

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

Inspection Center by Mike Biechler Inc.
717-856-0657 Page 1 of 33

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

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	\$ -

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

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 sill plate rear rim joist is rotted at the rear of the basement. These area needs reinforced.
- Rotted/termite damage wood support and rotted/termite damage stringers on the basement steps. The steps should be repaired.
- The brick and mortar have cracked and moved under the front porch right of the steps.
- Loose brick and mortar on the chimney. I recommend a mason evaluate and repair as needed.
- I found 10+ shingles that are missing or loose on the main house roof. I recommend a roofing contractor evaluate and repair as needed. It is probable that the shingles need to be replaced.
- Rotted wood that frames in the metal exterior doors to the basement.
- There is a hole in the side of the bathtub in the 1st floor bathroom.
- The flue pipe on the water heater is not sloped properly. This could allow carbon monoxide to enter the house. It is important to correct this slope or install a power fan.
- The boiler would not turn on. There is rust around the bottom of the boiler. I recommend an HVAC contractor evaluate the heating system and repair as needed.
- The rear exterior door is not square in its opening. The threshold moves and the door does not close or lock properly. There is a large gap around the door when close.
- The backsplash on the kitchen countertop is damaged/missing.

Property Address, Pa

STRUCTURE

House Foundation Walls: Block, Stone

House Foundation Floor: Concrete, Dirt

House Support Columns: Metal, Wood

House Wall Framing Material: Wood

House Floor Framing Material: Wood Joists

House Roof: Rafters

Attic Access: Not Accessible

MAJOR PROBLEMS

- The sill plate and rear rim joist is rotted at the rear of the basement. These area needs reinforced.
- Rotted/termite damage wood support and rotted/termite damage stringers on the basement steps. The steps should be repaired.

MINOR PROBLEMS

- The bottom of the metal support posts are rusted in the basement. These posts need painted to prevent further rust.

ADDITIONAL OBSERVATIONS

- The attic access panel is painted shut. I did not see into the attic space.
- The floors are not level or even. The walls may not be plumb, the windows and doors may not be square in their opening.
- I found no visible evidence of any major structural damage from the past termite and wood boring beetle activity in the basement.
- The interior of the foundation under the front porch has been reinforced with block.

Property Address, Pa

EXTERIOR

House Roof : Fiberglass Shingles **Porch Roof**: Metal

Roof Inspection Method: Walked, Viewed from edge

Chimney Material: Brick

Gutters: Aluminum

Siding Material: Vinyl

Other items: Porch, Balcony

MAJOR PROBLEMS

- The brick and mortar have cracked and moved under the front porch right of the steps.
- Loose brick and mortar on the chimney. I recommend a mason evaluate and repair as needed.
- I found 10+ shingles that are missing or loose on the main house roof. I recommend a roofing contractor evaluate and repair as needed. It is probable that the shingles need to be replaced.
- Rotted wood that frames in the metal exterior doors to the basement.

MINOR PROBLEMS

- Rotted wood on three of the front porch columns.
- The chimney flashing is tarred. You must maintain the tar to prevent water leakage or replace with proper flashing.
- Loose downspout on the front porch.
- Loose railing on the right side of the rear balcony.
- Gap where the rubber roof intersects the balcony.
- Loose trim, gap in trim on the side of the rear rubber roof.
- Weather strip needed the exterior door to the balcony.
- The exterior dryer vent cover is broken.
- Minor siding damage on the left rear corner of the house.

ADDITIONAL OBSERVATIONS

- It is important to maintain the coating on the metal front porch roof.
- The rubber roof material is in good condition. Rubber roofs typically last 30+/- years.
- The balcony door threshold is lower than the balcony floor.
- The rear patio has settled and cracked.

Property Address, Pa

PLUMBING SYSTEM

Water Supply: Public

Main Water Shutoff Location: Basement

Main Pipe Material: Copper

Interior Pipe Material: Plastic, Copper

Hose bib: Standard

Water Heater: Natural Gas Quantity: 1 Age: 2017 Gallons: 40

Waste Pipe Material: Plastic, Cast Iron

Waste System: Public

Bathtub Material: Fiberglass

Clothes Washer: Operated - No

Clothes Dryer: Operated - No

MAJOR PROBLEMS

- There is a hole in the side of the bathtub in the 1st floor bathroom.
- The flue pipe on the water heater is not sloped properly. This could allow carbon monoxide to enter the house. It is important to correct this slope or install a power fan.

MINOR PROBLEMS

- The pipes for the tub spouts are loose in the wall. Both bathrooms.
- There is a gap at the water control in the 1st floor bathroom. Water could get behind the fixture when showering.
- No water out of the exterior hose bib.

ADDITIONAL OBSERVATIONS

- We ran water at all the sinks, toilets, tubs and showers.
- S-traps used for sink drains.
- The main water shut off valve is located on the front basement wall under the front porch.

Property Address, Pa

ELECTRIC SYSTEM

Service Entrance: Overhead

Electric Supply: 100

Main Panel Box Location: Basement

Main Panel Box Quantity: 1

Breakers: Main Panel Box

Main Disconnect: Basement

Wiring: Grounded Romex, Ungrounded Romex

Distribution Wire: Copper

Receptacle Type: 3Hole

Ground Fault Interrupters: Bathroom, Kitchen

Grounding: Rod

MAJOR PROBLEMS

- NO MAJOR PROBLEMS FOUND AS DEFINED IN PA ACT 114

MINOR PROBLEMS

- Ceiling light missing in the left 2nd floor bedroom.
- Receptacle loose in the wall – laundry room.
- There is a wire sticking out the right exterior wall. The wire should be eliminated or end in a junction box.
- Yellow gas flex pipe is used and I did not see a bonding strap on the steel gas pipe. The manufacture of the yellow gas flex pipe requires the steel pipe to be bonded to help prevent the pipe from bursting if lightning strikes close to the house.
- The cover on the main electric panel box is rusted. I found no rust on the breakers.
- One pointed screw used to hold the cover on the main electric panel box. The tip of the pointed screw should be ground flat.

ADDITIONAL OBSERVATIONS

- The electric meter base is rusted.

Property Address, Pa

HEATING / AIR CONDITIONING

Heat Fuel Source: Natural Gas

Heat Location: Basement

Boiler: Steam, Radiators

Thermostat: Single

MAJOR PROBLEMS

- The boiler would not turn on. There is rust around the bottom of the boiler. I recommend an HVAC contractor evaluate the heating system and repair as needed.

MINOR PROBLEMS

- Seal metal flue pipe where it enters the chimney in the basement.

ADDITIONAL OBSERVATIONS

-

Property Address, Pa

Interior Areas

Walls and Ceiling: Drywall, Paneling, Plaster, Textured, Wallpaper

Flooring: Carpet, Vinyl, Tile

Windows: Wood, Vinyl, Double Hung

Attic Insulation: Not Visible

Fans: Bath, Ceiling

Smoke Detectors: Battery

MAJOR PROBLEMS

- The rear exterior door is not square in its opening. The threshold moves and the door does not close or lock properly. There is a large gap around the door when close.

MINOR PROBLEMS

-

ADDITIONAL OBSERVATIONS

- We do not inspect chimney flue liners.
- Several cracked floor tile in the bathrooms and kitchen.
- Patched ceiling in the 1st floor bedroom. The area was dry at time of inspection.

Property Address, Pa

KITCHEN

Electric Stove

Exhaust fan

MAJOR PROBLEMS

- The backsplash on the kitchen countertop is damaged/missing.

MINOR PROBLEMS

-

ADDITIONAL OBSERVATIONS

- The appliances operated at the time of the inspection.

Property Address, Pa

Basement / Crawl Space / Slab

Basement

Windows:

Exterior Door:

Water Control Measures: Sump Pump

MAJOR PROBLEMS

- NO MAJOR PROBLEMS FOUND AS DEFINED IN PA ACT 114

MINOR PROBLEMS

- The pipe on the sump pump is taped together.
- The interior door to the basement will not close, not square in the opening.

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.
- Suspect mold growing on several floor joists and sub-floor in the basement.
- I recommend at least one dehumidifier should be running in the basement.
- The white insulation on some of the heat pipes in the basement may contain asbestos.

Property Address, Pa



- The sill plate and rear rim joist is rotted at the rear of the basement. These area needs reinforced.

Property Address, Pa



- Rotted/termite damage wood support and rotted/termite damage stringers on the basement steps. The steps should be repaired.

Property Address, Pa



- The bottom of the metal support posts are rusted in the basement. These posts need painted to prevent further rust.

Property Address, Pa



- I found no visible evidence of any major structural damage from the past termite and wood boring beetle activity in the basement.



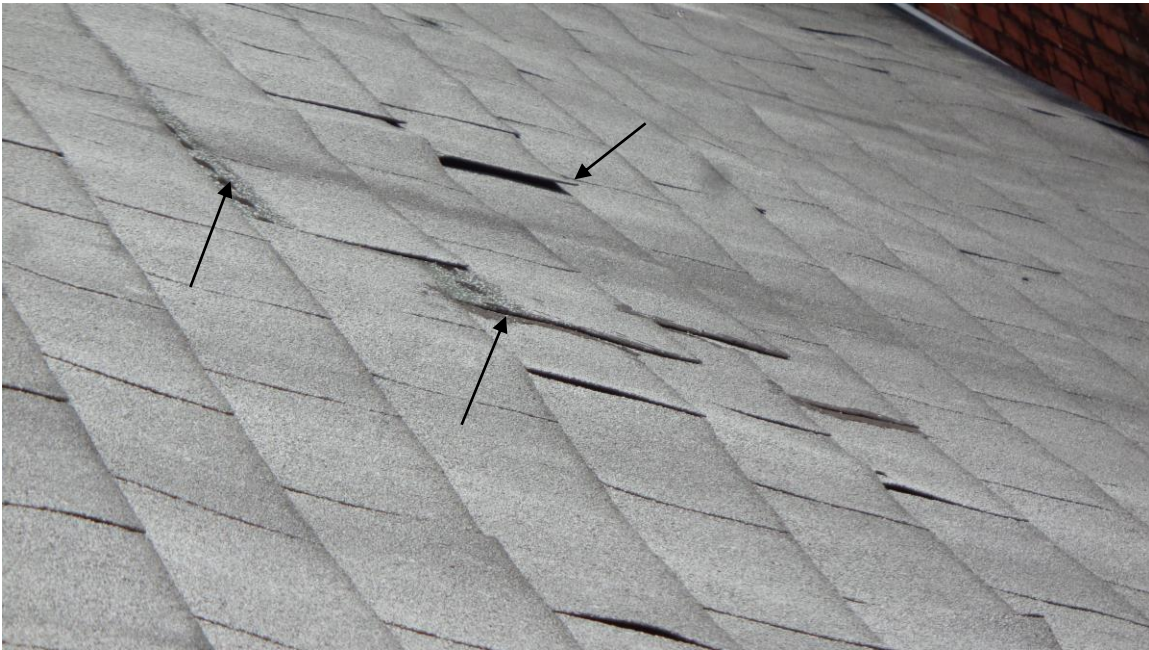
- Loose brick and mortar on the chimney. I recommend a mason evaluate and repair as needed.

Property Address, Pa



- The brick and mortar have cracked and moved under the front porch right of the steps.

Property Address, Pa



- I found 10+ shingles that are missing or loose on the main house roof. I recommend a roofing contractor evaluate and repair as needed. It is probable that the shingles need to be replaced.

Property Address, Pa



- I found 10+ shingles that are missing or loose on the main house roof. I recommend a roofing contractor evaluate and repair as needed. It is probable that the shingles need to be replaced.

Property Address, Pa



- Rotted wood that frames in the metal exterior doors to the basement.

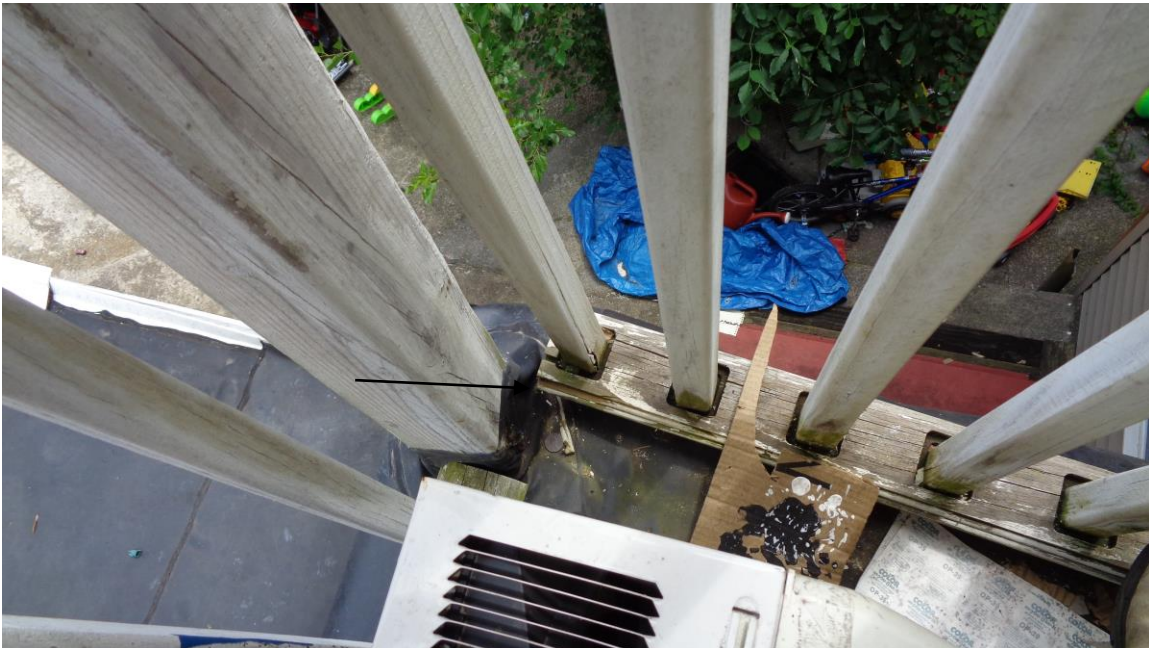


- Rotted wood on three of the front porch columns.

Property Address, Pa



- The chimney flashing is tarred. You must maintain the tar to prevent water leakage or replace with proper flashing.



- Loose railing on the right side of the rear balcony.

Property Address, Pa



- Gap where the rubber roof intersects the balcony.



- Loose trim, gap in trim on the side of the rear rubber roof.

Property Address, Pa



- Weather strip needed the exterior door to the balcony.
- The balcony door threshold is lower than the balcony floor.



- The exterior dryer vent cover is broken.

Property Address, Pa



- Minor siding damage on the left rear corner of the house.



- It is important to maintain the coating on the metal front porch roof.

Property Address, Pa



- The rubber roof material is in good condition. Rubber roofs typically last 30+/- years.



- There is a hole in the side of the bathtub in the 1st floor bathroom.

Property Address, Pa



- The flue pipe on the water heater is not sloped properly. This could allow carbon monoxide to enter the house. It is important to correct this slope or install a power fan.



- The pipes for the tub spouts are loose in the wall. Both bathrooms.

Property Address, Pa



- There is a gap at the water control in the 1st floor bathroom. Water could get behind the fixture when showering.



- The main water shut off valve is located on the front basement wall under the front porch.

Property Address, Pa

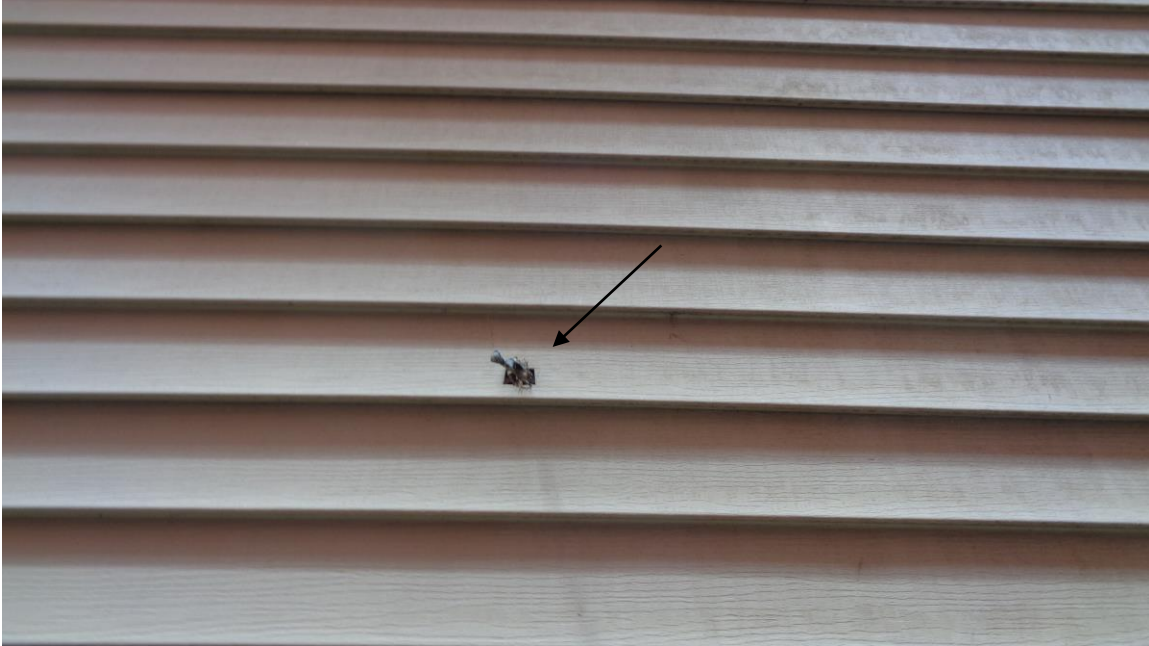


- Ceiling light missing in the left 2nd floor bedroom.



- Receptacle loose in the wall – laundry room.

Property Address, Pa



- There is a wire sticking out the right exterior wall. The wire should be eliminated or end in a junction box.



- Yellow gas flex pipe is used and I did not see a bonding strap on the steel gas pipe. The manufacture of the yellow gas flex pipe requires the steel pipe to be bonded to help prevent the pipe from bursting if lightning strikes close to the house.

Property Address, Pa



- The cover on the main electric panel box is rusted. I found no rust on the breakers.
- One pointed screw used to hold the cover on the main electric panel box. The tip of the pointed screw should be ground flat.



- The electric meter base is rusted.

Property Address, Pa



- The boiler would not turn on. There is rust around the bottom of the boiler. I recommend an HVAC contractor evaluate the heating system and repair as needed.

Property Address, Pa



- Seal metal flue pipe where it enters the chimney in the basement.



- The rear exterior door is not square in its opening. The threshold moves and the door does not close or lock properly. There is a large gap around the door when close.

Property Address, Pa



- The pipe on the sump pump is taped together.



- The white insulation on some of the heat pipes in the basement may contain asbestos.

Property Address, Pa



- Suspect mold growing on several floor joists and sub-floor in the basement.