

PI Home & Property Inspections

May 16th 2023, 6:01 pm

Inspection performed by:

Mark Shemansky

Weather: Clear

Temp: 63 degrees

General Information

BUILDING ADDRESS: 123 Sample St.

CITY: Richeyville

STATE: Pa.

ZIP CODE: 15358

INSPECTION DESCRIPTION: Residential

SQUARE FOOTAGE: 925

Picture:



Has the PRE-INSPECTION AGREEMENT been signed by the client?

Yes

Is the client present for the inspection?

Yes

Is the real estate agent present for the inspection?

No

ROOF

ROOF TYPE Gable

Notes:

ROOF MATERIAL Asphalt Shingles

Notes:

3 Tab



SHINGLES MISSING / DAMAGED? Poor

Notes:

On the day of inspection it was observed numerous shingles missing from the roof covering leaving exposed nails which will potentially allow moisture penetration into the roof structure. Recommend further evaluation and correction by licensed roofing contractor.





ROOF INSTALLATION Satisfactory

Notes:

FLASHING Poor

Notes:

On the day of inspection it was observed multiple locations of exposed nails are in the flashing which could lead to moisture penetration in those areas. Also chaulk around heating vent pipe is cracked and is in need of replacement. Recommend further evaluation and correction by a licensed roofing contractor.



GUTTERS AND DRAINAGE Poor

Notes:

On the day of inspection it was observed the gutters are filled with excessive granules from the roof covering which could lead to possible water backup and faulty drainage from the roof. Recommend a license general contractor or homeowner clean gutters around the perimeter of the roof.



SKYLIGHTS / ROOF PENETRATIONS Satisfactory

Notes:

No skylights were present at the time of the inspection.



MILDEW PRESENT ON ROOF? No

Notes:

No mildew or mold or present at the time of inspection on the roof covering.



EXTERIOR

SIDING MATERIAL Vinyl

Notes:





SIDING CONDITION Satisfactory

Notes:

FLASHING Satisfactory

Notes:



EAVES Satisfactory

Notes:



FASCIA Satisfactory



Notes:

SOFFITS Satisfactory

Notes:



TRIM Satisfactory

Notes:

EXTERIOR DOORS Satisfactory

Notes:



DECKS Poor

Notes:

At a time of inspection no lag bolts or screws were observed attaching the header board to the deck on the house. Also the side porch deck is missing a board.

Railings / Guards / Handrails:

Also at the time of inspection the exterior porches / decks had improper railing height, improper guards and no handrails on either set of steps. Though the front deck porch would not require guards or handrails due to the height of the surface of the deck being less than 24 in off the ground but best practice is that railings be installed and at a height of 36 in. Recommend further evaluation and correction by a licensed general contractor or deck company.



STEPS Poor
Notes:



LANDSCAPE

VEGETATION Fair

Notes:

At the time of inspection some vegetation was observed touching the foundation. This leads to moisture being attracted towards the foundation causing plausible moisture intrusion in the cement block. Recommend further evaluation and correction by a licensed landscaper or homeowner.



GRADING Fair

Notes:

Improper grading and or a low spot was observed at the front of the house as depicted by the sinking stepping stones. This could lead to water ponding in that area and seeping down along the foundation causing possible moisture intrusion. Recommend further evaluation and correction by a licensed landscaper or homeowner.



SURFACE DRAINAGE Poor

Notes:

Again surface drainage and grading in this area of the front of the house is in need of attention to avoid water intrusion into the basement area. In the rear of the house there is a downspout that terminates too close to the foundation, it should terminate at least 5 ft away.

Recommend further evaluation and correction by a licensed landscaper for Homeowner.

The remainder of the grading and drainage of the house is satisfactory condition.



WALKWAYS Fair

Notes:

On the day of inspection it was observed that the stepping stones near the porch area on the walkway were slightly uneven could pose a possible tripping hazard. Recommend further evaluation and correction by a licensed general contractor or the homeowner.



GARAGE

DRIVEWAY Satisfactory

Notes:



GARAGE DOOR Satisfactory

Notes:

Garage door is located in the rear of the house and operates satisfactory and manually but appeared to have some cosmetic damage on the exterior which does not affect the functionality of the door.



GARAGE DOOR OPENER N/A

Notes:

There was no garage door opener installed at the time of inspection.

EXTERIOR DOORS N/A

Notes:

At the time of inspection there was no other access to the to the garage or basement other than the garage door for a vehicle.

ATTIC

ROOF SHEATHING Satisfactory

Notes:

While inspecting the roof and walking around the sheathing was solid and appeared to have no deficiencies or defects at the time of inspection.



FRAMEWORK Satisfactory

Notes:

The framework for the roof in the Attic is constructed of trusses.



VENTILATION Satisfactory

Notes:

Attic ventilation is provided by the ridge vent and soffit around the exterior of the home.

INSULATION Satisfactory

Notes:

Insulation was observed to be unfaced rolled fiberglass.



ACCESS Satisfactory

Notes:

Attic access was located at the top of the steps leading to the basement. There is no pull down ladder to gain access an additional ladder must be used to gain access.



MILDEW PRESENT IN ATTIC? No

Notes:

No mildew was observed at the time of inspection.

SIGNS OF PESTS IN ATTIC? No

Notes:

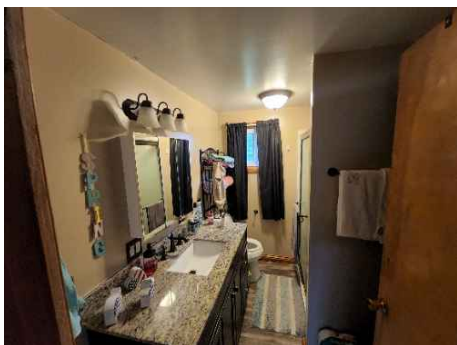
BATHROOM 1

DOORS Satisfactory

Notes:

FLOORING Satisfactory

Notes:



WALLS Satisfactory

Notes:

WINDOWS Satisfactory

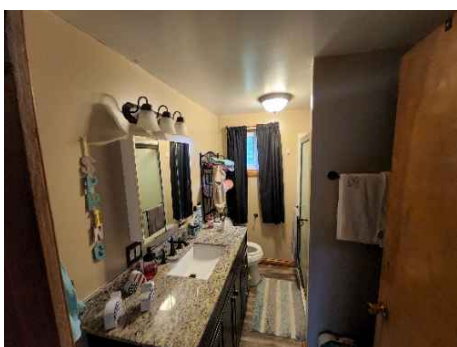
Notes:

CEILING Satisfactory

Notes:

COUNTERS Satisfactory

Notes:



SINKS Satisfactory

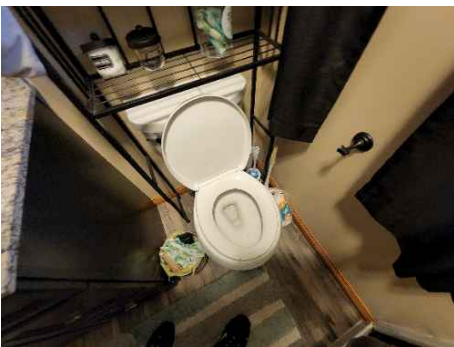
Notes:



BATHTUB / SHOWER Satisfactory
Notes:



TOILET Satisfactory
Notes:



OUTLETS Satisfactory

Notes:

All the outlets on the sink in the bathroom are controlled by the first GFCI outlet and found to be wired and working properly at the time of inspection.



LIGHTING Satisfactory

Notes:



VENTING Poor

Notes:

There was no mechanical ventilation observed in the bathroom to remove moisture from the interior. Best practice is to have a mechanical event fan installed and venting to the exterior of the home.

BATHROOM 2

DOORS N/A

Notes:

No door was present on the second bathroom which is located in a side room in the basement. A curtain was home for privacy purposes.

FLOORING Satisfactory

Notes:



WALLS Satisfactory

Notes:

The lower basement bathroom is unfinished and walls are constructed of foundation block.



WINDOWS Satisfactory

Notes:

Windows in the basement are all constructed of glass block with vents including the one located in the basement bathroom.

CEILING Fair

Notes:

The ceiling in this area of the home is unfinished.

COUNTERS N/A

Notes:

No countertops installed.

SINKS Satisfactory

Notes:

Sink located in the basement bathroom is of a washtub style.



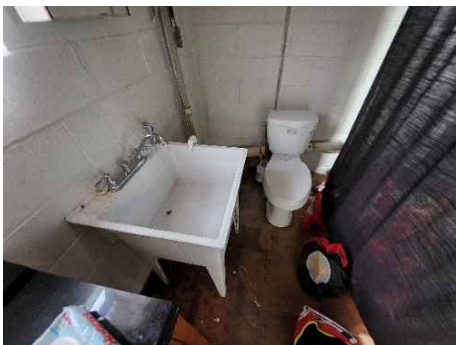
BATHTUB / SHOWER N/A

Notes:

There is no tub or shower in the basement bathroom.

TOILET Satisfactory

Notes:



OUTLETS Not Inspected

Notes:

No Outlets installed in this area.

LIGHTING Not Inspected

Notes:

There was no lighting installed near the toilet or sink of the basement bathroom. Best practice would be to have a licensed electrician install a light in that area behind the curtain for safety purposes.

VENTING Poor

Notes:

Ventilation in this area is solely relied upon the event in the glass block window. Recommend a license contractor install a mechanical vent system to the exterior of the home.

BATHROOM 3

DOORS N/A

Notes:

BEDROOM 1

DOORS Satisfactory

Notes:



FLOORING Satisfactory

Notes:

Floors installed in this bedroom are of hardwood.



WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

Newer vinyl windows are installed.



CEILINGS Satisfactory

Notes:

CLOSETS Satisfactory

Notes:

OUTLETS Not Inspected

Notes:

There were no outlets that were accessible in this room. Recommend they be tested for functionality and safety when possible.

LIGHTING Satisfactory

Notes:

CEILING FANS N/A

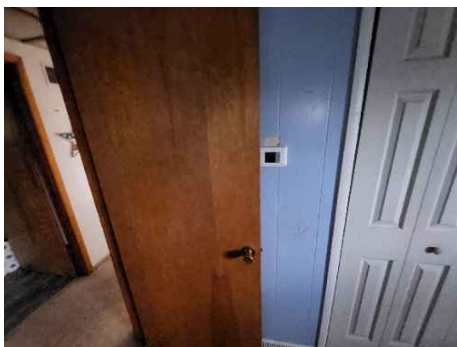
Notes:

No ceiling fan was installed in this bedroom.

BEDROOM 2

DOORS Satisfactory

Notes:



FLOORING Satisfactory

Notes:

Flooring in this bedroom is of hardwood material.



WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

Windows in this bedroom we're observed to be a newer vinyl sliding window.



CEILINGS Satisfactory

Notes:

CLOSETS Satisfactory

Notes:

OUTLETS Poor

Notes:

One of the outlets in this bedroom was observed you not be properly wired with the ground. This poses a potential safety hazard for the occupants. Recommend further evaluation and correction by a license electrician.



LIGHTING Satisfactory

Notes:

CEILING FANS Satisfactory

Notes:



BEDROOM 3

DOORS N/A

Notes:

LIVING AREA 1

DOORS Satisfactory

Notes:



FLOORING Satisfactory

Notes:

Flooring was wall to wall carpet.



WALLS Satisfactory

Notes:

Walls are of drywall material.



WINDOWS Satisfactory

Notes:

Newer vinyl sliding windows.

CEILING Satisfactory

Notes:

OUTLETS Not Inspected

Notes:

There were no outlets accessible in the living area at the time of inspection. Recommend further evaluation for safety and functionality when access is available.

LIGHTING Satisfactory

Notes:

Lighting in this area is from a ceiling fan and floor lamps.

CEILING FANS Satisfactory

Notes:

LIVING AREA 2

DOORS N/A

Notes:

KITCHEN

DOORS Satisfactory

Notes:



FLOORING Satisfactory

Notes:

Flooring in the kitchen is Hardwood.



WALLS Satisfactory

Notes:

WINDOWS Satisfactory

Notes:

Windows are newer vinyl.

CEILING Satisfactory

Notes:

COUNTERTOPS Satisfactory

Notes:

CABINETS Satisfactory

Notes:

SINK / GARBAGE DISPOSAL Satisfactory

Notes:

There was no garbage disposal observed as being installed in the kitchen at the time of inspection.



DISHWASHER Satisfactory

Notes:

STOVE / OVEN Satisfactory

Notes:

EXHAUST HOOD Not Inspected

Notes:

No mechanical exhaust Hood was observed in the kitchen over the stove. Best practice is to have a mechanical vent in the kitchen event moisture to the exterior of the home.

REFRIGERATOR Satisfactory

Notes:

OUTLETS Satisfactory

Notes:



DINING ROOM

DOORS N/A

Notes:

No dining room was located in the home.

FLOORING N/A

Notes:

LAUNDRY ROOM

OUTLETS Satisfactory

Notes:

GAS SUPPLY N/A

Notes:

Appliance energy source is electric.

WATER SUPPLY Satisfactory

Notes:

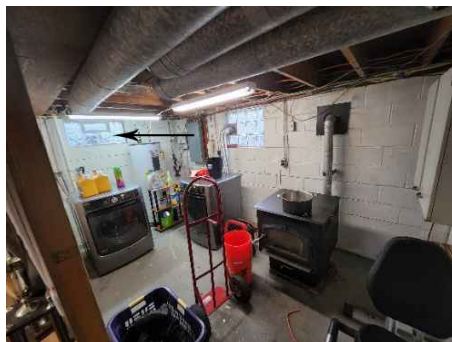


DRAINAGE Satisfactory

Notes:

VENTILATION Satisfactory

Notes:



SINK N/A

Notes:

There is no sink installed in the laundry room.

COUNTERTOPS N/A

Notes:

There is no countertops installed in the laundry room.

CABINETS N/A

Notes:

There is no cabinets installed in the laundry room.

FOUNDATION

FOUNDATION MATERIAL Masonry

Notes:

Masonry block Foundation.



SLAB Not Inspected

Notes:

Basement foundation slab was not inspected because it is covered with a wood type laminate flooring. Only portion not covered was area of laundry room and the garage.



WALLS Satisfactory

Notes:

FRAMEWORK Satisfactory

Notes:

Foundation walls appear to have no defects or deficiencies at the time of inspection.



DRAINAGE Not Inspected

Notes:

No floor drains were located in the basement area of the house. It is unknown if there is a drain located under the finished flooring in any of the rooms. Recommend contacting homeowner and inquiring about floor drains in this area.

VENTILATION Satisfactory

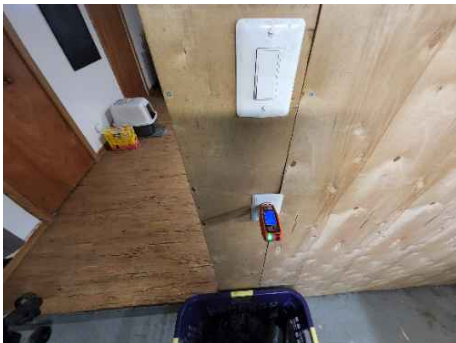
Notes:

Basement ventilation is obtained through the glass block windows which have operating vents in them.

OUTLETS Satisfactory

Notes:

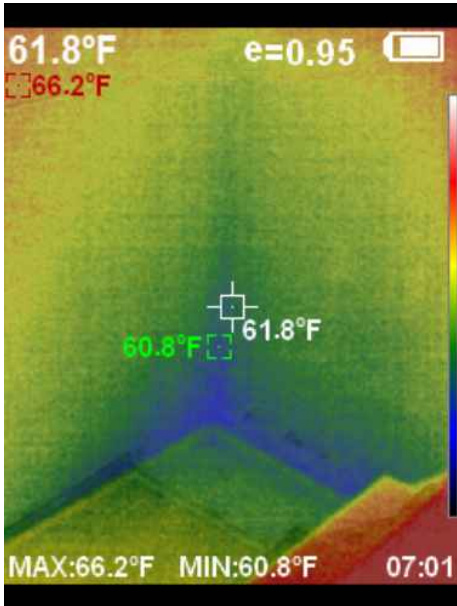
All basement outlets tested good and were operable at the time of inspection.



MILDEW PRESENT AT FOUNDATION? No

Notes:

No mold or mildew was present on the interior wall, but at the time of inspection a thermal image was taken of the interior basement wall showing signs of possible moisture, it was then verified with a moisture meter as a high level. This location is at the bottom of the steps leading from the first floor to the basement. This area is directly below the negative grade landscape by the front porch. Recommend further evaluation by a Basement Waterproofing Company.



PLUMBING

WATER SUPPLY PRESSURE Satisfactory

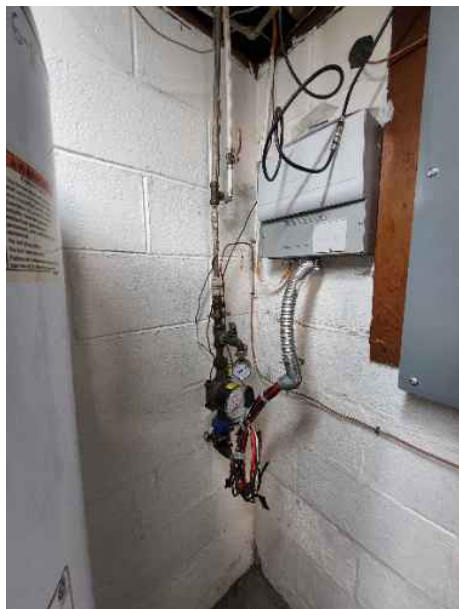
Notes:

Water supply pressure appear to be adequate while running multiple water fixtures.

WATER SUPPLY PIPING SIZE Satisfactory

Notes:

Water source is of public supply, 3/4 inch copper coming in the house and 1/2 inch throughout the house where visible.



MAIN SHUTOFF VALVE Satisfactory

Notes:

The location of the main water supply shuttle valve is located between the hot water tank and the service entrance panel on the wall with the meter.



SINK / TOILET SHUTOFF VALVES Satisfactory

Notes:



PRESSURE AT FAUCETS Satisfactory

Notes:

DRAINAGE Satisfactory

Notes:



SEWER / SEPTIC Satisfactory

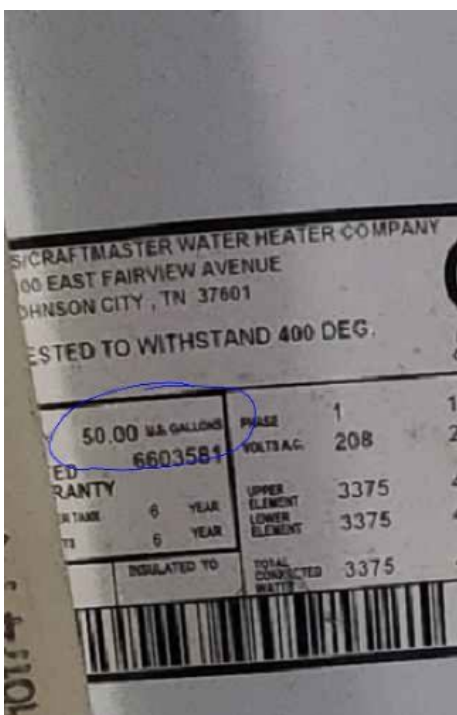
Notes:

Sewage system is of public service.

WATER HEATER Satisfactory

Notes:

The water heater is a 50 gallon capacity and of electrical source, the TPR valve was properly installed.



VENT SYSTEM Fair

Notes:

The plumbing vent system is located at the rear of the house it terminates not for from a window. The standard for vent termination is 4 ft below an operable window this appears to be within that deviation but best practice is to have the vent terminate above the roof line.



ELECTRICAL

SERVICE DROP / LATERAL Satisfactory

Notes:

The service head gooseneck and drip loops were properly installed.
The service mast was properly attached to the house.
The electric meter is rated for a 200 amp service.





CONDUCTORS Poor

Notes:

On the day of inspection the dead front cover was removed and it was observed that two locations within the service panel used the white neutral wire as a hot branch circuit wire, those wires should have been marked with black electrical tape to indicate that they are hot wires. (Not neutral) Also there was a branch circuit conductor not connected to a branch circuit interrupter which was found to be the conductor for the the radon mitigation system in the house and the outside receptacles that have no power. Recommend further evaluation and correction by a licensed electrical contractor.



OVERCURRENT PROTECTION Poor

Notes:

On the day of inspection it was observed there was no GFCI outlet receptacle in the garage area. Also the GFCI receptacle on the exterior of the house had no power. In addition there was no GFCI or AFCI branch circuit interrupters observed in the main service panel. Recommend further evaluation and correction by a licensed electrical contractor.

RECEPTACLES Poor

Notes:

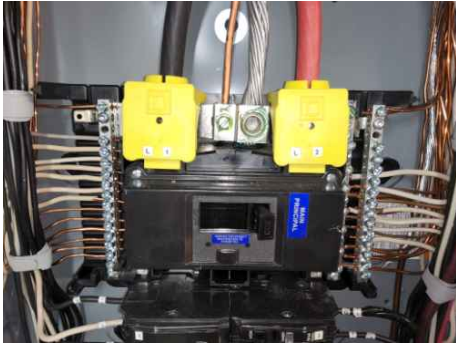
On the day of inspection it was observed there was no GFCI outlet receptacle in the garage area. Also the GFCI receptacle on the exterior of the house had no power.

At the time of inspection no arc fault circuit interrupters were observed in the house.

One receptacle in bedroom two was not properly grounded. Recommend further evaluation and Corrections by a licensed electrical contractor.

AMP RATING 200 Amps

Notes:



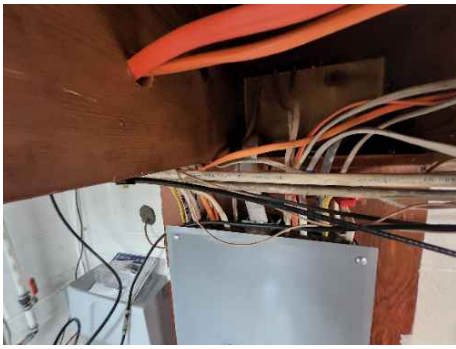
MAIN DISCONNECT Satisfactory

Notes:



WIRING METHOD Non-Metallic Sheathed Cable

Notes:



CIRCUIT PANEL Satisfactory

Notes:



HEATING & COOLING

ENERGY SOURCE Fuel Oil

Notes:

The heating energy source is fuel oil and the cooling energy source is electricity. Also in the basement is a pellet stove. The fuel oil storage tank is located above ground on the left side of the house next to the air conditioner compressor unit.



VENTING / CHIMNEY

Satisfactory

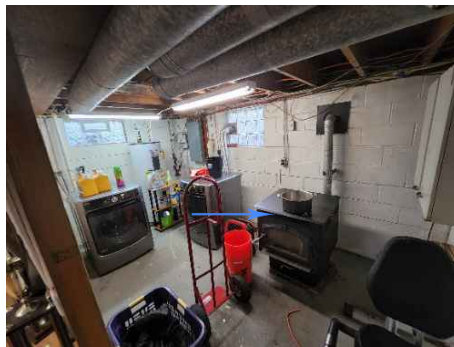
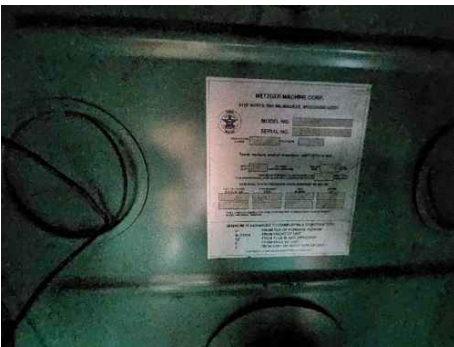
Notes:



HEATING SYSTEM Forced Air

Notes:

Primary source of heating is fuel oil forced air furnace that is located in the garage. Also there is a secondary heating source located in the area of the laundry room that is a pellet stove. The manufacturer's tag on the fuel oil furnace was not legible at the time of inspection.



HEATING SYSTEM OPERATION Satisfactory

Notes:

DUCTWORK / PIPING Satisfactory

Notes:

Forced air duct system is the heating method.



COOLING SYSTEM Not Inspected

Notes:

The cooling method is a central air split system.



COOLING SYSTEM OPERATION Not Inspected

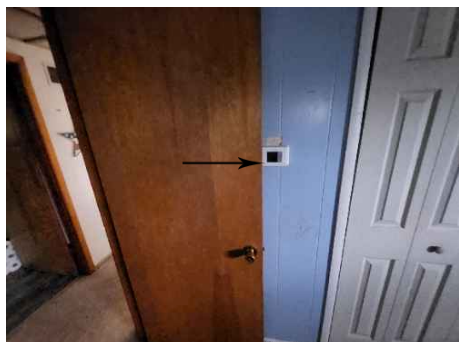
Notes:

The cooling system was not tested or inspected because on the day of inspection the ambient temperature was below 65° Fahrenheit this creates an unsafe condition on the cooling unit itself . Recommend testing and annual maintenance prior to operating the cooling system when the weather gets warmer.

THERMOSTAT Satisfactory

Notes:

Location for the cooling systems thermostat is in the master bedroom on the wall.



AIR FILTER(S) Satisfactory

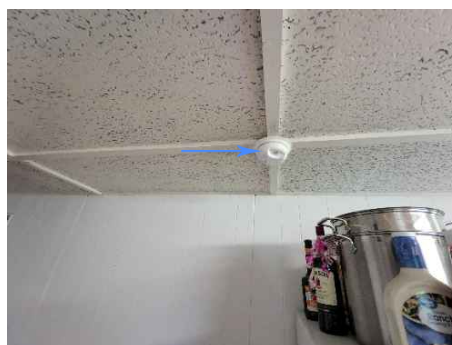
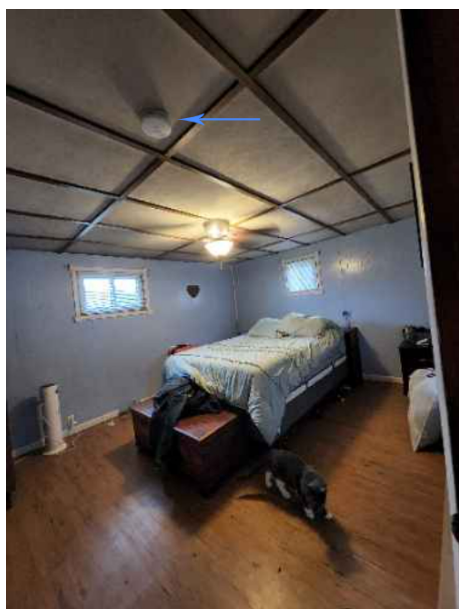
Notes:

Recommend inspecting and changing out air filters in the furnace every month to maintain Energy Efficiency while in use.

SMOKE ALARM(S) Poor

Notes:

Only two smoke alarms were located at the time inspection in the home. Recommend smoke alarm be put in the area where the pellet stove is located and the hallway leading to the bedroom.



CARBON MONOXIDE ALARM(S) Poor

Notes:

At the time of inspection there were no carbon monoxide detectors located in the home. Recommend installation of carbon monoxide detectors in the basement area where the heating sources are located. Also recommend installation of carbon monoxide detector in the living space upstairs.

ADDITIONAL DETAILS

ACCESS LOCATION TO LOWER LEVEL (BASEMENT) Satisfactory

Notes:

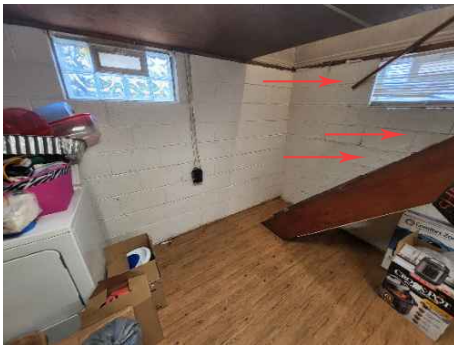
As you enter the house through the front door the access to the lower level basement area is directly to your right through a doorway and down a set of steps.



INTERIOR STEPS LEADING TO THE BASEMENT Poor

Notes:

The interior steps leading to the basement are solid and sturdy but the handrail is too high towards the lower portion of the steps. Also the left side of the stairway should have a baluster or guard to keep from anyone possibly falling off the side of the steps. This poses a significant safety hazard. Recommend further evaluation and correction by a licensed Carpenter or handyman.



RADON MITIGATION SYSTEM Poor

Notes:

Located in the basement near the electrical service entrance panel was an active subslab radon mitigation system. During the electrical inspection it was discovered that the branch circuit wiring was not connected to a breaker therefore the radon mitigation system was not off at the time of inspection. This poses a significant health hazard in the home. See the link below for facts on the health hazards of radon. Recommend further evaluation and correction by a license electrical contractor.

<https://www.cdc.gov/radon/radon-facts.html>





SUMMARY:

REPORT CONCLUSION & WALK-THROUGH 123 Sample St. Richeyville, PA 15358

CONCLUSION:

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every problem. Also because our inspection is essentially visual, latent defects could exist. We can not see behind walls. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, basements may have water problems, and systems may fail without warning. We can not predict future events. For these reasons, you should keep a comprehensive insurance policy current.

This report was written exclusively for our Client. It is not transferable to other people. The report is only supplemental to a seller's disclosure. Thank you for taking the time to read this report, and call us if you have any questions. We are always attempting to improve the quality of our service and our report.

PRE-CLOSING WALK THROUGH:

The walk-through prior to closing is the time for Client to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. Client should be thorough during the walk-through.

Any defect or problem discovered during the walk-through should be

negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases PI Home and Property Inspections LLC of all responsibility. Client assumes responsibility for all known defects after settlement.

The following are recommendations for the pre-closing walk through your new house. Consider hiring a certified home inspector to assist you.

1. Check the heating and cooling system. Turn the thermostat to heat mode and turn the temperature setting up. Confirm that the heating system is running and making heat. Turn the thermostat to off and wait 20 minutes. Turn the thermostat to cool mode and turn the temperature setting down. Confirm the condenser is spinning and the system is making cool air. The cooling system should not be checked if the temperature is below 60 degrees or if the temperature was below freezing the night before the walk-through. And you should not operate a heat pump in the heating mode when it is over 75 degrees outside.

2. Operate all appliances.

3. Run water at all fixtures and flush toilets. Look for plumbing leaks.

4. Operate all exterior doors, windows, and locks.

5. Test smoke and carbon monoxide detectors.

6. Ask for all remote controls to any garage door openers, fans, gas fireplaces, etc.

7. Inspect areas that may have been restricted at the time of the inspection.

8. Ask seller questions about anything that was not covered during the home inspection.

9. Ask seller about prior infestation treatment and warranties that may be transferable.

10. Check to make sure agreed defects to be corrected were corrected properly.

11. Read the seller's disclosure.

Sincerely,

Mark Shemansky