

Property Address, Pa

INSPECTION CENTER

by Mike Biechler Inc.

Mike Biechler – Inspector, Tester
Matt Muehling– Inspector, Tester

Full Home Inspection
Wood Pest Inspection
EIFS Inspection
Radon Testing
Water Testing
Mold Testing



Phone (717) 856-0657
www.TheInspectionCenter.Com

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INVOICE

Start Time:

Finish Time:

Inspection Date:

Inspector: Mike Biechler

Customer:

Person(s) Present:

Age of House:

Precipitation:

Temperature:

Occupied

SERVICES:	COST
Full Home Inspection	\$ -
Wood Pest Report	\$ -
Radon Test	\$ -
Water Test	\$ -
Mold Test	\$ -
Other	\$ -
<hr/>	
TOTAL	\$ -
Payment	\$ -
Balance	\$ -

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SUMMARY

This summary page is a list of any major problems found during the home inspection. It should be understood that any item pointed out in this report can become a major problem if not repaired. The list of Major problems below is based on the definition of "Material Defect" as written in Pennsylvania Act 114.

MAJOR CONCERNS

- The sunroom is a manufactured room. The panels that hold the windows are made of wood that have a laminated finish. The finish is pitted and starting to delaminate. The wood inside is starting to deteriorate. Caulking the seams will slow down the rot process. Budget to replace.
- There are stains in the ceiling in the sunroom. This appears to be from water leaking where the rubber roof intersects the shingles. I recommend the shingles be lifted in this area to see how the rubber roof is sealed.

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STRUCTURE

House Foundation Walls: Block

House Foundation Floor: Concrete

House Support Columns: Metal

House Wall Framing Material: Wood

House Floor Framing Material: Wood Joists

House Roof: Rafters

Attic Access: Hatch

Garage: Attached

Garage Foundation Floor: Concrete

Garage Wall Framing Material: Wood

MAJOR PROBLEMS

- NO MAJOR PROBLEMS FOUND AS DEFINED IN PA ACT 114

MINOR PROBLEMS

- Water leaking in under the garage door when it rains hard.

ADDITIONAL OBSERVATIONS

- A few stains on the roof sheathing, visible in the attic. The stains were dry at time of inspection.
- The attic is very hot. You would benefit by adding additional ventilation in the attic.
- Rotted wood under the exterior door out of the laundry room. This is visible from the basement. The door has been replaced. Monitor for further deterioration.
- Stains on the sub-floor and floor joists under both bathrooms. The stains were dry at time of inspection. Monitor.
- Two of the foundation walls are bowed inward and were repaired with carbon fiber straps. This is a common way to repair bowed foundation walls.

Property Address, Pa

EXTERIOR

House Roof : Fiberglass Shingles, Rubber

Roof Inspection Method: Walked

Chimney Material: Brick

Gutters: Aluminum

Siding Material: Metal, Brick

Driveway Material: Asphalt

Other items: Patio

MAJOR PROBLEMS

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MINOR PROBLEMS

- Clean the gutters on the left side of the house.
- Cracks and gaps in the mortar between a few of the brick on the chimney. The chimney needs pointed.
- Trim tree limbs trimmed back off the shingles and siding.

ADDITIONAL OBSERVATIONS

- The architectural shingles are in good condition and typically last 30+ years.
- The rubber roof material is in good condition.
- The radon fan was running.

Property Address, Pa

PLUMBING SYSTEM

Water Supply: Public

Main Water Shutoff Location: Basement

Main Pipe Material: Plastic

Interior Pipe Material: Copper

Hose bib: Standard

Water Heater: Natural Gas Quantity: 1 Age: 2013 Gallons: 50

Waste Pipe Material: Plastic, Cast Iron, Copper

Waste System: Public

Bathtub Material: Fiberglass, Metal

Clothes Washer: Operated - No

Clothes Dryer: Operated - No

MAJOR PROBLEMS

- NO MAJOR PROBLEMS FOUND AS DEFINED IN PA ACT 114

MINOR PROBLEMS

- The bathroom sink traps are pitted under most of the sinks. Replace within the next year.

ADDITIONAL OBSERVATIONS

- We ran water at all the sinks, toilets, tubs and showers.
- Small cracks in the surface of the sink in the master bathroom. The cracks do not go all the way through the sink. No visible evidence of leakage.
- The water softener is not plugged in. Water should be bypassed and not used.

Property Address, Pa

ELECTRIC SYSTEM

Service Entrance: Buried

Electric Supply: 200

Main Panel Box Location: Basement

Main Panel Box Quantity: 1

Breakers: Main Panel Box

Main Disconnect: Garage

Wiring: Grounded Romex

Distribution Wire: Copper

Receptacle Type: 3Hole

Ground Fault Interrupters: None

Grounding: Rod

MAJOR PROBLEMS

- NO MAJOR PROBLEMS FOUND AS DEFINED IN PA ACT 114

MINOR PROBLEMS

- No GFCI receptacles in the kitchen or bathrooms.
- No power and loose receptacle on the left exterior wall.
- Dryer vent needs cleaned.

ADDITIONAL OBSERVATIONS

-

Property Address, Pa

HEATING / AIR CONDITIONING

Heat Fuel Source: Natural Gas

Heat Pump: Outside Air, Gas Back up

Heat Location: Basement

Air Duct: Forced Air

Air Conditioning: Heat Pump

Fuel Shutoff Location: Outside

Thermostat: Single

MAJOR PROBLEMS

- NO MAJOR PROBLEMS FOUND AS DEFINED IN PA ACT 114

MINOR PROBLEMS

-

ADDITIONAL OBSERVATIONS

- The air conditioner operated from the thermostat and provided cool air. Temperature differential of about 20 degrees which is good. MFD: 2013. Service yearly.
- The metal ducts in the basement ceiling sweat when the air conditioner is running. You would benefit by insulating the metal ducts.
- The furnace operated from the thermostat and provided warm air. Heat rise was within manufactures specifications. MFD: 2013. Service yearly.

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Interior Areas

Walls and Ceiling: Drywall

Flooring: Vinyl, Laminate, Tile

Windows: Wood, Double Hung

Storm Windows: Some

Attic Insulation: Blown & Batts, Thickness 9+/- inches

Fans: Bath, Ceiling

Attic Ventilation: Ridge Vent, Wall Vents, Attic Fan

Smoke Detectors: Battery

Fireplace: Wood

MAJOR PROBLEMS

- There are stains in the ceiling in the sunroom. This appears to be from water leaking where the rubber roof intersects the shingles. I recommend the shingles be lifted in this area to see how the rubber roof is sealed.

MINOR PROBLEMS

- Glass in the storm window cracked – front right bedroom.
- The door to the middle bedroom will not latch when closed.
- Gaps in the mortar between the brick in the fireplace burn chamber. The gaps should be filled with mortar before used.

ADDITIONAL OBSERVATIONS

- We do not inspect chimney flue liners. Recommend the chimney flue be cleaned and inspected prior to use.
- A few gaps in the sections of laminate floor.

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KITCHEN

Electric Stove

Exhaust fan

Dishwasher

MAJOR PROBLEMS

- NO MAJOR PROBLEMS FOUND AS DEFINED IN PA ACT 114

MINOR PROBLEMS

- There is a wire under the kitchen sink for a garbage disposal. The wire only ends with a wire nut. The wire should end in a junction box.

ADDITIONAL OBSERVATIONS

- The appliances were not operated at the time of the inspection.

Property Address, Pa

Basement / Crawl Space / Slab

Basement

Crawl Space:

Combination

Windows:

Exterior Door to Garage:

Water Control Measures: Sump Pump

Crawl Space: Vapor Barrier

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MINOR PROBLEMS

-

ADDITIONAL OBSERVATIONS

- The age of the house and construction method never intended on providing a dry basement. Water on the floor at time of inspection.
- I recommend contacting the basement water proofing contractor about the water that has come through their system.
- An interior foundation drainage system was installed. This should lower the chance of water leaking into the basement.

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- Water leaking in under the garage door when it rains hard.



- The attic is very hot. You would benefit by adding additional ventilation in the attic.

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- Rotted wood under the exterior door out of the laundry room. This is visible from the basement. The door has been replaced. Monitor for further deterioration.



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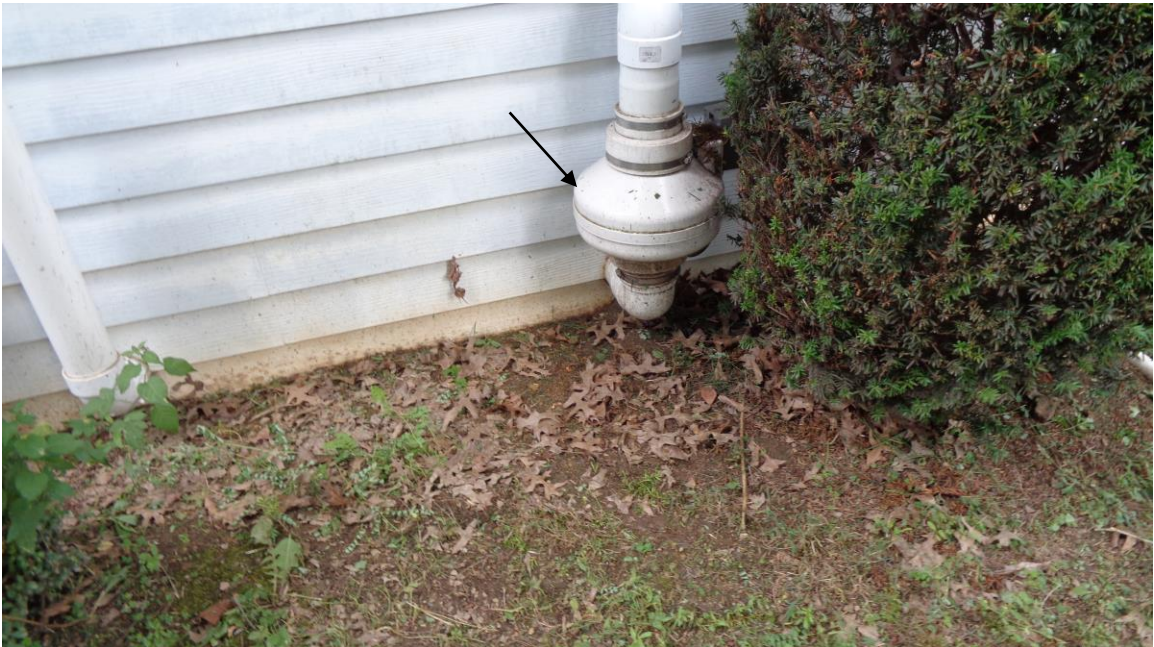


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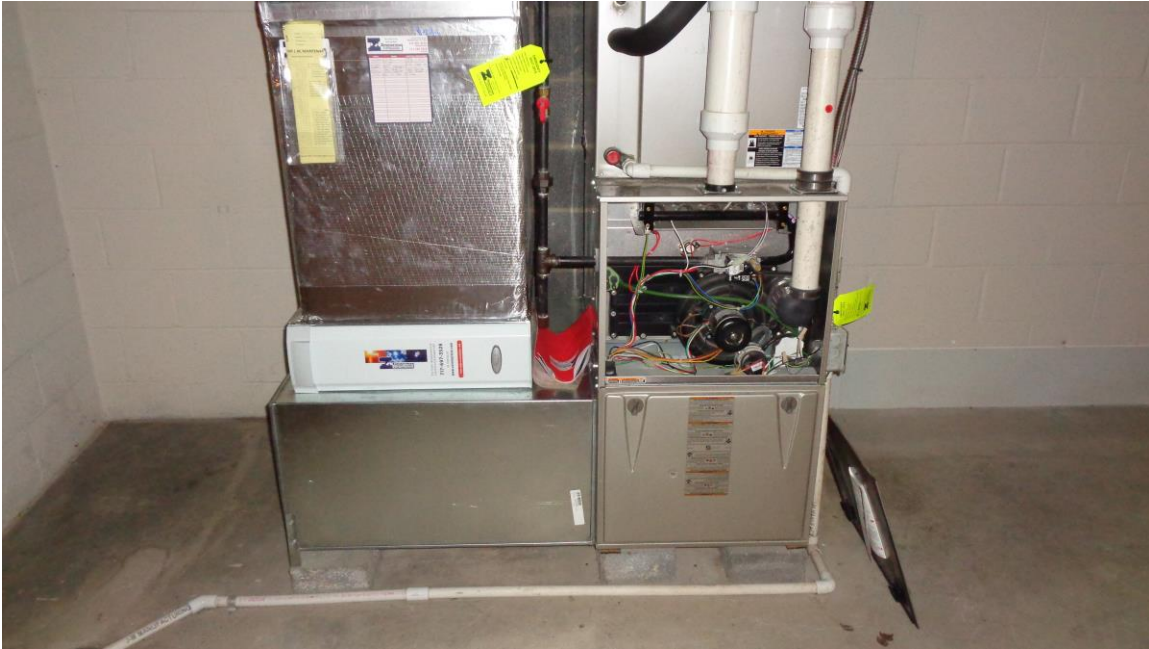


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- Change filter every 6 months to 1 year

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