

Inspection Report

Any Street

Lewiston, ME 04240

Prepared for: John Doe



Prepared by: RPR Professional Home Inspections Inc.

72 Old Lisbon Rd.

Lewiston, Maine 04240

207-782-9663 Fax: 240-359-2628

**RPR Professional
Home Inspections Inc.**

Complete Home Inspections

Water Testing • Water Radon

Air Radon • Lead Paint • Mold Testing

Septic System Inspections • Multi Gas Monitoring



Certified Inspector

Roger P. Roy [President]

Tel: 782-9663 Fax: 1-240-359-2628

72 Old Lisbon Rd. Lewiston, Maine 04240

E-Mail: RPRprohomeinspec@adelphia.net

August 14, 2005

John Doe
72 Street
Lewiston, ME 04240

RE: Any Street
Lewiston, ME 04240

Dear: John Doe

At your request, a visual inspection of the above referenced property was conducted on . 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, however, in the event of an oversight, maximum liability must be limited to the fee paid. 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

In regard to your stated purpose of improving the house, the following items are those which I feel will need attention in the immediate or not too distant future. While many of the problems are not beyond the abilities of the person who would consider themselves "handy", those which involve electricity or any difficult or substantial amount of work should be left to the expertise of licensed contractors.

There will be two categories for REPAIRS that considered to be of significant repair issues. They will be listed in this SUMMARY and there may be more details about any of these items within this REPORT. There may be other items that are less significant that are not in the SUMMARY and will be listed with in the REPORT.

- **LIFE SAFETY ISSUES that needs IMMEDIATE ATTENTION.**
- **SIGNIFICANT REPAIR ISSUES which will need attention in the near future.**

Please take the time to read not only this summary but the entire report.

LIFE SAFETY ISSUES

EXTERIOR

PORCH:

CONDITION:

***No Railings - Handrail are required for all platform that are 30 inches or higher off the ground.

DECK:

CONDITION:

***Handrails are needed. Hand a required for all platform that are 30 inches or higher off the ground.

EXTERIOR LIGHTS / OUTLETS:

CONDITION:

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior of the building, and in and outside of garages, and sheds.

GARAGE - CARPORT

DOOR (S):

CONDITION:

**Door(s) leading from the garage into the house needs to be a Fire Door.

LIGHTS - SWITCHES - OUTLETS:

CONDITION:

, ***Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation in garage area.

BASEMENT / CRAWL SPACE

STAIRS:

CONDITION:

***Missing handrails - Stairs with more than three risers should have a handrail. Both sides of an open stairway should have handrails for safety.

OUTLETS:

CONDITION:

***Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation in basement areas.

KITCHEN

GFCI OUTLETS:

CONDITION:

Recommend upgrading Receptacle to GFCI on all receptacles over kitchen counter top.

SIGNIFICANT REPAIR ISSUES

GROUNDS

DRIVEWAY / PARKING LOT:

CONDITION:

Cracks noted are major.

HEATING - AIR CONDITIONING

HEATING SYSTEM CONDITION:

GENERAL SUGGESTIONS:

Suggest having furnace cleaning / servicing before the heating season begins or ASAP to establish your service record to ensure that the furnace will be functional when you need it most.

CENTRAL AIR CONDITIONING:

SYSTEM CONDITION:

Air conditioning systems of this type have a typical service life of 10-15 years. Any system utilizing equipment nearing 10 years of age has an increased likelihood of breakdown in the future.

Further discussion of each is contained in the following report. Other minor items are also noted in the following report and should receive eventual attention, but none of them significantly affect the habitability of the house

and their correction is typically considered the responsibility of the purchaser. The majority are the result of normal wear and tear.

Thank you for selecting RPR Professional Home Inspections Inc. to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the property, please feel free to call.

Sincerely,

Roger P. Roy

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INSPECTION INFORMATION

CONFIDENTIAL - FOR CLIENT USE ONLY - THIS INSPECTION REPORT IS NON-TRANSFERABLE

RPR PROFESSIONAL HOME INSPECTIONS INC. requires an inspection agreement to be signed by Client prior to performing an inspection. If you were not present at the inspection and did not sign the Inspection Agreement, you by accepting, paying for, and/or using the inspection report you acknowledge and agree to be bound by the terms and conditions of the inspection agreement and further agree that the inspection agreement will form a part of the inspection report.

CLIENT & SITE INFORMATION:

FILE #: 20050814-1.
DATE OF INSPECTION: 8/14/2005.
TIME OF INSPECTION: 9:00 AM.
CLIENT NAME: John Doe.
MAILING ADDRESS: 72 Any Street.
CLIENT CITY/STATE/ZIP: Lewiston, ME 04240.
CLIENT PHONE #: 782-0000.
INSPECTION SITE: 72 ANY Street.
**INSPECTION SITE CITY/
STATE/ZIP:** Lewiston, Maine 04240.

CLIMATIC CONDITIONS:

WEATHER: Overcast.
SOIL CONDITIONS: Dry.
APPROX OUTSIDE TEMP: 70-75 degrees.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: Northwest.
YEAR BUILT: 1979.
BUILDING TYPE: 1 family, Ranch, wood frame.
STORIES: 1.
SPACE BELOW GRADE: Full Basement.

UTILITY SERVICES:

WATER SOURCE: Public.
SEWAGE DISPOSAL: Private, Recommend asking owner the location of the Septic Tank and Leaching System. Document the location of the CENTER cover. You will have to uncover the cover when having the tank cleaned. Recommend having the tank cleaned ASAP (unless the owner can prove it has been recently done) then have it cleaned on a routine schedule of no longer than every 5 years. Do not plant trees or drive heavy vehicles near or on the Leaching System.

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UTILITIES STATUS: The Electricity and Water service was on at time of Inspection.

OTHER INFORMATION:

AREA: Rural.

HOUSE OCCUPIED? Yes.

CLIENT PRESENT: Yes.

PEOPLE PRESENT: Buyer's agent.

PAYMENT INFORMATION:

FEES Basic Home Inspection Fee of \$ 260.00.

TOTAL FEE: \$260.00.

PAID BY: Cash.

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, 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.

Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to this contract or arising out of, from or related to the inspection and inspection report shall be submitted to final non-appeal able and binding arbitration under the **American Arbitration Association** in accordance with its **Construction Industry Arbitration Rules** An Arbitrator familiar with Home Inspections should be chosen for the dispute. The decision of the Arbitrator appointed there under shall be final and binding and judgment on the Award may be entered in any Court of competent jurisdiction.

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.

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. 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.

Cosmetic appearance of the varnish, paint, wall paper or other finish on walls are not addressed unless it would have a direct impact on the structural condition of the walls.

Cosmetic appearance of the varnish, paint, or other finish on floor(s) are not addressed unless it would have a direct impact on the structural condition of the floor(s).

Cosmetic appearance of the varnish, paint, or other finish on cabinets are not addressed unless it would have a direct impact on the function of the cabinets.

Building built before 1978 may have LEAD in painted woodwork. Any repairs or scraping and repainting should consider that the paint does contain lead and take necessary steps to make sure that all work and disposal of waste is done in a safe manner. More information is available at this web site [<http://www.epa.gov/lead/leadinfo.htm#remodeling>] as well as many others

GROUND

Here are the DETAILS of the Realty Property Report [RPR]

KEY TO RATINGS: Through-out this inspection form, you will find RATINGS for the general condition in each section.

- **APPEARS ACCEPTABLE** = Everything seems to be in good condition as far as could be visual inspection but there could be hidden damaged that could not be seen.
- **UNACCEPTABLE** = There is to much damaged and replacement of this item should be considered.
- **APPEARS SERVICEABLE** = Capable of being used at time of inspection. Some serviceable items may show signs of wear and tear and still be considered usable.
- **OPERATIONAL** = In operating condition at time of inspection.
- **INOPERABLE** = Not operating at time of inspection.
- **MAINTENANCE REQUIRED** = There were problems in this area but are repairable.
- **Asterisk (*)** = A health or safety item or item which could be or could lead to a major repair. Please pay special attention to an item, which is checked and followed by an asterisk. We strongly recommend these items be further evaluated or promptly repaired by a qualified licensed contractor.

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

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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.

DRIVEWAY / PARKING LOT:

TYPE: Pave Asphalt.

CONDITION: APPEARS SERVICEABLE Most cracks noted are typical, a few Cracks noted are major.



LANDSCAPING:

CONDITION: APPEARS ACCEPTABLE The Landscape was is well maintained, grass cut.

GRADING:

SITE: Flat site in front of house and Steep slope are rear of house.

CONDITION: APPEARS ACCEPTABLE Grading appears to drain sufficiently away from the foundation with no pooling of water.

EXTERIOR STAIRS / PLATFORMS / RAILINGS:

TYPE: Brick.

CONDITION: The exterior stairs, railings and landings appeared to be well maintained with no deficiencies.

FENCES & GATES:

TYPE: Chain Link Fence.

CONDITION: APPEARS SERVICEABLE Fence is Damaged at the end of lot.

EXTERIOR

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. Doors are inspected for functionality and condition. The inspector's opinion is based on an inspection of the visible portion of the exterior of the structure. If any conditions are listed, a qualified contractor should correct them.

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FOUNDATION EXTERIOR:

FOUNDATION Full Basement Foundation and is only Partial Visible from the outside.
TYPE Concrete.
CONDITION APPEARS ACCEPTABLE Some minor cracks were noted that are minor in nature. Small settlement cracks are a common occurrence and can be repaired, providing that the settlement has stopped, not significant at this time.

MAIN STRUCTURE:

FRAMING: 2 x 4 Wood Frame.
VENEER: Plywood.

SIDING:

TYPE: Vinyl Siding.
SIDING LAYERS: Only 1 layer of siding on building.
CONDITION: APPEARS ACCEPTABLE Siding appeared to be in good condition. With years of exposure to the sun, fading (especially in darker colors) is considered normal. Chalking can also accumulate on siding which can be washed of with mild detergents.

WINDOWS (Exterior):

TYPE: Vinyl Casement Windows with Screen, Bow Window with Screens, Picture Windows with Screens.
CONDITION: APPEARS ACCEPTABLE A representative number of windows exterior appears to be in good condition with all trim in place and no visible signs of moisture damage to the sill.

DOORS (Exterior):

TYPE: Metal Door.
CONDITION: APPEARS ACCEPTABLE Exterior of doors appears to be in good condition with all trim in place and no visible signs off moisture damage.

OTHER DOORS (Exterior):

TYPE: Sliding glass. Storm Door.
CONDITION: APPEARS ACCEPTABLE Exterior of doors appears to be in good condition with all trim in place and no visible signs off moisture damage. The storm door appears to be in good condition. The door latches and pump operational.

TRIM / EAVES / FASCIA / SOFFITS:

TRIM: Vinyl.
CONDITION: APPEARS ACCEPTABLE The trim have been covered with vinyl / aluminum and appear to be in good condition. The condition of the wood beneath the covering cannot be determined.

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EAVES: Vinyl, Aluminum.
CONDITION: APPEARS ACCEPTABLE The Eaves have been covered with vinyl / aluminum and appear to be in good condition. The condition of the wood beneath the covering cannot be determined.
FASCIA: Vinyl, Aluminum.
CONDITION: APPEARS ACCEPTABLE The Fascia have been covered with vinyl / aluminum and appear to be in good condition. The condition of the wood beneath the covering cannot be determined.
SOFFIT: Vinyl, Aluminum.
CONDITION: APPEARS ACCEPTABLE The Soffits have been covered with vinyl / aluminum and appear to be in good condition. The condition of the wood beneath the covering cannot be determined.

PORCH:

TYPE: Closed In Porch, Wood / Glass.

CONDITION: APPEARS SERVICEABLE *****No Railings - Handrail are required for all platform that are 30 inches or higher off the ground.**

STAIRS: There are no stairs leading from the porch to the deck.



DECK:

TYPE: Pressure Treated Wood.

CONDITION: APPEARS SERVICEABLE *****Handrails are needed. Hand a required for all platform that are 30 inches or higher off the ground.**



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EXTERIOR LIGHTS / OUTLETS:

OUTLETS TYPE: Standard Outlets, Light Fixture.

CONDITION: APPEARS SERVICEABLE **Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior of the building, and in and outside of garages, and sheds.**

LIGHTS CONDITION: APPEARS ACCEPTABLE Exterior light appears in good condition. Some of the light are on a light / motion sensor and could not be tested for operation in the daylight.

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot 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.

ROOF LOCATIONS:

LOCATIONS: House, Attached Garage.

ROOF:

STYLE: Gable.

PITCH: Medium.

TYPE: Architectural Asphalt Shingles.

ROOF ACCESS: Walked on roof.

CONDITION: APPEARS ACCEPTABLE / within useful life, The roof shingles appear to be in good condition.



EXPOSED FLASHINGS:

TYPE Aluminum at Drip Edges, at Valleys, at Step Flashing, Lead Step Flashing at chimney.

CONDITION: APPEARS ACCEPTABLE All visual parts of flashing appears to be installed correctly.

CHIMNEY:

MATERIAL: Brick.

CONDITION: APPEARS ACCEPTABLE The chimney appears to be in good shape, has a lining with no missing or loose bricks.

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GUTTERS & DOWNSPOUTS:

TYPE: Aluminum.

CONDITION: APPEARS SERVICEABLE Missing downspouts.

GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. 5/8" fire rated sheetrock with at least one tape coat are required on the wall joining the main structure with no penetration of the fire wall. Flammable materials should not be stored within closed garage areas.

TYPE:

LOCATION: Attached, Extra Large, Two car.

STRUCTURE:

FRAMING: 2 x 4 Wood Frame.

WINDOW (S):

TYPE: Casement Windows with Screen.

CONDITION: APPEARS ACCEPTABLE Garage window(s) appear to be in good condition, no visible signs off moisture damage to the sill. The window (s), glass is intact, operates freely and locks, Missing Trim on inside of garage.

DOOR (S):

TYPE: Metal Door.

CONDITION: UNACCEPTABLE ****Door(s) leading from the garage into the house needs to be a Fire Door.**

FLOOR:

TYPE: Concrete.

CONDITION: APPEARS ACCEPTABLE The floor appears to be in good condition.

LIGHTS - SWITCHES - OUTLETS:

TYPE: Receptacle(s) are 3 Prong grounded receptacle(s), Fluorescent lighting.

CONDITION: A representative sampling of switches and outlets was tested and are wired correctly, and were operational. As a whole, outlets and switches throughout the room(s) are in serviceable condition, *****Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation in garage area.**

SMOKE / FIRE DETECTOR:

LOCATION: There is a heat detector in the garage.

ALARM PANEL:

TYPE: Security Alarm System with Fire Alarm, Smoke & Heat detectors.

LOCATION OF SYSTEM: Entry Room.

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FIRE WALL:

CONDITION: APPEARS ACCEPTABLE Garage has Fire Rated sheetrock between the house and garage.

GARAGE DOOR (S):

TYPE: One metal insulated garage door.

CONDITION: OPERATIONAL All door(s) were functional and operated smoothly, [Needs Painting](#).



GARAGE OPENER (S):

CONDITION: APPEARS ACCEPTABLE Automatic door opener(s)- were operational and the reverse feature was tested and functional.

BASEMENT / CRAWL SPACE

This part of the inspection is based on observation of the visible portions of the foundation and structure. If there are any conditions listed, a qualified contractor should correct them.

BASEMENT/CRAWL SPACE:

TYPE: Full Basement.

ACCESSIBILITY: Basement is fully accessible.

STAIRS:

TYPE: Wood.

CONDITION: APPEARS SERVICEABLE *****Missing handrails - Stairs with more than three risers should have a handrail. Both sides of an open stairway should have handrails for safety.**

HEADROOM:

HEADROOM: Headroom from floor to ceiling is 7 Ft. 8 Inches.

BASEMENT:

TYPE: Basement is unfinished.

CONDITION: APPEARS SERVICEABLE Basement is very cluttered and not all parts of the basement could be inspected.

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WINDOWS:

CONDITION: APPEARS ACCEPTABLE The basement windows appeared to be in good condition.

CEILINGS:

TYPE: Ceiling is unfinished with floor joist exposed.

BASEMENT FLOOR:

TYPE: Concrete.

CONDITION: APPEARS ACCEPTABLE The visual parts of the concrete floor appeared to be in good condition.

WALLS:

TYPE: Poured concrete, Basement walls are partially finished with wafer board.

CONDITION: APPEARS ACCEPTABLE The visual parts of the concrete walls appeared to be in good condition, Minor settlement cracks noted, not significant at this time.

BEAMS:

TYPE: 2x planks laminated together.

CONDITION: APPEARS ACCEPTABLE The beams appeared to be in good condition.

SILL PLATE:

CONDITION: Unseen or Covered.

FLOOR JOIST: [1st Floor]

TYPE: Floor Joist are 2 x 10.

CONDITION: APPEARS ACCEPTABLE The visual areas of the floor joist appeared to be in good condition.

COLUMNS/SUPPORTS:

TYPE: Steel Column.

CONDITION: APPEARS ACCEPTABLE The visual columns / supports appeared to be in good condition.

DRAINAGE:

TYPE: Drainage Tile.

CONDITION: APPEARS ACCEPTABLE A water drainage control system is in place.

CHIMNEY INTERIOR:

MATERIAL: Concrete block, Lined:

CONDITION: APPEARS ACCEPTABLE The visual areas of the chimney appeared to be in good condition and chimney flue was clear of any debris.

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LIGHTING:

TYPE: Florescent Lighting.

CONDITION: APPEARS ACCEPTABLE Lighting in the basement areas were acceptable, Light operate by a switch.

OUTLETS:

TYPE: Receptacle are 3 Prong grounded receptacle(s)

CONDITION: APPEARS SERVICEABLE *****Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation in basement areas**

VENTILATION:

TYPE: By windows and door leading to outside and garage area.

CONDITION: APPEARS ACCEPTABLE Ventilation in the basement appeared adequate.

ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached 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. House built between 1960 and 1978 may have Aluminum wiring. 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.

ELECTRICAL SERVICE:

TYPE: Overhead.

CONDITION: APPEARS ACCEPTABLE Overhead service cables appeared to be in good condition. Weather head has a proper drip loop and the meter trim was grounded to a earth ground rod.

MAIN PANEL:

LOCATION: Basement.

ENTRANCE CABLES: Aluminum.

BRANCH WIRING: Copper.

PANEL TYPE: Circuit breakers.

VOLTS: 110/220 Volt.

OF 110 VOLT CIRCUITS: 30.

OF 220 VOLT CIRCUITS: 6.

AMPS: 200 Amps Service.

GROUND: Grounding system is present, **Grounding:** The grounding conductor should terminate at a rod driven 8 feet into soil, a connection to a metal water service pipe, or a foundation-grounding conductor. Grounding provides over voltage protection in case of surges, helps stabilize the voltage, and provides a current path to the ground for the operation of over current devices. All service panels should contain a grounding buss for ground wire connections and a neutral buss for neutral wire connections. The grounding conductor bar (copper electrode) should terminate at a rod driven 8 feet into soil.

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BOND: Bonding system is present, **Bonding:** helps ensure proper grounding by providing a low impedance path to ground should a fault occur on any of the service-entrance conductors. Severe arcing, which can cause fires, may occur at a fault. Proper bonding reduces this hazard. All service panels should contain a grounding buss for ground wire connections and a neutral buss for neutral wire connections. The neutral grounding bar conductor should terminate at the water service where it enters the building.

CONDITION: APPEARS ACCEPTABLE The main electrical panel appeared to be all properly wired and wiring matching proper breakers, Ground and Neutral wires are sharing the same ground bar. When 2 bars are provided, one should be used for ground wires and then other for bonding the electrical system with the white neutral wires.

SUB PANEL

SUB PANEL LOCATION: Garage.

BRANCH WIRING: Cooper Romex shielded wiring.

PANEL TYPE: Circuit breakers.

VOLTS: 110/220 Volt.

OF 110 VOLT CIRCUITS: 8.

OF 220 VOLT CIRCUITS: 1.

AMPS: 100 Amps Service.

GROUND: Grounding system is present.

BOND: No Bonding Screw or Strap is present. This is not a deficiency, Sub panel bonding screw is suppose to be removed.

SUB PANEL CONDITION: APPEARS ACCEPTABLE The main electrical panel appeared to be all properly wired and wiring matching proper breakers.

PLUMBING

Main Shut-Off is never tested for operation, as they tend to wear with age, it often fails. It is very important to know where your MAIN SHUT-OFF VALVE is. In the event of a water break the quickest way to avoid major water damage is to shut off the MAIN VALVE. Houses built before 1986 may have LEAD solder connections. 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. The temperature pressure relief valve, 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. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

MAIN LINE:

WATER SOURCE: City Water.

MATERIAL: Copper.

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MAIN LINE SIZE: Main line is 3/4 inch diameter.

MAIN SHUT OFF: Gate Valve.

WATER PRESSURE:
[in PSI] 60.

GALLONS PER MINUTE:
[in GPM] 6 1/2.

METER LOCATION: Water meter is located at the Front of the house.

CONDITION: APPEARS ACCEPTABLE The main water line appeared to be in good condition. The was no evidence of any water leaks around the main water line.

COMMENTS: Main Shut-off Valves are not tested by Inspector.

SUPPLY LINES:

MATERIAL: Copper.

CONDITION: APPEARS ACCEPTABLE The water supply line appeared to be in good condition. There was no evidence of any water leaks at time of inspection.

WASTE LINES:

MATERIAL: PVC.

CONDITION: APPEARS ACCEPTABLE The waste line appeared to be in good condition. There was no evidence of any water leaks around the waste lines, Plumbing vents appear serviceable.

EXTERIOR HOSE FAUCETS:

TYPE: Frost proof type.

CONDITION: APPEARS ACCEPTABLE The exterior hose faucets appeared to be in good condition. The valve was operational and was not leaking at time of inspection.

COMMENTS: **DO NOT LEAVE HOSE CONNECTED TO FAUCET DURING COLD WEATHER THIS MAY CAUSE THEM TO FREEZE AND CAUSE DAMAGE.**

HEATING - AIR CONDITIONING

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 preformed 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 service person. 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. 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.

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Recommend having your fuel company or burner service man do a complete system check-up and cleaning before the heating starts and annually thereafter.

The best preventative maintenance for air conditioners and heaters is regular cleaning or changing of air filters, at least every 60 days. Evaporator cooling coils periodically need cleaning by an air conditioning contractor to insure optimum performance. Operation of time clock motors is not verified. Gas pilot lights are not lit during the inspection. Central Air Conditioners have a life span of between 10 and 15 years depending on use and maintenance schedule. Window or portable Air Conditioners are not part of this inspection.

HEATING SYSTEM:

LOCATION OF PRIMARY

UNIT: Basement.

SYSTEM TYPE: Forced hot water boiler.

APPROXIMATE AGE IN YEARS: 9.

MANUFACTURER: Burnham.

BURNER MANUFACTURER: Becket.

BOILER # V-714-T.

SERIAL # 271128164.

ZONES: 4 Heating Zone Valves.

THERMOSTATS: 4 Thermostats.

WATER BOILER TEMP SETTING: High Setting is 180 degrees, Low Setting is 160 degrees. Normal HIGH Settings is 180 degrees and Normal LOW setting is 160 degrees.

WATER BOILER TEMP: 195 Degrees.

MAX WATER PRESSURE: 30 PSI.

WATER PRESSURE: 23 PSI.

BTU's: 121,000.

DOMESTIC HOT WATER TEMP TAKEN: 130 Degrees, taken at Kitchen Sink.

WATER TEMPERING VALVE: there is a water tempering valve, A water tempering valves is used to control the temperature of the domestic hot water going to the sinks, tub / shower and washing machine.

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- SAFETY VALVE:** Watts Valve, A watts valve only detects extreme temperature buildup in a hot water system and is usually installed on the heater. In our opinion, a watts valve installed by itself does not provide maximum safety. If your system only has a watts valve, we recommend that you have it changed to a TPR valve or have a pressure valve installed to work in conjunction with your watts valve.
- SAFETY FUSE:** There is a safety fuse install over the furnace, This electrical box with a red cover and a black fuse in the center of it. The fuse if heated by a fire would shut of the furnace and keep the fuel pump from working possibly fueling a fire further.
- EMERGENCY SWITCH:** There is an EMERGENCY SWITCH located at the furnace and at the top of the stairs leading to the basement, This is another safety switch which is operated manually. There is usually one at the furnace and one at the opening of the room where the furnace is installed.
- WATER PRESSURE REDUCING VALVE:** Water pressure reducing valve was noted, A special valve used to reduce water pressure from the source of the water to the furnace. Usually a furnace needs approximately 15 PSI to operate correctly. A little more pressure is needed for 2nd and 3rd floor, ect. To high a PSI can damage the furnace system.
- BACKFLOW PRESENTER VALVE:** Backflow Preventer Valve was noted, Is a one way valve to keep any water in a furnace system from entering the domestic drinking water system.
- EXPANSION TANK:** Expansion Tank appears to be SERVICEABLE, Is a small tank where heated water when expanded can dump into.
- FLUE BAROMETRIC DAMPER:** Flue Damper appears to be SERVICEABLE, This a TEE section is inserted into the stove pipe. In the side of the TEE, a weighted flap is installed. Whenever the chimney suction is greater than the stove or furnace needs, the flap rotates open and lets room air into the chimney, thereby spoiling the draft. The benefit is that the stove or furnace will work more efficiently with a steady draft as opposed to constant changes in the chimney suction. For instance, a coal or wood stove may burn more steadily and for a longer period of time. An oil furnace will also be more efficient and less heat will be sucked up the flue when the unit is on AND off.
- FUEL:**
- TYPE:** Oil.
- CONDITION:** APPEARS ACCEPTABLE The oil lines appeared to be in good condition and the oil lines has a protected covering, Safety Cut Off Valve are present at the furnace and oil tanks.
- FUEL TANK:**
- TYPE:** Oil, 2- 275 Gallon Tank[s], 1 330 Gallon Tank[s]
- CONDITION:** APPEARS ACCEPTABLE The oil tank[s] appeared to be in good condition with no leaks visible, sometimes tanks looks like they has been leaking from the top and leaving a sweating king a mark on the sides of the tank, this is sometimes caused by over filling the tank and does not mean the tank is leaking.

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HEATING SYSTEM CONDITION:

PRIMARY UNIT: Appears operational.

BURNERS/HEAT EXCHANGERS:

Burner Flame(s) appear typical, The heat exchanger portion of a gas or oil fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. We recommend a service contract be placed on the unit and a heating contractor called to verify the condition of the heat exchanger prior to settlement date.

COMBUSTION AIR: Appears adequate.

VENTING: Appears adequate.

NORMAL CONTROLS: Appear serviceable.

GENERAL SUGGESTIONS: Suggest having furnace cleaning / servicing before the heating season begins or ASAP to establish your service record to ensure that the furnace will be functional when you need it most.

GENERAL CONDITION OF HEATING SYSTEM:

APPEARS ACCEPTABLE The general heating system appeared to be good working order at time of inspection.

WOOD STOVE:

LOCATION: Basement.

CONDITION: The wood stove was not operating at time of inspection. All clearances appear to be OK.

CENTRAL AIR CONDITIONING:

TYPE: Central.

POWER SOURCE: 220 Volt.

LOCATION OF COMPRESSOR Outdoors, in back of house.

COMPRESSOR AGE IN YEARS: 8.

LOCATION OF EVAPORATOR: In the Attic.

CAPACITY OF UNIT: 2 Ton System.

RETURN AIR TEMPERATURE: 60 Degrees.

SUPPLY AIR TEMPERATURE: 78 Degrees.

AIR TEMPERATURE DROP: 18 Degrees.

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SYSTEM CONDITION: Appear serviceable, Air conditioning systems of this type have a typical service life of 10-15 years. Any system utilizing equipment nearing 10 years of age has an increased likelihood of breakdown in the future.

CONDENSATE LINE: Condensate line installed.

AIR HANDLER: APPEARS SERVICEABLE.

NORMAL CONTROLS: APPEARS SERVICEABLE.

DUCTWORK TYPE: Flexible Round.

DUCTS/AIR SUPPLY CONDITION: APPEARS SERVICEABLE.

RATING: APPEARS ACCEPTABLE.

COMMENTS: The central air conditioning system was operational at time of inspection.

HEAT SOURCE

HEAT SOURCE

ROOMS: In all Interior Rooms see TYPE.

TYPE: There are hot water Baseboard Heaters. There are hot water Radiator Heaters in the basement.

LIGHTS - SWITCHES - OUTLETS

LIGHTS - SWITCHES - OUTLETS:

TYPE: Receptacle(s) are 3 Prong grounded receptacle(s), Light Bulbs, Fluorescent lighting, Light Fixture, Ceiling Fan.

CONDITION: APPEARS ACCEPTABLE A representative sampling of switches and outlets was tested and are wired correctly, and were operational. As a whole, outlets and switches throughout the room(s) are in serviceable condition.

SMOKE / FIRE DETECTOR:

LOCATION: Hallway.

COMMENTS: Noted, but not tested.

INTERIOR DOORS

INTERIOR DOOR (S):

TYPE: Hinged, Panel Door, Stain and Varnished.

ROOMS: In all Interior Rooms, see CONDITION.

CONDITION: APPEARS ACCEPTABLE the door(s) were found to be in good condition, operates freely and latches.

INTERIOR WALLS

INTERIOR WALLS:

TYPE: Painted Drywall. Wallpaper.

CONDITION: APPEARS ACCEPTABLE the walls appear to be in good condition with no visible damage, cracks or water stains.

WINDOWS - (Interior of)

WINDOW (S) (Interior of):

ROOMS: In all Interior Rooms, see CONDITION.

CONDITION: APPEARS ACCEPTABLE The window(s) are in good condition, glass is intact, operates freely and locks.

CEILINGS

CEILINGS:

TYPE: Stucco Plaster Ceiling(s)

ROOMS: In all Interior Rooms, see CONDITION.

CONDITION: APPEARS ACCEPTABLE the ceiling is in good condition with no visible cracks or water stains.

FLOORS

FLOORS:

TYPE: Carpet, Vinyl.

CONDITION: APPEARS SERVICEABLE the visible areas of the floor were found to be in satisfactory condition, Seams are lifting in some areas of the kitchen.

KITCHEN

KITCHEN:

COUNTER TOPS: Laminate.

CONDITION: APPEARS ACCEPTABLE The counter top are satisfactory in both appearance and function.

CABINETS - DRAWERS - & DOORS: Wood.

CONDITION: APPEARS ACCEPTABLE The cabinets, doors, and drawers are satisfactory in both appearance and function.

FAUCET & SUPPLY LINES

CONDITION: APPEARS ACCEPTABLE Faucets and supply lines appear satisfactory with no leaks noted.

SINK & DRAIN LINES

CONDITION: APPEARS ACCEPTABLE The sink and drainage lines appear to be satisfactory with no leaks visible.

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CAULKING at WATER CONTACT AREAS

CONDITION: APPEARS ACCEPTABLE The caulking in water contact areas appears to be satisfactory.

GFCI OUTLETS:

TYPE: Receptacle(s) are 3 Prong grounded receptacle(s)

CONDITION: **Recommend upgrading Receptacle to GFCI on all receptacles over kitchen counter top.**

Recommend asking onwers for any Manuals or Instructions for any APPLIANCES that are going to stay with the home at time of purchase. If this is not available, usually the manuals are available at the manufacturers web site for downloads

RANGE / OVEN:

FUEL SOURCE: Electric - There is a 220-volt hookup for an electric range/oven.

BRAND: Maytag.

CONDITION: APPEARS ACCEPTABLE All the heating elements on the range top and oven were functional at the time of the inspection.

MICROWAVE OVEN:

BRAND: Maytag.

CONDITION: APPEARS ACCEPTABLE The microwave was functioning at time of inspection, The unit was tested by heating a cup of water. The unit functioned as intended, The microwave oven was tested for microwave leakage. There was no measurable amount of leakage in excess of the 5.0 mW/cm2 acceptable standard as set by the National Safety Standard Safety Code 6.

REFRIGERATOR:

BRAND: Maytag.

CONDITION: APPEARS ACCEPTABLE This inspection determines only if the unit is currently keeping foodstuffs cold. The freezer portion of the refrigerator is required to freeze water. This refrigerator appears to pass this minimum inspection and was functioning at time of inspection.

Water For Refrigerator: There is a water line for the refrigerator, There, There is a water line installed for the refrigerator with a shutoff valve in a remote area. Be sure you are aware of the shutoff valve's location in case of an emergency.

BATHROOM

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.

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BATHROOM LOCATION:

TYPE: FULL BATH.

LAVATORY:

LAVATORY CONDITION: APPEARS ACCEPTABLE Components appear serviceable with no leaks visible, Water flow was adequate while flowing water from the vanity and bathtub simultaneously. The drains functional flow was adequate. No leaks from the water supply or drain were noticed.

TOILET:

TOILET CONDITION: APPEARS ACCEPTABLE A die test was performed on the toilet and showed no signs of leaks at the tank or toilet bowl. The toilet flushing was adequate.

TUB / SHOWER:

TUB TYPE: Fiberglass Tub & Shower.

TUB CONDITION: APPEARS ACCEPTABLE The bathtub and walls are a fiberglass reinforced plastic material, and it appears to be in satisfactory condition. Use caution on type of cleaning materials and method of application. The surface of the tub can be easily damaged.

SHOWER DOOR CONDITIONS:

APPEARS ACCEPTABLE The shower door operated smoothly. Always make sure that the shower doors are completely closed to prevent water from leaking onto the floor.

SHOWER HEAD & MIXING VALVE:

APPEARS ACCEPTABLE The shower, shower head, and mixing valves are all performing as required.

TUB / SHOWER DRAIN CONDITION:

APPEARS ACCEPTABLE Tub / Shower water flow and drain functional flow was adequate.

VANITY & OTHER CABINETS:

COUNTER TOPS: Laminate.

COUNTER TOP CONDITION:

APPEARS ACCEPTABLE Counter Top(s) in the bathroom were in satisfactory condition.

CABINET CONDITION:

APPEARS ACCEPTABLE The vanity cabinet in this bathroom are satisfactory with no noticeable defects. A representative number of doors and draws were check and were satisfactory.

GFCI OUTLETS:

TYPE: Receptacle(s) are 3 Prong grounded receptacle(s), GFCI Receptacle(s)

CONDITION: APPEARS ACCEPTABLE Receptacle are Ground Fault Circuit Interrupter (GFCI). The GFCI have been tested and are operational. A GFCI should trip its internal circuit with as little as .005 amps should a fault occur and save a person life from electrocution.

HALLWAY / STAIRS

SMOKE / FIRE DETECTOR:

LOCATION: Hallway[s]

LAUNDRY ROOM

Testing of either the washer or dryer is not included as a part of this inspection.

LAUNDRY

LOCATION: Shared Room with Bathroom.

WASHER HOOKUP:

CONDITION: APPEARS ACCEPTABLE There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested, **Recommend using steel braded hose hook-ups ONLY.**

DRYER HOOKUP:

CONDITION: APPEARS ACCEPTABLE.

DRYER VENTILATION:

CONDITION: APPEARS ACCEPTABLE The dryer ventilation system installed, appears adequate. The vent hood outside is clean, and the flapper is functional.

AREA VENTILATION

CONDITION: The area ventilation seems adequate.

ATTIC

ATTIC ACCESSIBILITY:

ACCESSIBILITY: Attic is full size.

FRAMING:

TYPE: Conventional Framing using 2 x 6's.

CONDITION: APPEARS ACCEPTABLE The attic framing and sheeting appeared to be in good condition with no indications of prior roof leaks.

VENTILATION:

TYPE: Soffits, Ridge Venting, Powered Mechanical Vent.

CONDITION: APPEARS ACCEPTABLE The attic ventilation appears to be adequate.

INSULATION:

TYPE: Fiberglass batts.

APPROX. DEPTH AND R-FACTOR:

R-19.

CONDITION: APPEARS ACCEPTABLE The attic insulation appears to be adequate.

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LIGHTS - SWITCHES - OUTLETS:

TYPE: Receptacle are 3 Prong grounded Receptacle, Light Bulbs.
CONDITION: APPEARS ACCEPTABLE The light and light switch were operational, A representative sampling of the receptacles were tested and were wired correctly and was operational.

CO, H2S, O2 & LEL GAS MONITOR LEVELS

Air samples of CARBON MONOXIDE (CO), HYDROGEN SULFIDE (H2S), OXYGEN (O2) and COMBUSTIBLE GAS (LEL), using the INDUSTRIAL SCIENTIFIC M40 Multi Gas Monitor.
Normal levels of (CO), should equal 0 Parts Per Million (PPM)
Normal levels of (H2S), should equal 0 Parts Per Million (PPM)
Normal levels of (O2), should equal 20.9 %
Normal levels of (LEL), should equal 0 %

GAS MONITOR READINGS:

LOCATION TAKEN: In the basement near heating system.
TIME BEGIN: 9:15 AM.
TIME END: 10:30 AM.
TOTAL MONITORED TIME: 1 Hours & 15 Minutes.
(CO): 0 PPM of CARBON MONOXIDE.
(H2S): 0 PPM of HYDROGEN SULFIDE.
(O2) 20.9 Percent of OXYGEN.
(LEL): 0 Percent of COMBUSTIBLE GAS.
How many times did the FURNACE CYCLE: At Least two times.
COMMENTS: All readings were negative for (CO), (H2S),(LEL) and normal (O2) levels THIS IS A GOOD THING.