommendations are offered as a result of this inspection.

Description

Configuration: • [Basement](#)

Foundation material: • [Masonry block](#)

Floor construction: • [Joists](#) • Steel columns

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing: • Ceiling Joists

Observations & Recommendations

DISTRIBUTION SYSTEM \ Wiring - installation

16. Condition: • [Double taps](#)

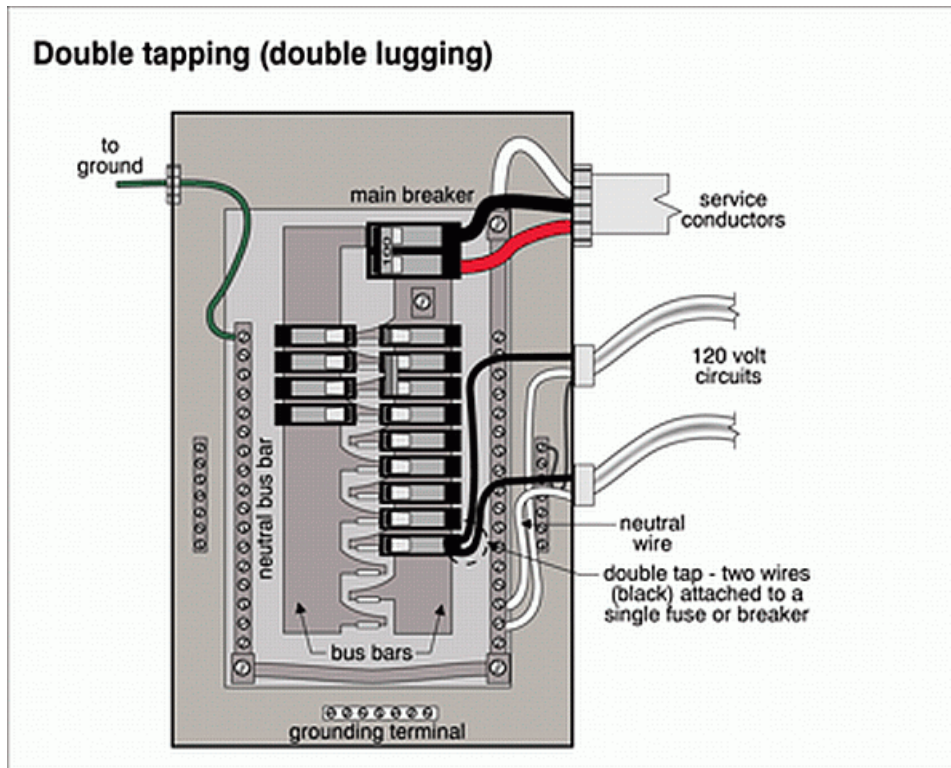
Sub-panel in garage

Implication(s): Fire hazard

Location: Garage

Task: Further evaluation

Time: Immediate



ELECTRICAL

1234 Sample Lane, Pottstown, PA July 24, 2017

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6. 100 Amps

17. Condition: • [Double taps](#)

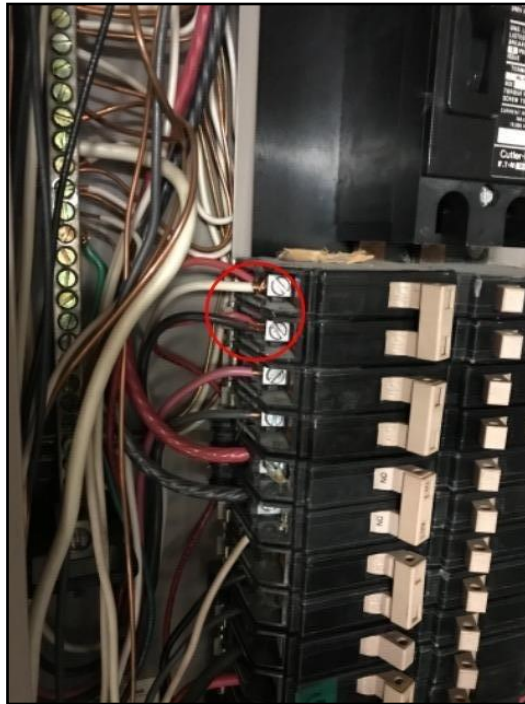
Main Panel in Basement

Implication(s): Fire hazard

Location: Basement Laundry Area

Task: Correct

Time: Immediate



7. Breakers - basement

DISTRIBUTION SYSTEM \ Outlets (receptacles)

18. Condition: • [Test faulty on GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

Neither outlet on sink wall tested properly.

Implication(s): Electric shock

Location: Kitchen

Task: Safety hazard. Recommend having licensed electrician examine.

Description

Service entrance cable and location: • [Underground - cable material not visible](#)

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [200 Amps](#)

Main disconnect/service box type and location: • [Breakers - basement](#)

System grounding material and type: • [Copper - ground rods](#)

Auxiliary panel (subpanel) type and location:

• [Breakers - garage](#)

Fifty amp. Double tap

Auxiliary panel (subpanel) rating:

• [100 Amps](#)

Double tap. Amateur installation

Distribution wire material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):

- No GFCI

- [GFCI - basement](#)

Not present at laundry sink

- [GFCI - kitchen](#)

Not operating.

Smoke detectors:

- [Present](#)

Detectors seemed to have removed. I noted seeing a couple new detectors still in packaging on kitchen counter.



8. Present



9. Present

Carbon monoxide (CO) detectors:

- None noted

Except one still in package. Recommend it be installed immediately

HEATING

1234 Sample Lane, Pottstown, PA July 24, 2017

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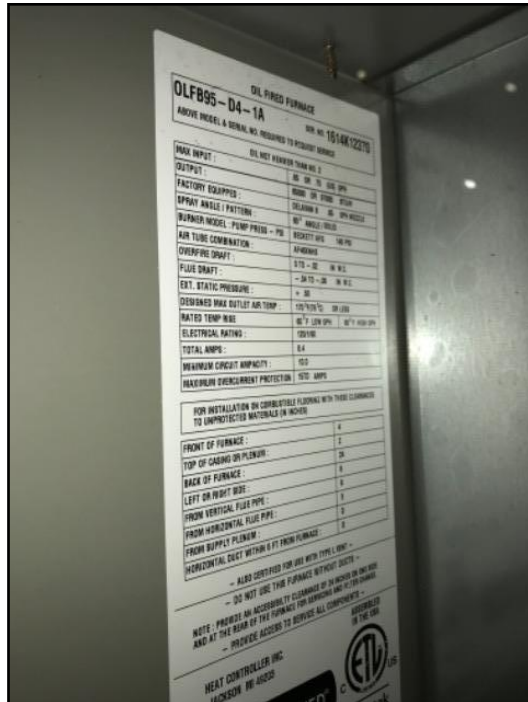
REFERENCE

Description

System type: • [Furnace](#) • [Heat pump](#)

Fuel/energy source:

• [Oil](#)



10. Oil



11. Oil

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • [85,000 BTU/hr](#)

Efficiency: • [Mid-efficiency](#)

Approximate age:

• [1 year](#)

Model number: OLF895-D4-1A Serial number: 1614K12370

Main fuel shut off at:

• Basement

At unit

• Basement

At top of stairs

Oil tank type/age: • > 25 years • 250 gal. (1127L)

Supply temperature: • 135°

Return temperature: • 65°

Temperature difference: • 70°

HEATING

1234 Sample Lane, Pottstown, PA July 24, 2017

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| | | | | | | | | | |
|-----------|---------|----------|-----------|------------|---------|---------|------------|----------|----------|
| SUMMARY | ROOFING | EXTERIOR | STRUCTURE | ELECTRICAL | HEATING | COOLING | INSULATION | PLUMBING | INTERIOR |
| REFERENCE | | | | | | | | | |

Chimney liner: • [Clay](#)

COOLING & HEAT PUMP

1234 Sample Lane, Pottstown, PA July 24, 2017

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SUMMARY

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Observations & Recommendations

HEAT PUMP \ General

19. Condition: • Service heat pump

Implication(s): Reduced system life expectancy | Increased heating costs | Reduced comfort

Location: Yard

Description

Air conditioning type: • [Air cooled](#)

Manufacturer: • Trane

Cooling capacity: • [2 Tons](#)

Compressor approximate age: • 19 years

Failure probability:

• [High](#)



12. High

Limitations

Inspection limited/prevented by: • Low outdoor temperature

Heat pump only tested in: • Heating mode

INSULATION AND VENTILATION

1234 Sample Lane, Pottstown, PA July 24, 2017

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Description

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount/value: • [R-20](#)

Attic/roof air/vapor barrier: • [Kraft paper](#)

Attic/roof ventilation: • [Gable vent](#) • [Power ventilator](#)

Floor above basement/crawlspace insulation material: • [Glass fiber](#)

Limitations

Attic inspection performed: • From access hatch

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

PLUMBING

1234 Sample Lane, Pottstown, PA July 24, 2017

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Description

Water supply source: • Private

Supply piping in building: • [Copper](#)

Main water shut off valve at the: • Basement

Water heater type: • [Conventional](#)

Water heater fuel/energy source: • [Electric](#)

Tank capacity: • 50 gallons

Water heater approximate age: • 5 years • 5 years

Waste and vent piping in building: • [PVC plastic](#)

Main fuel shut off valve at the: • Basement

Backwater valve: • None

Limitations

Fixtures not tested/not in service: • Exterior hose bibs/bibbs shut off for winter

Items excluded from a building inspection: • Well • Water quality • Septic system • Concealed plumbing • Tub/sink overflows • The performance of floor drains or clothes washing machine drains • Spa

Observations & Recommendations

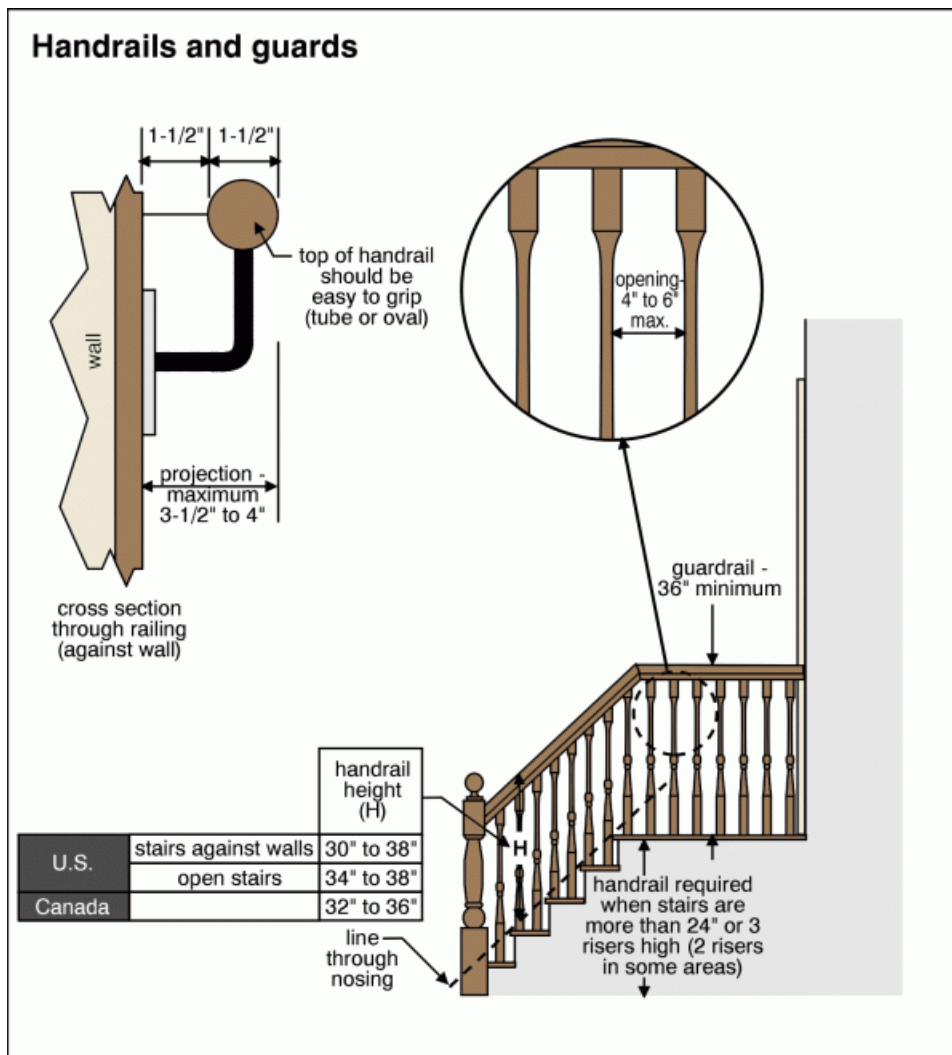
STAIRS \ Handrails and guards

20. Condition: • [Hard to hold](#)

Implication(s): Fall hazard

Location: Throughout Second Floor Staircase

Time: Discretionary



INTERIOR

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13. Hard to hold

BASEMENT \ Wet basement - evidence

21. Condition: • [Water marks](#)

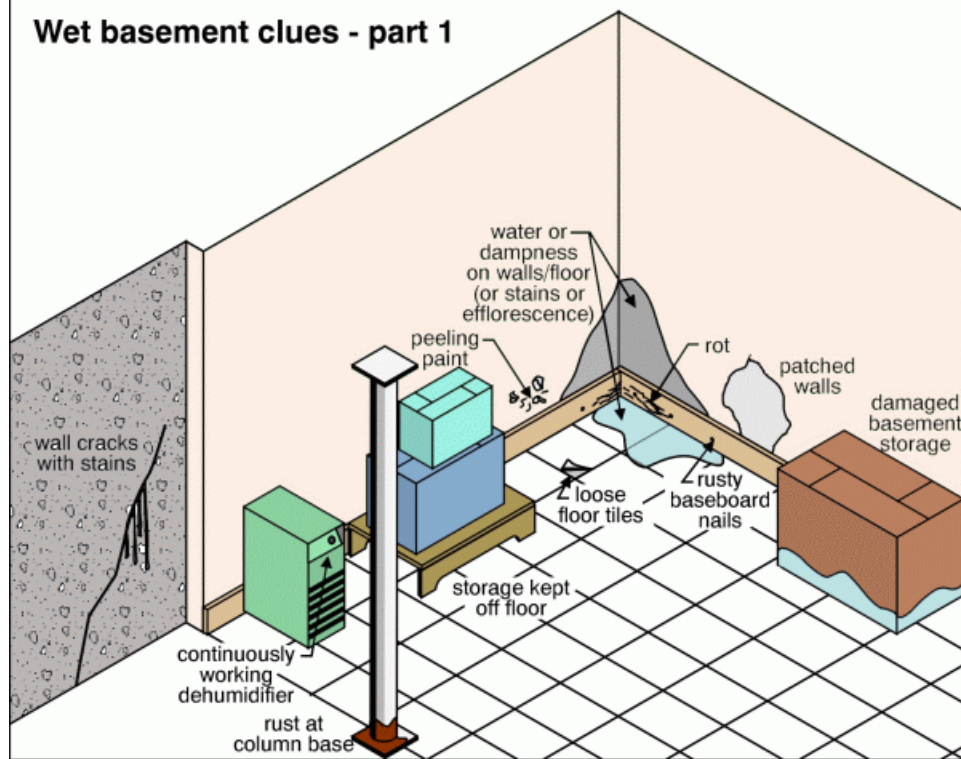
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Basement

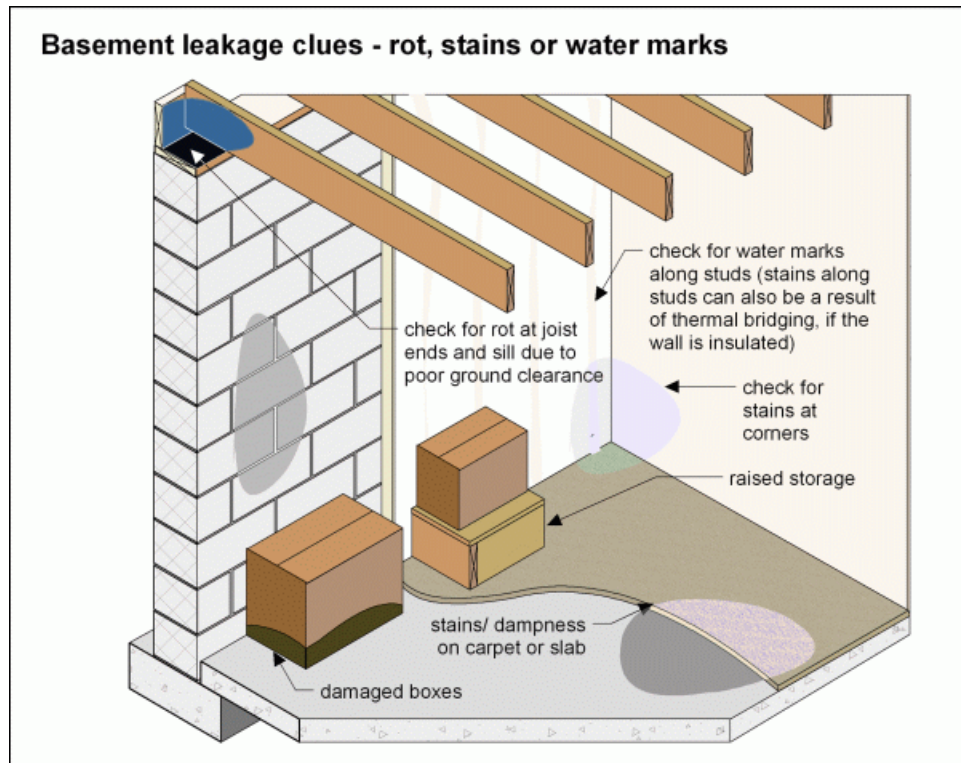
Task: Monitor

Time: Ongoing

Wet basement clues - part 1



Basement leakage clues - rot, stains or water marks



INTERIOR

1234 Sample Lane, Pottstown, PA July 24, 2017

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14. Water marks

Description

Major floor finishes: • [Carpet](#) • [Hardwood](#) • [Laminate](#) • [Ceramic](#)

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • [Casement](#)

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged • [Sliding glass](#) • [Storm](#) • Garage door - wood

Limitations

Inspection limited/prevented by: • Carpet • Storage/furnishings • Storage in closets and cabinets / cupboards

Not included as part of a building inspection:

- Appliances
- Fridge
- Appliances
- Dish washer
- Appliances
- Oven
- Appliances
- Micro Wave

INTERIOR

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END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS