Summary of Inspection
123 Main Street, Anytown, PA 12345
November 18, 2013

This summary is not the entire report. The complete report may include additional information of concern or benefit to the client. It is recommended that the client review the entire report and photographs. At the request of the client, a visual report of the above property was performed on the corresponding date in accordance with the ASHI Standards of Practice. The inspection report reflects the visual conditions of the property as well as the operating condition of any tested systems and/or components at the time and date of inspection only. Hidden or concealed defects may not be detected, and the future operating conditions or remaining useful life of any system or component cannot be determined. No warranty on the inspection, condition of the property or the operation of its components or systems is either expressed or implied.

General Overview- The structure- stated by the Allegheny County web site- to have been erected in 1974 exhibits the materials and methods common with the era.
Certainly the home is not old by most standards, but some of the building requirements and materials used may have changed or updates somewhat over the last 39 years. ors of this age may not have some of the modern conveniences now found in new structures.
Although a homeowner is only obligated to bring the home up to date when renovations or newly constructed additions are built, todays buyers have expectations that the systems of the home be relatively updated and in serviceable condition. This is particularly true with the electrical system given the cost and complexity with alliances and electronics utilizing the outlets throughout the home.
Generally speaking, the home is in overall good condition and has been kept neat and clean. There are a few areas where attention and even correction to the current conditions is recommended.
The following assessment should provide some insight to where these areas or components exist.

Grounds and Exterior- Areas of soil slopped toward foundation are noted around the exterior walls of the home. This is very common as settling does occur, but the soil should be built up to slope away from the foundation area and any depressions or low spots in the area filled in. This will assist in proper drainage and aid in keeping water intrusion from the basement area.
Remember to maintain shrubbery and trim bushes back 2-4 feet from exterior walls of the home. This not only eliminates a natural bridge for insect travel, but allows air to pass and assists in drying the soil.
The concrete material of the driveway and front walk look to be in good condition. They exhibit some cracking, but it is from settling. The driveways sections have shifted a bit as well but still look OK.
The rear patio has become stained from the elements and lack of sunlight. It is recommend to pressure wash and seal all of the concrete surfaces. This will enhance the materials useful life by protecting it. Remember that concrete work is expensive and taking care of what already exists will pay dividends in the long run.

The front steps are damaged at the point where the railing should be attached. This damage renders the handrail loose and therefore a concern. These steps don't necessarily require a railing, but wherever one has been installed it should be done so properly as those in need will reach for it as a necessity.
Many areas of the exterior trim exhibits deteriorating finish or paint. All areas intended to be painted should be done so properly as it enhances the useful life of the material.
The lintel above the front door is begging to rust. Rusting can result in expansion of the material which can lead to cracking of the mortar and brickwork around the opening. painting with an appropriate resin is recommended.
There are also several areas around the home where a greenish growth can be notices. This is an algae-like material that results with moisture not being effectively or entirely dried by sunlight or wind. Again, this is cosmetic in nature and pressure washing will do the trick. If it is permitted to continue eleven or premature wearing of surface materials is likely.

Roof Area- No age of the roof surface was disclosed or provided. The material appears to be wearing relatively evenly and little damage is noted.
The exhaust fan cover exhibits advanced rusting and has likewise stained the shingle material. The staining is primarily cosmetic, but the cover should be attended to.
The flashing on the furnace exhaust is rusting as well. These components should be covered with an exterior grade paint made for metals.
There is one shingle that is damaged and one or two that has lifted. Some of the fastener heads are exposed. These should be dabbed with mastic as they may rust and then the shaft of the nail can rust as well. Eventually this provides a way for water to enter into the area.
All of the gutters are filled with leaves and debris. This is to be expected given the time of the year swell as the proximity of trees in the area. Gutters should be cleaned out as often as necessary and in areas where leaves will tend to fall into the gutters, you may wish to install some type of gutter cover- even if it is screen material done yourself. It is always recommended to walk around the home during a heavy rain and observe the effectiveness of the gutters and downspout system. Water spilling over may indicate a blockage somewhere and this is likely to result in water intrusion in the basement area.
Sub-surface drains were noted, but not tested. However the visible sections of the drain along the side of the driveway looks to have separated in an area and become damaged as well. Repairs should be made.

Basement- The basement area consists of a 3/4 bathroom (shower, but no tub), a finished living area and an unfinished section that is home to the laundry facility as well as the mechanical components of the house.
The finessed room is in good shape, but there appears to have been some type of repair work along the right wall towards the rear of the room. The finish work was not done all that well and markings of patching are easily noticed.
The unfinished section looks pretty good and there was no signs of recent damage or anything that should cause concern.
The small crawl space under the steps does not reveal any stains or moisture entry. Once swept out, this is an ideal storage space for out of season items.
The basement steps and attached handrail are secure and in serviceable condition.

Garage- The garage area has two doors, the left being operated by a mechanized opening unit. The door has safety cables in the springs and the door opener as well as the reverse mechanism operated properly.
The other- or right-door does not open at all. Either the unit is too high or there has been another ceiling installed- anyway there is not enough clearance for the door to open!
The block wall not the left and rear sides have a series of stair-stepped cracks along the surface. Daylight can be seen through the crack in the rear wall. It is very difficult to determine when and why these cracks appeared. There is no bowing of the wall or evidence of water staining or entry. The rain yesterday would have likely revealed active entry or staining if those issues were likely. It is probably a result of common settling, but you may wish to measure and check the areas for change in size or dimension of the cracks.

The door to the living space is solid wood and does have a threshold on the floor, but there is no weather stripping along the inside of the frame or a rubber sweep on the bottom of the door. All of these components are recommended as a garage is supposed to be a contained space with fire barriers between it and the living spaces of the home. This is more so the case when the basement area is finished and likely that people will spend time there.

The outlet next to the door is improperly wired and should be corrected. If a second automatic door opener is to be installed an outlet should also be installed in the ceiling area within the cords' length of unit.

Mechanical Systems and Plumbing- The original gas fueled, forced air furnace provides heat to the home. The unit responded to the thermostat and commenced operation quickly. Flame pattern was normal and soon heat throughout the home was noted.
Most home inspection reference materials suggest 25 years as an anticipated useful life for a furnace. Newer ones seem to be well built and may last closer to 30, but at 39 (40 by the time you close and move in), you're running on borrowed time. These units are also much less efficient than new ones. This is somewhere between 65-75% efficient and new ones are 93%. For this reason, it is difficult to find folks who really want to repair these- you're better off in the long run buying a mid-range ($2,700-$3,250) unit than putting a few hundred into a service call and repair bill.
There is no record or visible log of preventative maintenance or service checks. Certainly at this age a complete system evaluation should be conducted.
This is a tough spot- on one side the argument is that the furnace is old, energy inefficient, and may require repairs or replacements at any time but their argument will be that it runs.
If the system is to stay in service, budget for replacement as it is likely to become necessary. Asking that the sellers provide a system check and tune up is not improper given the units age.

As the temperature at the time of inspection was 47F and even colder overnight, it was too cold to safely operate the air conditioning unit. Temperatures above 65F for 24 hours is what most manufacturers and home inspection materials regard as a safe operating condition.
As the unit is likely original as well, it should be serviced in the spring prior to the cooling season.

The hot water tank displays and ANSI gas code dated 2009. This wold make the unit less than 4 years old.
The appliance responded to the thermostat and began to cycle. Candle smoke was effectively drawn up the chimney indicating proper venting of the unit. Hot water was noted at taps in the home.
As the unit is relatively new, there are new supply lines that were likely installed along with the tank.

Over the years there have undoubtedly been repairs and replacements along the water supply lines. Some areas exhibit varying degrees of corrosion so keep an eye out for water droplets forming or drips. The lines are accessible and repairs will not present difficulty.

No leaks were noted along the natural gas service lines.

Electrical System- An underground service provides electricity to the residence. The main panel is located in the garage area. The panel is properly wired grounded.

The panel is a Bulldog "Pushmatic " brand and most likely original to the home. These panels were common in the early 70's but many have been replaced. Things were known to go wrong and the replacement breakers apparently are more expensive than common ones (probably because the panel takes only that kind and breakers are cheaper than replacing the whole thing).
The panel is a bit complex to assess. In modern panels the main disconnect breaker is at the top and it denotes exactly what the amperage of the service it. There is a marking that says 100, 150 or 200. The configuration of this panel has the main (60 Amp) breaker as the second one and a 30 amp breaker above it. The label rates the panel at 125 amps. Online discussion panels even

seem to have problems with agreement on the exact number of amps because of the unusual way the breakers are arranged.
If you Google “Bulldog Pushmatic” there are several discussion panels about these units some cautioning homeowners and suggesting replacement. Given all the conflicting information and known issues, it wold be a good idea and be done with this.
If concerns about this still remain, an electrical contractor should be asked to assess the panel. At 40 years of age, it is recommended that the panel be replaced with a new unit that is easy to comprehend and will provide more space for the accommodation of additional circuits.

Ground Fault Circuit Interrupter (GFCI) protection is recommended in areas of possible water contact with electrical devices and areas that have exposed bare concrete floors. These areas are primarily bathrooms, kitchens, garages, exterior and basements. Installation of GFCI protection at any unprotected areas is recommended for safety enhancement.
An electrical outlet in the garage is not properly wired and one in the mechanical room is not GFCI protected.
There are no exterior outlets at the front or rear of the home.

Interior- The interior of the home has been well maintained and kept in good condition. There are a few bumps and dings along the way but nothing of concern.
Some common cracks in the drywall and other areas where repairs weren’t completed professionally do exist, but these are more cosmetic in nature.
The stairs and hand rails is secure, the entry doors appear in good shape as do MOST of the windows.
One window in the kitchen and the large window in the living room have has their thermal seals compromised and condensation is visible between the panes. These should be repaired.
The front storm door is a bit difficult to operate and should be adjusted.

Attic- The attic appears to be properly ventilated as well as insulated. Close to 8” of fiberglass material is in the area and there are soffit and ridge vents along with a fan. The fan blades are very difficult to spin and the unit probably doesn’t work. Repairs should be made.
Truss and underlayment materials look good and there were not indications of moisture entry into the area.

Kitchen, Bath and Laundry- The kitchen looks to have been recently remodeled and the job looks to have been properly completed.
Electrical outlets along the countertops are all GFCI protected.
The countertop is secure.
The sinks faucet, drain and spray wand all operated as expected.
No installation of a dish machine or disposal was part of the project, but both could easily be accommodated.
The refrigerator seems to be running, but isn’t considered part of an inspection. The gas service to the range/oven combo unit was turned off and therefore the appliance not tested.

The water in the basement shower unit did not operate, but otherwise everything in the facility was OK. Request that the shower be made operable to your satisfaction.
The main bathroom looks to have been recently renovated as well. Again, the outlet was GFCI protected, all the drains, taps, fixtures and toilet properly operated.

The laundry is located in the unfinished section of the basement and seems OK. The faucet for the laundry tub operated and water went down the drain. The drain line for the sink was not visible for assessment as the wooden cabinetry blocked the view.
Gas service is present for the clothes dryer, but there is no 220v line to accommodate an electrical drying unit.

*Note- Moving furnishings, cabinetry or any of the current occupant’s belongings is beyond the scope of inspection and prospective buyers should be aware that the effects of the residents may conceal or otherwise prevent assessment of the condition of floors, walls, closets or electrical outlets.