

INSPECTION REPORT



For the Property at:
123 MAIN ST
GLENSIDE, PA

Prepared for: JOHN J SAMPLE
Inspection Date: Wednesday, March 31, 2010
Prepared by: Dana Hillerby



Suburban Home Inspections LLC.
P.O.Box 712
Glenside, PA 19038
267-627-2252
610-485-3915

dhillerby@comcast.net

The best home inspection experience available.



March 30, 2010

Dear John J Sample,

RE: Report No. 1018
123 Main St
Glenside, PA
19038

Thanks very much for choosing Suburban Home Inspections, LLC to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of the National Association of Home Inspectors. 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. <http://www.nahi.org>

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 Suburban Home Inspections, LLC to perform your home inspection.

Sincerely,

Dana Hillerby
on behalf of
Suburban Home Inspections LLC.

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P.O.Box 712
Glenside, PA 19038
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Fax: 610-485-3915

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SUMMARY

123 Main St, Glenside, PA March 31, 2010

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

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REFERENCE

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: • [Vulnerable areas](#)

There is a 12" hole in the roof sheathing from a previous vent. The vent was removed and a new roof laid over the hole without filling and supporting the hole. This is going to cause someone walking the roof to fall through. Recommend having a carpenter repairing this area.

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

Location: Rear Roof

Task: Correct

Time: Immediate

Electrical

SERVICE BOX, GROUNDING AND PANEL \ System grounding

Condition: • [Poor connections](#)

The ground connection on the water pipe is loose thereby not providing the safety required by the grounding. Recommend replacing the ground wire connector with a smaller size and tighten.

Implication(s): Electric shock

Location: Utility Room

Time: Immediate

Cost: Less than \$100

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Double taps](#)

When more than one circuit wire is attached to a breaker, this is referred to as a double tap. Recommend having an electrician adding another breaker and separating the two circuits.

Implication(s): Fire hazard

Location: Garage

Task: Correct

Time: Immediate

Cost: Less than \$100

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

Condition: • [Exposed on walls or ceilings](#)

Exposed live wire hanging from ceiling in basement. Recommend either removing wire if not used or terminating in an approved junction box secured on the ceiling.

Implication(s): Electric shock

Location: Basement

Time: Immediate

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Cost: Less than \$100**DISTRIBUTION SYSTEM \ Wiring - installation****Condition:** • [Abandoned wire](#)

There is a 50amp wire at the rear of the house from a disconnected hot tub. Recommend removing the wire and terminating the circuit end in an approved junction box.

Implication(s): Electric shock**Location:** Rear Yard**Task:** Correct**Time:** Immediate**Cost:** Less than \$100**DISTRIBUTION SYSTEM \ Switches****Condition:** • [Poor location in bathroom](#)

The bath light switch is only two feet from the shower. This can allow someone standing in the shower and flipping the light switch. This is a shock hazard. Recommend moving the switch at least three feet from the shower.

Implication(s): Electric shock**Location:** Second Floor Master Bathroom**Task:** Correct**Time:** Immediate**Cost:** \$200 - \$300

Plumbing

WATER HEATER \ Temperature/pressure relief valve**Condition:** • [Discharge tube too short](#)

Water heater discharge tube is threaded on the end and too short. This pipe is suppose to extend to about 6" from the floor and not threaded on the bottom. This pipe is in case of emergency discharge and could cause scalding in its current condition.

Implication(s): Scalding**Location:** Basement**Time:** Immediate**Cost:** Less than \$100

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](#)

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Description

Sloped roofing material:

- [Asphalt shingles](#)
30 year architectural shingle.

Limitations

Inspection performed: • By walking on roof

Recommendations

SLOPED ROOFING \ Asphalt shingles

Condition: • [Vulnerable areas](#)

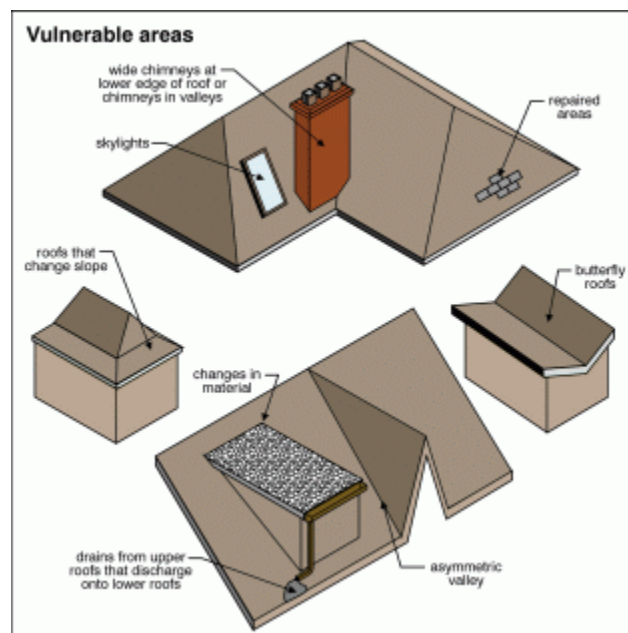
There is a 12" hole in the roof sheathing from a previous vent. The vent was removed and a new roof laid over the hole without filling and supporting the hole. This is going to cause someone walking the roof to fall through. Recommend having a carpenter repairing this area.

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

Location: Rear Roof

Task: Correct

Time: Immediate



[Click on image to enlarge.](#)

ROOFING

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1. Hole in roof planking

SLOPED ROOF FLASHINGS \ Chimney flashings

Condition: • [Damage, loose, open seams, patched](#)

Chimney flashing has come up from the shingles and needs to be secured to prevent water penetration.

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

Location: Roof

Task: Improve

Time: Immediate

Cost: Less than \$100

Description

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

Gutter & downspout discharge: • [Below grade](#) • [Above grade](#)

Lot slope: • [Away from house](#) • [Flat](#)

Wall surfaces : • Stone front

Wall surfaces : • [Vinyl siding](#)

Driveway: • Asphalt

Recommendations

ROOF DRAINAGE \ Downspouts

Condition: • [Downspouts discharging below grade](#)

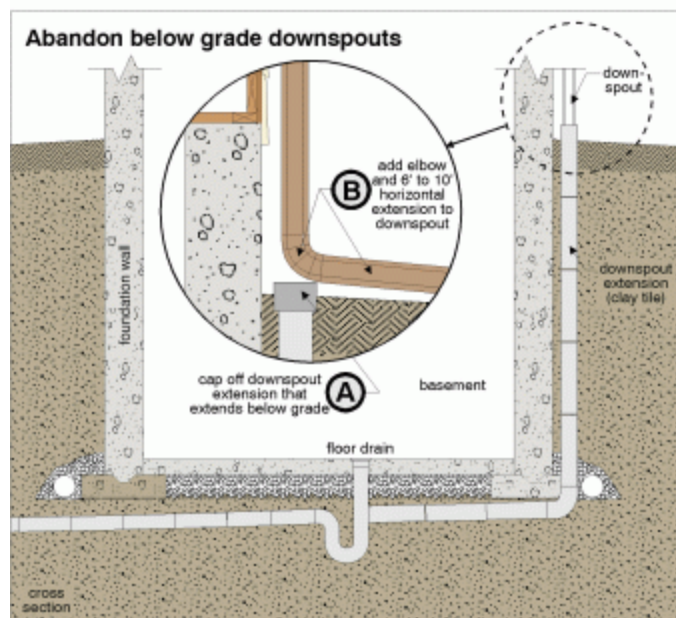
Downspouts discharging below grade. Recommend flushing with garden hose to verify they are clear and that they discharge away from the house.

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

Location: Rear

Task: Monitor

Time: Discretionary



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2. Downspout

Condition: • [Downspouts end too close to building](#)

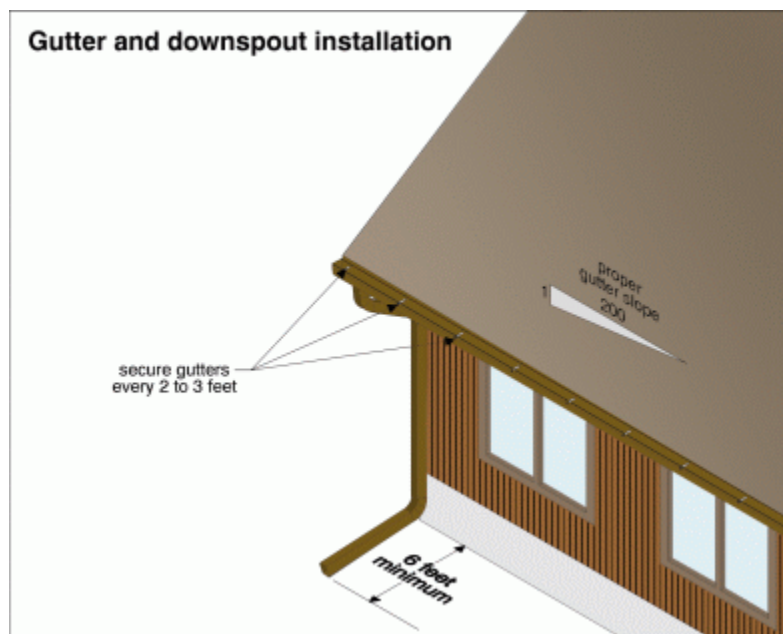
Recommend that all downspouts discharge at least 6 feet from the house.

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

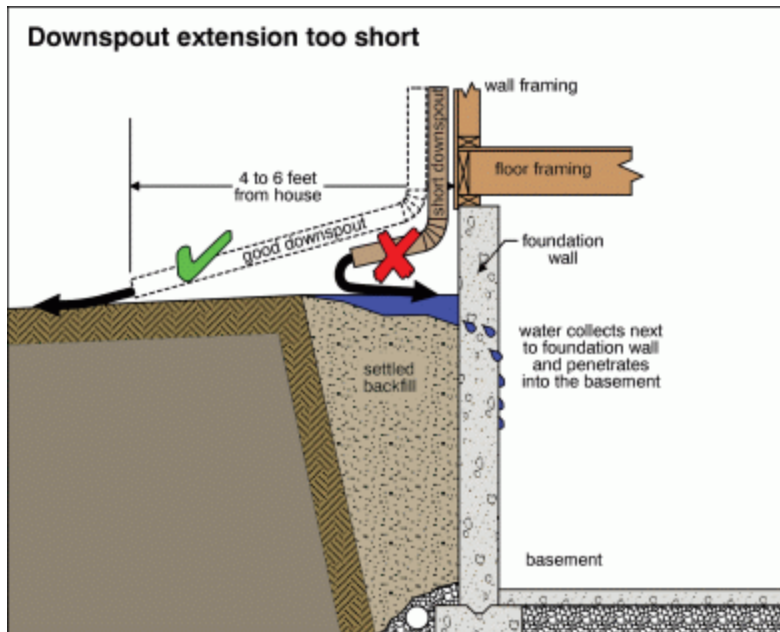
Location: Left Side

Task: Improve

Time: Discretionary



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)



3. Downspout in rear

Condition: • [Downspouts discharging onto roofs](#)

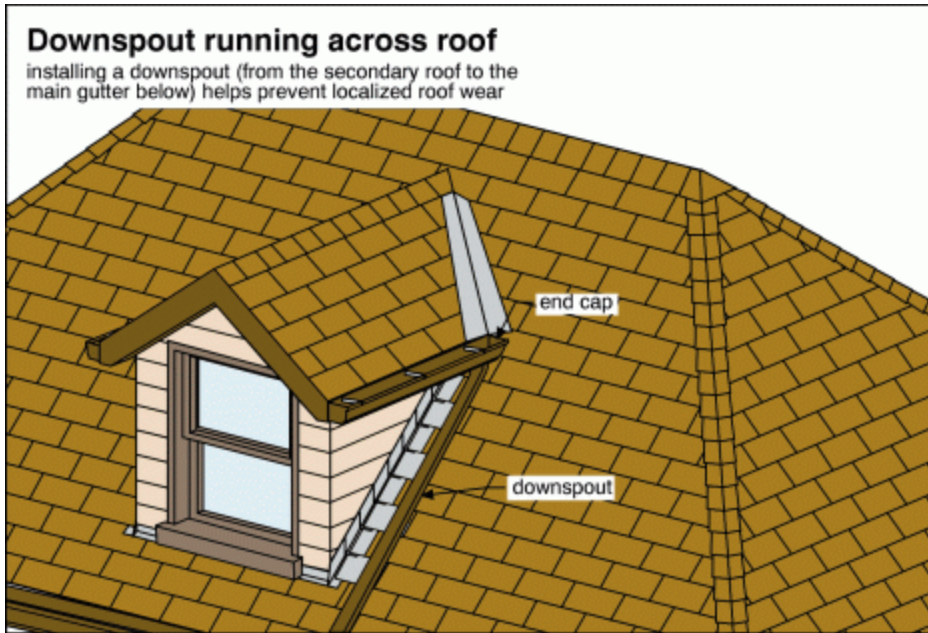
Downspouts are discharging onto roofs. This can cause premature roof wear as the runoff from two roofs are effecting concentrated areas.

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

Location: Front Roof

Task: Improve

Time: Discretionary



Click on image to enlarge.



4. Front roof



5. Back roof

LANDSCAPING \ Lot grading

Condition: • [Improper slope](#)

Recommend adding soil to the side of the building to increase the slope away from the house. This could also assist in preventing water penetration into the foundation.

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

Location: Side Yard

Task: Monitor

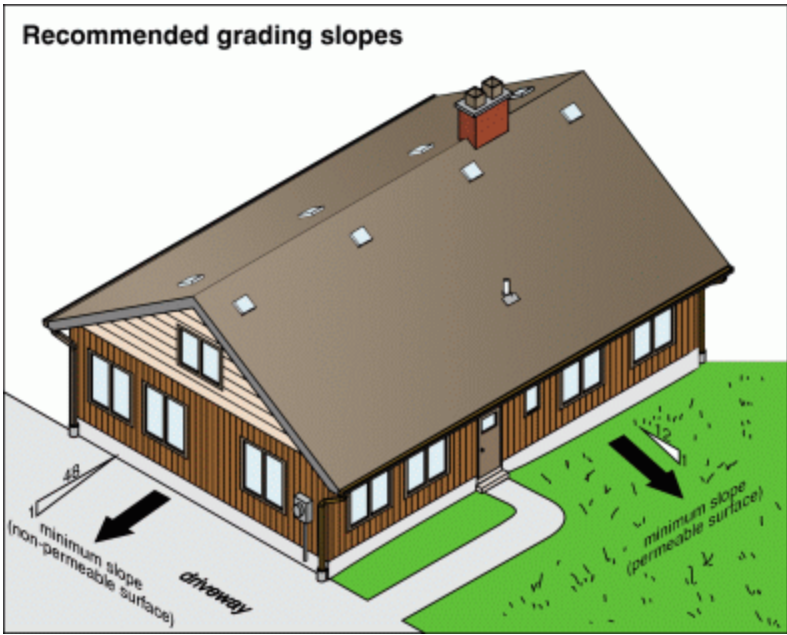
Time: Ongoing

EXTERIOR

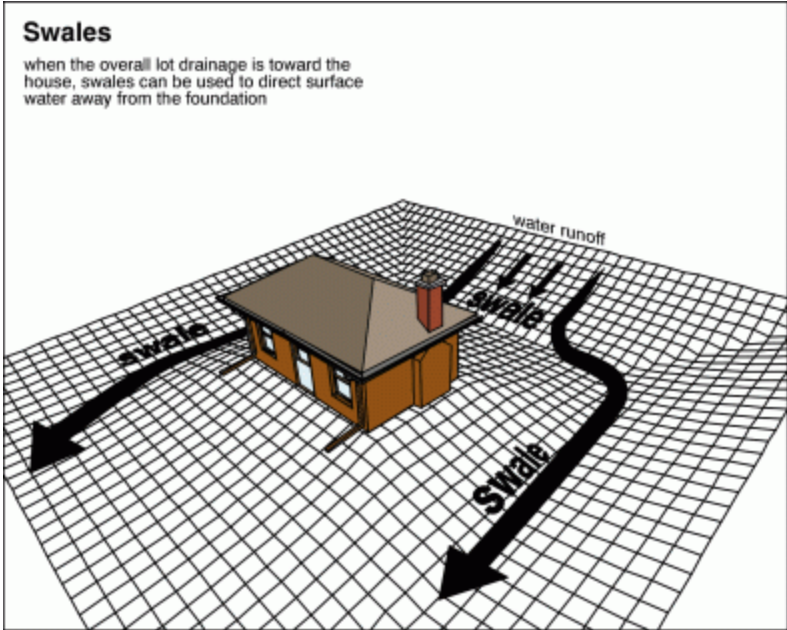
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[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

LANDSCAPING \ General

Condition: • [Trees or shrubs too close to house](#)

Recommend trimming the tree back as this can cause damage to the vinyl siding

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

Material deterioration

Location: Rear Exterior

Time: Ongoing

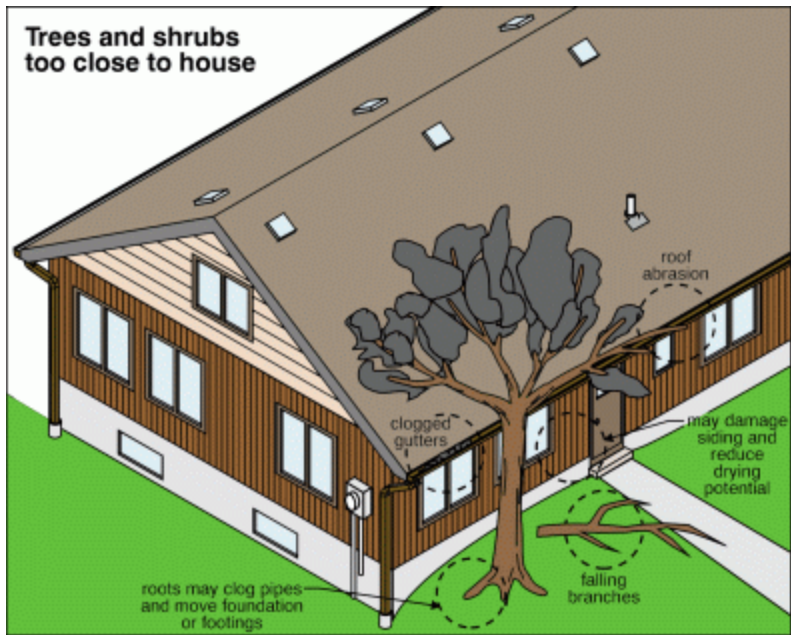
Cost: Less than \$100

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6. Tree rubbing on the house

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Description

- Configuration:** • [Basement](#)
- Foundation material:** • [Poured concrete](#)
- Floor construction:** • [Joists](#) • [Concrete](#)
- Exterior wall construction:** • [Wood frame, brick veneer](#)
- Roof and ceiling framing:** • [Trusses](#) • Plank sheathing

Limitations

Inspection limited/prevented by: • Finished basement. This conceals most if not all of the foundation walls, floor joists and any insulation which is part of the inspection process.

Description

Service entrance cable and location: • [Overhead](#)

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

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

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

System grounding material and type: • [Copper - water pipe and ground rod](#)

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

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

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - garage](#) • [GFCI - kitchen](#) • [GFCI - bathroom and exterior](#)

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors: • None noted

Limitations

System ground: • Continuity not verified

Recommendations

SERVICE BOX, GROUNDING AND PANEL \ System grounding

Condition: • [Poor connections](#)

The ground connection on the water pipe is loose thereby not providing the safety required by the grounding. Recommend replacing the ground wire connector with a smaller size and tighten.

Implication(s): Electric shock

Location: Utility Room

Time: Immediate

Cost: Less than \$100



7. Loose ground

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Double taps](#)

When more than one circuit wire is attached to a breaker, this is referred to as a double tap. Recommend having an electrician adding another breaker and separating the two circuits.

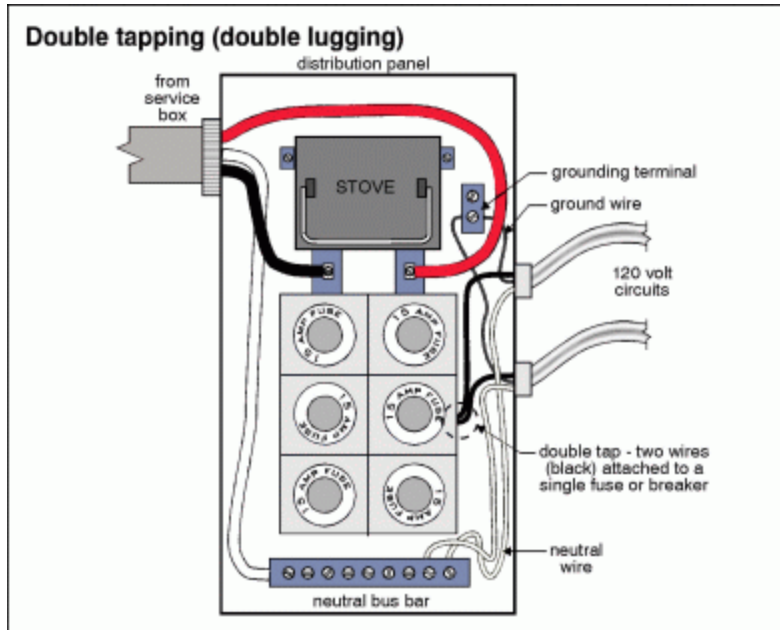
Implication(s): Fire hazard

Location: Garage

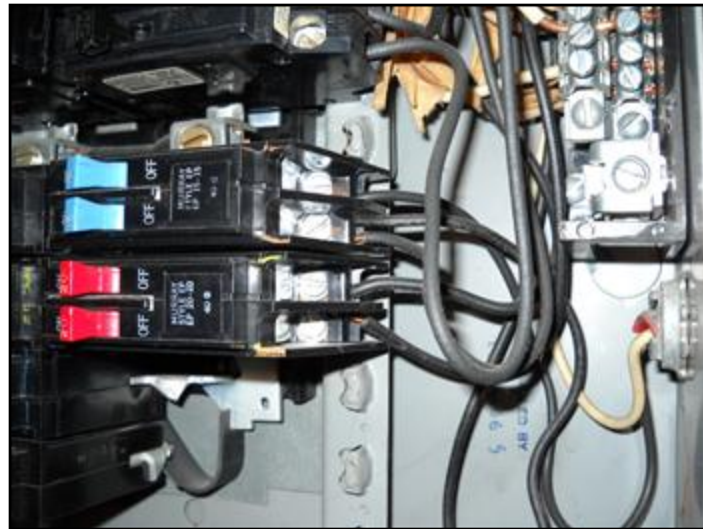
Task: Correct

Time: Immediate

Cost: Less than \$100



[Click on image to enlarge.](#)



8. Double taps

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

Condition: • [Exposed on walls or ceilings](#)

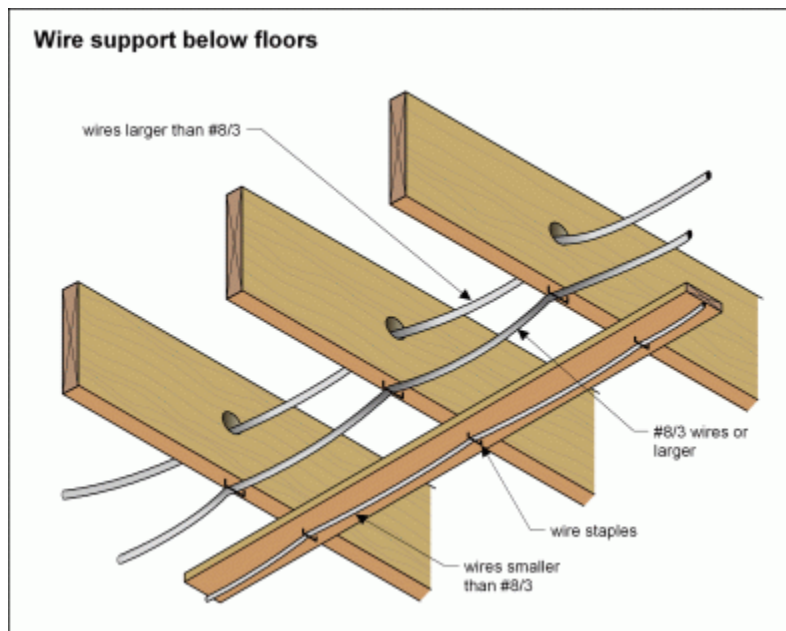
Exposed live wire hanging from ceiling in basement. Recommend either removing wire if not used or terminating in an approved junction box secured on the ceiling.

Implication(s): Electric shock

Location: Basement

Time: Immediate

Cost: Less than \$100



[Click on image to enlarge.](#)



9. Live wire

DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • [Abandoned wire](#)

There is a 50amp wire at the rear of the house from a disconnected hot tub. Recommend removing the wire and terminating the circuit end in an approved junction box.

Implication(s): Electric shock

Location: Rear Yard

Task: Correct

Time: Immediate

Cost: Less than \$100



10. Exposed 50amp wire

DISTRIBUTION SYSTEM \ Switches

Condition: • [Poor location in bathroom](#)

The bath light switch is only two feet from the shower. This can allow someone standing in the shower and flipping the light switch. This is a shock hazard. Recommend moving the switch at least three feet from the shower.

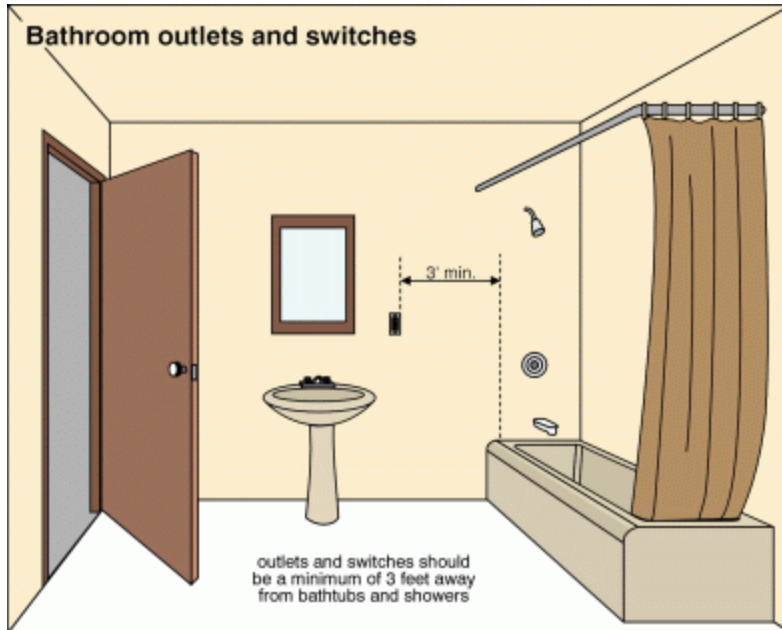
Implication(s): Electric shock

Location: Second Floor Master Bathroom

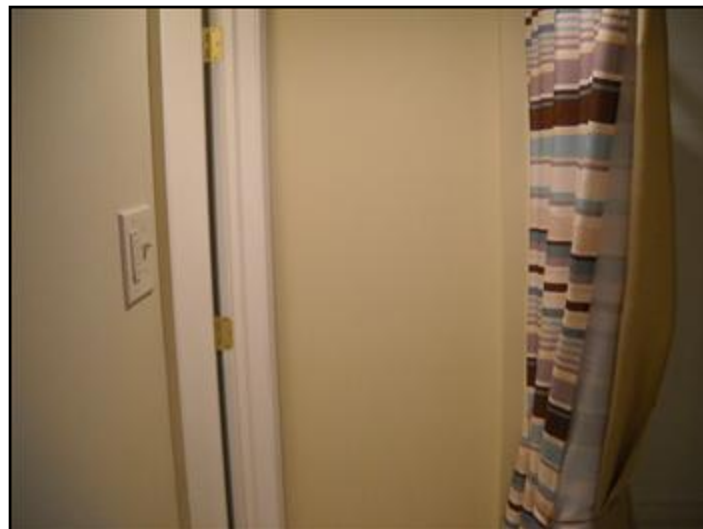
Task: Correct

Time: Immediate

Cost: \$200 - \$300



[Click on image to enlarge.](#)



11. Bath light switch

HEATING

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Description

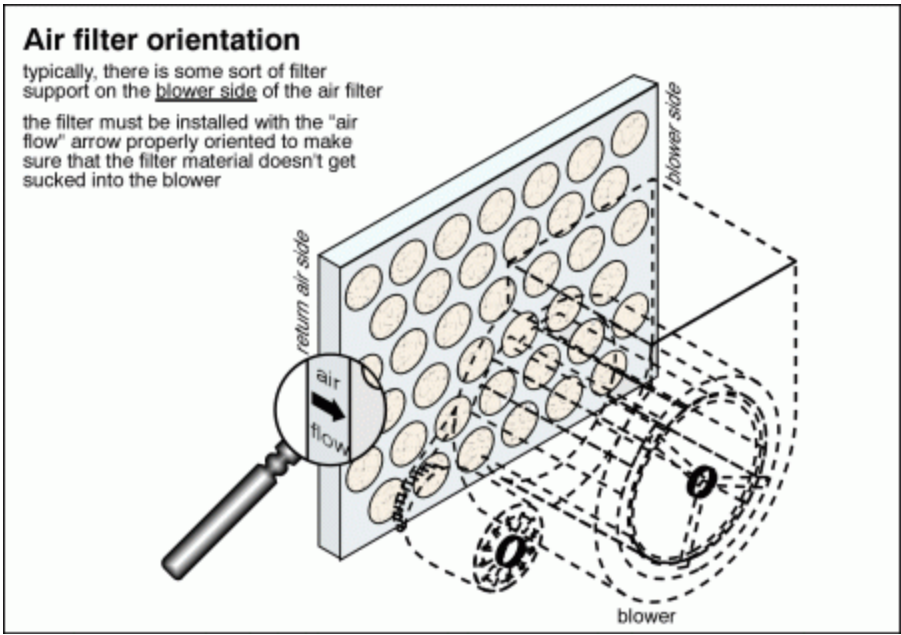
Fuel/energy source: • [Gas](#)
System type: • [Furnace](#)
Heat distribution: • [Ducts and registers](#)
Approximate capacity: • [110,000 BTU/hr](#)
Efficiency: • [Mid-efficiency](#)
Approximate age: • [8 years](#)
Failure probability: • [Low](#)
Main fuel shut off at: • Basement
Supply temperature: • 110°
Return temperature: • 65°
Chimney/vent: • [Metal](#)
Chimney liner: • [Clay](#)

Limitations

Heat loss calculations: • Not done as part of a home inspection
Heat exchanger: • Not visible

Recommendations

GAS FURNACE \ Mechanical air filter
Condition: • [Installed backwards](#)
Furnace filter dirty and installed backwards. Recommend changing the filter every 30 days to keep the circulated air and furnace clean.
Implication(s): Increased heating costs | Reduced comfort
Location: Basement
Task: Correct
Time: Immediate
Cost: Less than \$100



[Click on image to enlarge.](#)

COOLING & HEAT PUMP

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Description

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

Cooling capacity: • [36,000 BTU/hr](#)

Compressor approximate age: • 7 years

Typical life expectancy: • 10 to 15 years

Failure probability: • [Low](#)

Limitations

Inspection limited/prevented by:

- Low outdoor temperature

Not able to test the air compressor as the outside temp was 41 degrees.

Heat gain calculations: • Not done as part of a home inspection

INSULATION AND VENTILATION

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Description

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

Attic/roof ventilation: • [Roof and soffit vents](#) • [Gable vent](#)

Wall insulation material: • Not visible

Air/vapor barrier: • [Not visible](#)

Description

Water supply source: • Public

Service piping into house: • [Copper](#)

Supply piping in house: • [Copper](#) • [Plastic](#)

Main water shut off valve at the: • Basement

Water flow (pressure): • [Typical for neighborhood](#)

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

Water heater type: • [Induced draft](#)

Tank capacity: • [40 gallons](#)

Water heater approximate age: • 7 years

Typical life expectancy: • 8 to 12 years

Waste piping in house: • [PVC plastic](#) • [Copper](#)

Recommendations

WATER HEATER \ Temperature/pressure relief valve

Condition: • [Discharge tube too short](#)

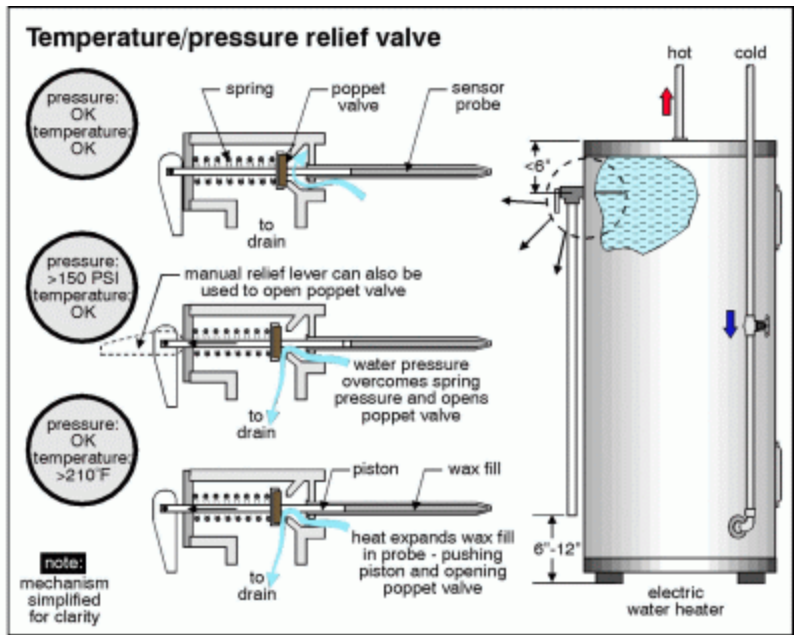
Water heater discharge tube is threaded on the end and too short. This pipe is suppose to extend to about 6" from the floor and not threaded on the bottom. This pipe is in case of emergency discharge and could cause scalding in its current condition.

Implication(s): Scalding

Location: Basement

Time: Immediate

Cost: Less than \$100



Click on image to enlarge.



12. Safety discharge tube

INTERIOR

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Description

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

Major wall and ceiling finishes: • [Gypsum board](#)

Windows: • [Single/double hung](#)

Glazing: • [Double](#)

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

Oven type: • Conventional

Oven fuel: • Gas

Range fuel: • Gas

Appliances: • Refrigerator • Range hood • Dishwasher • Waste disposal • Microwave oven

Laundry facilities: • Washer • Hot/cold water supply • Dryer • Vented to outside • 120-Volt outlet • 240-Volt outlet •

Waste standpipe

END OF REPORT

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The links below connect you to a series of documents that will help you understand your home and how it works. The body of the report contains specific information about your home. Many report items have related links that provide you more information about that particular component or issue.

This Library is a broad reference tool. For example, if you want to know the difference between asphalt shingles and wood shingles, you can look in here. If you have a conventional furnace and are trying to decide whether to upgrade to a mid-efficiency or high-efficiency furnace, this information may be helpful. If your home does not have air conditioning, but you are thinking about adding it, there is helpful information for you in here.

The Library is broken into nine house systems: Roofing, Exterior, Structure, Electrical, Heating, Cooling, Insulation, Plumbing and Interior. Click on any link to read about that system.

- [1. Roofing and Chimney](#)
- [2. Exterior](#)
- [3. Structure](#)
- [4. Electrical](#)
- [5. Heating](#)
- [6. Cooling](#)
- [7. Insulation](#)
- [8. Plumbing](#)
- [9. Interior](#)