



## ALLSTATE HOME INSPECTIONS INC.

Property Analysis • Environmental Services • Home Preservation

### **Please read the following pages as they contain important information regarding your Report!**

The information contained within this Report is accrued and documented in accordance with the **Standards of Practice and the Code of Ethics of the American Society of Home Inspectors (ASHI)** and as required by the **Pennsylvania Home Inspection Law (Act 114 of 2000)**. Our Report identifies and describes the *Structural Elements, Systems and Subsystems* that are within the Scope of our Inspection. These *Structural Elements, Systems and Subsystems* are also defined in the Standards of Practice of ASHI. A copy of the Standards of Practice of ASHI has been enclosed in our Inspection Report Packet Folder for your review.

It is important to understand that the emphasis of our Inspection and the attached Report document is toward conditions that are considered to be a "**Material Defect.**". **The Pennsylvania Home Inspection Law (Act 114 of 2000)** defines "**Material Defect**" as "*a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.*"

In accordance with the **Pennsylvania Home Inspection Law (Act 114 of 2000)**, we conspicuously set forth the following statements;

- *A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the structure and its components on the date of the inspection.*
- *The results of this home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonable ascertainable in a competently performed home inspection. No warranty or guaranty is expressed or implied.*
- *If the person conducting your home inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts, you may be advised to seek a professional opinion as to any defects or concerns mentioned in the report.*
- *This home inspection report is not to be construed as an appraisal and may not be used for any such purpose.*

**Thank you for the opportunity to submit this Report.** As with any technical document, the level of detail within this Report is very high and requires careful review. The **Overview of Report Sections** found below should be helpful in understanding your report. If you have any questions, please feel free to contact our office at (800) 884 – 0321.

### **A Key to Understanding the Report Format**

The comments within this Report represent conditions apparent at the property inspected, at the time of our inspection. The conditions typically fall into one of the following categories:

**MATERIAL DEFECT** – These items are the emphasis of our inspection and are typically noted in a **BOLD & UNDERLINED** text within our Report. The **Pennsylvania Home Inspection Law (Act 114 of 2000)** defines "**Material Defect**" as "*a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.*"

**COMMON REPAIRS & MAINTENANCE ITEMS** – During our inspection conditions that are more common and manageable may become evident. These conditions may require timely repair, and/or periodic maintenance, to prevent continued or future deterioration.

**LIMITATIONS** – Included in this portion of the report are limitations to our inspection. It is imperative that you review this section of the Report as certain systems and components may require further evaluation. Also noted in this section are comments that are for general informational purposes.

**This report has been prepared for the sole and exclusive use of the client. Use by unauthorized persons or unauthorized distribution is prohibited. The report is limited to the components of the property, which were visible to the inspector at the time of the inspection. Any items not found in this report were not inspected. The INSPECTION AGREEMENT is a part of this report and more specifically delineates the scope of the inspection and the limit of ALLSTATE HOME INSPECTIONS, Inc.'s liability in performing this inspection.**

## GENERAL INFORMATION

### CLIENT AND SITE INFORMATION:

**Service Order #**

2007Sample.

**DATE OF INSPECTION:**

10/01/07.

**TIME OF INSPECTION:**

08:00.

**CLIENT NAME:**

Mr. & Mrs. Buyer.

**ADDRESS OF INSPECTION:**

123 Any Street.

**INSPECTION SITE CITY/STATE/ZIP:**

Any Town, PA.

### BUILDING CHARACTERISTICS:

**ESTIMATED AGE OF STRUCTURE:**

15 - 20 Years.

**BUILDING TYPE:**

Single Family, Colonial.

**STORIES/LEVELS:**

Two.

**UTILITIES STATUS:**

All utilities on.

### GENERAL INFORMATION:

**WEATHER:**

Clear.

**SOIL CONDITIONS:**

Moderately Wet.

**OCCUPANCY STATUS:**

Vacant.

**ATTENDANCE AT INSPECTION:**

Client(s), Client(s) Agent.

# Compendium Report Summary

## **\*\*\* IMPORTANT COMMENTS REGARDING THE USE OF THE COMPENDIUM REPORT SUMMARY DOCUMENT \*\*\***

This documents represents a brief summary of our larger work "The AHI Report". The purpose of this document is to offer in a quick reference format a concise review of the conditions found that, in the Inspectors opinion, meet the criteria of a Material Defect. This documents does not replace or supersede the detailed Report. Parties in receipt of this document MUST read the ENTIRE Report to have a true and complete understanding of the conditions found at the time of Inspection.

Photographs attached are done so as a courtesy only. Not all conditions are readily visible or able to be clearly photographed. Photographs may not show the true extent of certain concerns or conditions and should not be relied upon to reveal or determine the entire scope of concern or conditions.

Cost of Repair estimates are offered as a courtesy only. Stated Costs are provided in an effort to assist clients in determining the potential Cost impact of Materials Defects and should not be consider firm. In accordance with the current Home Inspection Regulations these Costs are; 1) Stated in a range 2) Generated from the Carson Dunlap & Associates Limited - Repair/Replacement Costs 2007 (Source) 3) Not a firm estimate. Actual repair and replacement costs may vary by as much as 300% due to issues such as , design, labor rates, quantity of work, quality of work/ materials and local municipal requirements. Firm cost estimates should be obtained from competent licensed and insured contractors familiar with the type of work required. It is recommended that three (3) independent contractors provide written cost estimates for concerns which are considered Material Defects.

### **Chimney(s) & Fireplace(s) Summary**

**Chimney at rear has marginal clearance above roof line. Condition appears to have caused backdrafting of chimney flue and fireplace areas. Possible safety hazard. Recommend evaluation and repair/extension as recommended by qualified chimney contractor prior to use of fireplace.**

Potential Cost of Repair \*\*\* \$1000.00 to 1500.00 \*\*\* -  
Consult with appropriate contractors for firm estimates.



## Roof Surfaces & Components Summary

Roof materials missing at left front main roof edge. Water entry and resultant damage likely. Recommend review and repair/replacement by a qualified roofer.

Drainage diverter or "cricket" not noted at roof area(s) behind chimney(s). Area more prone to water accumulation and or entry. Staining noted at interior family room ceiling. Recommend installation of diverter to improve drainage around chimney base by a qualified roofer.

Patching noted at front lower garage roof flashing areas (juncture with second floor wall). Condition decreases reliability of juncture. Likely water entry point(s) exist. Staining at garage areas below. Recommend reflashing by qualified roofer.

Flashing(s) raised/separated at rear porch roof to house. Water entry more likely. Recommend repair and or resealing by a qualified roofer.

Potential Cost of Repair \*\*\* \$500.00 to 750.00 \*\*\* - *Consult with appropriate contractors for firm estimates.*



## Attic Space & Roof Structure Summary

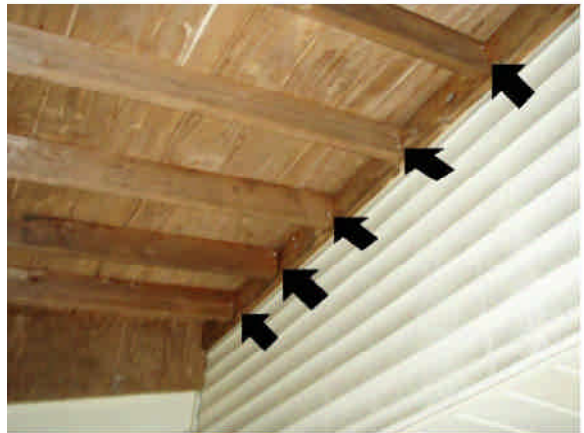
Rodent activity/burrows evident within insulation. Strong odor at master bedroom noted - possibly associated with infestation. Possible health concern. Recommend removal of existing insulation and reinsulating areas, as needed, by qualified insulation contractor.

Potential Cost of Repair \*\*\* \$2400.00 to 2900.00 \*\*\* - *Consult with appropriate contractors for firm estimates.*



**Rear porch roof structure lacks adequate brackets/ fasteners at juncture with the home ledger board. Separation noted at several framing member connections. Possible safety/collapse hazard. Recommend evaluation and reinforcement by a qualified contractor.**

Potential Cost of Repair \*\*\* \$500.00 to 750.00 \*\*\* -  
*Consult with appropriate contractors for firm estimates.*



### **Foundation System & Components Summary**

**Posts lack adequate fasteners at juncture with beam. Beam members also separating slightly. Recommend review and refastening/reinforcement by a qualified contractor.**

Potential Cost of Repair \*\*\* \$500.00 to 750.00 \*\*\* -  
*Consult with appropriate contractors for firm estimates.*



## Plumbing System Summary

Evidence of past sewage back up and or discharge at front yard vent pipe (toilet paper stuck to inside of pipe at initial inspection of exterior). Unable to determine cause or frequency of past concerns. During operation of water fixtures and drains sewage did back up and overflow at front yard vent pipe. Recommend confirming complete disclosure of any known concerns, complete evaluation and cleaning along with video inspection/scoping and repair/replacement, if and as needed, to insure integrity and drainage by a qualified contractor.

Potential Cost of Repair \*\*\* SORRY - UNABLE TO ESTIMATE DUE TO COMPLEXITY OR STRONG POTENTIAL FOR CONCEALED CONCERNS \*\*\* - Consult with appropriate contractors for firm estimates.



## Electrical Systems Summary

Main electric service cable frayed. Possible safety hazard. Possible fire hazard. Recommend replacement by a qualified electrician.

Potential Cost of Repair \*\*\* \$600.00 to 850.00 \*\*\* - Consult with appropriate contractors for firm estimates.



# Sites & Grounds - The AHI Report

## Typical Components Reviewed During This Phase Of Inspection:

Walks, Driveways & Patios   Porches & Decks   Stairs & Railings   Grading & Drainage   Vegetation/Trees  
Fences, Retaining Walls & Foundation Wells

**\*\*Note: Components listed above may or may not exist at the property inspected\*\***

## **Conditions Evident At Time Of Inspection:**

### **Walks, Driveway & Patios:**

The driveway apron is settled. Portions of drive also deteriorated/settled. Recommend repair or replacement by qualified contractor.

Cracking noted at the drive juncture with garage apron surface(s). Based on the extent of the crack we recommend repair and careful monitoring of area to reduce drainage concerns.

Minor unevenness noted at the entry walk surface(s). Suggest caution during use and careful monitoring for need of repair/replacement should condition worsen.

### **Porches & Decks:**

Deck in direct contact or close proximity to earth/ground. Condition limits inspection of underlying materials/components. Condition more likely to cause deterioration and or wood destroying insect infestation. Recommend maintenance, as able, and careful monitoring for future concerns. Refer to comments below.

Weathered/worn surfaces noted at rear deck/porch areas and railings. Condition likely to increase safety concerns. Recommend refinishing or resurfacing by qualified contractor.

Fasteners and floor boards at rear deck raised at time of inspection. Condition creates trip/safety hazard. Recommend review and repair/upgrade by qualified contractor for safety.

### **Stairs & Railings:**

Stair riser(s) uneven at rear porch entry and deck steps. Condition creates unsafe stairway. Possible trip hazard. Recommend repair.

Railing loose at deck. Possible safety/fall hazard. Recommend repair to improve safety.

### **Grading & Drainage:**

Refer to comments within this Section for additional related drainage concerns.

Erosion noted at areas around foundation. Typically condition is due to clogged/leaking roof drain systems, lack of downspout extensions and or inadequate grading. Recommend correction of drainage concerns and regrading of areas to improve water discharge away from foundation areas.

Grading is inadequate at areas around foundation, including below rear porch areas. Condition likely to allow water to drain back against foundation and entry into foundation walls and or lower levels. Recommend proper regrading to improve drainage away from foundation areas.

**Vegetation/Trees:**

Vegetation too close and or in contact with portions of exterior. Condition likely to cause damage and or attraction for wood destroying insect infestation. Recommend removal, as able, to reduce concerns.

Vegetation overgrown at walk areas. Condition limits use of walks and increases safety concerns. Recommend trimming, as able, or removal by a qualified landscape contractor.

**Fences, Retaining Walls & Foundation Wells:**

One or more foundation wells lack proper covers. likely water accumulation and or entry point. Recommend covering to reduce potential for future concerns.

Deterioration noted at the rear adjoining property fence. Concern due to apparent pool. Safety hazard for children. Recommend consulting neighbor for repair/replacement.

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**Limitations:**

To ensure complete understanding of the scope and limitations of this inspection, Allstate Home Inspections, Inc. strongly advises client to review the executed Inspection Agreement, as well as a copy of the ASHI Standards Of Practice and Code Of Ethics.

# Exterior Surfaces - The AHI Report

## Typical Components Reviewed During This Phase Of Inspection:

Exterior Wall Surfaces    Exterior Trim Components

**\*\*Note: Components listed above may or may not exist at the property inspected\*\***

### **Description:**

#### **Siding:**

Vinyl, Faux Stone, Concrete, Brick.

#### **Trim:**

Wood, Metal, Vinyl.

### **Conditions Evident At Time Of Inspection:**

#### **Vinyl Siding:**

The siding/sheathing and wall framing was partially below drive surface at section of wall between garage doors. May promote deterioration and/or wood destroying insect infestation. Deterioration evident at time of inspection. Recommend proper clearance, where able, evaluation and repairs of deteriorated materials then maintaining areas to prevent future concerns.

Minor damage noted at rear siding base areas. Suggest repair or monitoring.

Siding materials noted as loose/separated at rear porch walls, rear wall and left side wall areas. Loose/separated siding is likely to allow water entry into wall structure or sustain further damage in high winds. Recommend repair by a qualified contractor.

#### **Stonework:**

Portions of front stone veneer loose/separated or fallen off at base areas. Recommend evaluation and repair of surfaces by a qualified masonry contractor.

#### **Wall Trim:**

Trim noted as loose/separated at rear porch screen edges/wall areas. Recommend repair by a qualified contractor.

#### **Exterior Sealant:**

Inadequate caulk sealant at many exterior components. Condition may allow water, insect and air infiltration into wall cavities. Recommend careful review and resealing, as needed, by a qualified exterior contractor.

As part of typical exterior maintenance we suggest periodic review and recaulking of exterior components to reduce potential for water, insect and air infiltration.

## **Limitations:**

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To ensure complete understanding of the scope and limitations of this inspection, Allstate Home Inspections, Inc. strongly advises client to review the executed Inspection Agreement, as well as a copy of the ASHI Standards Of Practice and Code Of Ethics.

# Chimney(s) & Fireplace(s) - The AHI Report

## Typical Components Reviewed During This Phase Of Inspection:

Exterior Chimney Surfaces   Visible Interior Chimney Surfaces   Fireplace(s)   Damper(s)

**\*\*Note: Components listed above may or may not exist at the property inspected\*\***

## Description:

### Type of Material(s):

Masonry, Metal.

## Conditions Evident At Time Of Inspection:

### Exterior Chimney Conditions:

**Chimney at rear has marginal clearance above roof line. Condition appears to have caused backdrafting of chimney flue and fireplace areas. Possible safety hazard. Recommend evaluation and repair/extension as recommended by qualified chimney contractor prior to use of fireplace.**

Enclosed/restrictive chimney cap atop fireplace flue. Recommend review and removal/replacement by a qualified chimney contractor.

Cracking noted at the rear stucco chimney surface(s). Based on the extent of the crack we recommend repair and careful monitoring of area.

Heater and water heater metal chimney vent rusting. We suggest proper preparation and painting.

### Visible Interior Chimney Conditions:

Moisture/condensation apparent at metal chimney vent within attic area. Condition may be due to condensation on vent and or rain water entry at chimney areas. Recommend careful monitoring for future concerns and need for repair.

### Fireplace(s):

Fresh air intake sealed shut. Reopen/activate.

Cracking noted at the fireplace hearth/mantle areas/surface(s). Based on the extent of the crack we recommend repair and careful monitoring of area.

Refer to comments above.

## Limitations:

To ensure complete understanding of the scope and limitations of this inspection, Allstate Home Inspections, Inc. strongly advises client to review the executed Inspection Agreement, as well as a copy of the ASHI Standards Of Practice and Code Of Ethics.

This is not a Chimney Certification. Our chimney inspection is strictly limited to the readily visible and/or accessible components only. Concealed or visually inaccessible portions of the chimney, such as, but not limited to, the presence of a flue lining, interior deterioration/cracking, draft, shared flues, and or debris within is beyond the scope of this inspection. Many common chimney concerns cannot be determined by a visual inspection only. As this is a limited inspection we recommend consulting with a qualified chimney contractor,

prior to settlement, if further information and or "Certification" is desired or required.

One or more chimney flue(s) are capped. Unable to remove for visual inspection. Based on limited review client may consider more indepth inspection by a qualified chimney contractor.

## Roof Surfaces & Components - The AHI Report

### Typical Components Reviewed During This Phase Of Inspection:

Roof Materials   Flashings   Drainage Components

**\*\*Note: Components listed above may or may not exist at the property inspected\*\***

### **Description:**

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**Roof Style:**

Moderate Pitch Sloped.

**Type Of Materials:**

Composite Shingle.

**Number of Layers:**

One.

**Method Of Inspection:**

Roof Top.

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### **Conditions Evident At Time Of Inspection:**

**Roofing Materials:**

All roof surfaces, flashings and drainage components, regardless of type, require periodic inspection and maintenance. Certain materials such as, slate, terra cotta, cedar, built up asphalt and asbestos shingle are even more sensitive to maintenance requirements. We suggest developing a relationship with a qualified roofing contractor to perform periodic maintenance, as required. Failure to do so will likely result in premature failure of the roofing surfaces.

Skylights noted with roof surfaces. In many cases units are prone to water entry, especially during wind driven rain. Suggest carefully monitoring of areas for future concerns and need of resealing/repair.

Shingle tabs at one or more valley areas lack proper back cut at top edge. Condition may lead to water entry at shingle top area. Recommend review and proper trimming by qualified roofer.

Patching was evident at the main roof surface(s). In many cases we are unable to determine the reason for, or longevity of such patch work. Suggest careful monitoring.

**Roof materials missing at left front main roof edge. Water entry and resultant damage likely. Recommend review and repair/replacement by a qualified roofer.**

Inadequate seal (tabs not stuck together) at shingle tab areas. Shingles are more prone to lifting and or wind damage. Wind driven rain entry is also more likely. Recommend review and repair/resecuring by a qualified roofer.

The roofing surfaces show normal wear for their age and type. Normal wear typically includes slight surface deterioration, initial signs of cracking/curling, and separation/lifting of materials. We suggest monitoring the roof surface for future wear and need of repairs/replacement.

## Flashings:

**Drainage diverter or "cricket" not noted at roof area(s) behind chimney(s). Area more prone to water accumulation and or entry. Staining noted at interior family room ceiling. Recommend installation of diverter to improve drainage around chimney base by a qualified roofer.**

**Patching noted at front lower garage roof flashing areas (juncture with second floor wall). Condition decreases reliability of juncture. Likely water entry point(s) exist. Staining at garage areas below. Recommend reflashing by qualified roofer.**

**Flashing(s) raised/separated at rear porch roof to house. Water entry more likely. Recommend repair and or resealing by a qualified roofer.**

## Drainage Components:

Roof drainage systems require periodic cleaning and flushing to insure proper discharge away from foundation area. Suggest periodic evaluation and cleaning of items such as, gutters, scuppers, outlets, downspouts, downspout discharge extensions and or underground drains to prevent water back up at the foundation areas.

Gutter system support spikes loose/failing. Condition likely to allow sagging and improper drainage of roof gutter system. Recommend review and repair by a qualified roofer.

Gutters loose/sagging at roof edges. Recommend evaluation and rehangng of gutters by a qualified roofing contractor to insure proper discharge of water from foundation areas.

Damage noted at portions of gutter. Recommend evaluation and repair by a qualified contractor.

Underground drain line(s) noted. In most cases we are unable to determine point of discharge. Suggest confirming proper discharge away from foundation areas.

Downspout extensions not noted at several areas. Suggest installation to insure proper discharge of water away from foundation area.

Downspout(s) disconnected from left rear underground drain line. Drain pipe damaged as well. Recommend correction and insuring proper discharge of water away from foundation areas.

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## Limitations:

This is a limited inspection of the roof. Based on the strictly visual nature of our inspection no certification, warranty, or guarantee is given as to the watertight integrity of the roof surfaces and components. Inspectors can not determine watertight integrity by a visual inspection. Roof surfaces and components can develop leaks at any time, or existing leaks may not be apparent at the time of our inspection. If a more in depth review of the roof and components is desired or required, we suggest consulting with a qualified roofing contractor.

To ensure complete understanding of the scope and limitations of this inspection, Allstate Home Inspections, Inc. strongly advises client to review the executed Inspection Agreement, as well as a copy of the ASHI Standards Of Practice and Code Of Ethics.

Our roof inspection is limited. We recommend obtaining any and all information and confirming complete disclosure of roof history.

# Attic Space & Roof Structure - The AHI Report

## Typical Components Reviewed During This Phase Of Inspection:

Roof Framing   Roof Sheathing   Ventilation   Insulation   Vapor Barrier

**\*\*Note: Components listed above may or may not exist at the property inspected\*\***

## **Description:**

### **Framing Structure:**

Conventional Wood Framing.

### **Sheathing:**

Plywood.

### **Type of Ventilation:**

Ridge, Soffit.

### **Insulation:**

Batts, Blown-In.

### **Vapor Barrier:**

Kraft Paper.

### **Method of Inspection:**

Entered.

## **Conditions Evident At Time Of Inspection:**

### **Roof Framing:**

**Rear porch roof structure lacks adequate brackets/fasteners at juncture with the home ledger board. Separation noted at several framing member connections. Possible safety/collapse hazard. Recommend evaluation and reinforcement by a qualified contractor.**

Bowing was noted on roof surfaces. After review of visible and accessible interior and exterior components, there was no indication of structural concern. Condition appears to be due to common construction practices, and/or sagging of roof components. Monitor.

### **Insulation:**

Insulation disturbed at various areas of attic space. Condition is likely to decrease efficiency. Recommend review and resetting/improvement by a qualified insulation contractor.

**Rodent activity/burrows evident within insulation. Strong odor at master bedroom noted - possibly associated with infestation. Possible health concern. Recommend removal of existing insulation and reinsulating areas, as needed, by qualified insulation contractor.**

## **Limitations:**

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To ensure complete understanding of the scope and limitations of this inspection, Allstate Home Inspections, Inc. strongly advises client to review the executed Inspection Agreement, as well as a copy of the ASHI Standards Of Practice and Code Of Ethics.

Limited review of attic due to lack of flooring. Inspection of this space was performed from entry hatch and floored portions.

Evidence of rodent activity, rodent bait and/or traps noted. We suggest consultation with a pest control contractor regarding the possibility of infestation.

# Door & Window Systems - The AHI Report

## Typical Components Reviewed During This Phase Of Inspection:

Windows   Window Frames   Skylights   Doors   Door Frames   Garage Door Systems

**\*\*Note: Components listed above may or may not exist at the property inspected\*\***

## **Conditions Evident At Time Of Inspection:**

### **Windows, Window Frames & Skylights:**

Wood sill core is exposed at several window sill ends. Vinyl cladding does not fully cover areas. Prone to water entry and deterioration. Deterioration noted at rear window base area. Recommend repair/sealing and carefully monitoring.

Screws raised/loose at skylight exterior trim. Recommend repair.

### **Doors & Door Frames:**

Deterioration noted at the front entry door frame surface(s). Appears minor. Recommend repair/replacement.

One or more doors missing. Replace.

Double cylinder locks noted at one or more exterior doors. This type of lock requires a key for operation from both sides of the door. Locks may pose a safety hazard during emergency exit. Suggest consulting with a locksmith for replacement options.

One or more doors rub against frame. Suggest trimming or adjustment of door to improve operation.

One or more closet doors off track and or require adjustment. Suggest repair/adjustment.

### **Garage Door Systems:**

Deterioration noted at the garage doors and frame surface(s). Recommend replacement.

### **Garage Door Opener(s):**

Garage door opener was inoperable/disconnected at one door at time of inspection. Recommend review and repair by a qualified garage door contractor. Both openers are older. We also recommend testing of garage door opener safety mechanisms to insure proper and safe operation of unit.

Garage door opening systems may pose serious safety hazards due to potential crushing forces. Several types of safety reverse mechanisms are available. All systems require periodic testing to insure safe operation. Older openers may lack newer safety features and should be upgraded. We recommend obtaining owners manuals to review the safety features and testing procedures for any existing door openers. If manuals are not available, or if door openers are older we recommend upgrading unit to insure proper and safe operation.

## **Limitations:**

To ensure complete understanding of the scope and limitations of this inspection, Allstate Home Inspections, Inc. strongly advises client to review the executed Inspection Agreement, as well as a copy of the ASHI Standards Of Practice and Code Of Ethics.

# Foundation System & Components - The AHI Report

## Typical Components Reviewed During This Phase Of Inspection:

Foundation Floors & Walls    Support Posts, Beams, Joists & Subfloor    Sump Pit & Pump  
Ventilation, Insulation & Vapor Barriers

**\*\*Note: Components listed above may or may not exist at the property inspected\*\***

## **Description:**

### **Style Of Foundation:**

Basement, Slab On Grade.

### **Floors:**

Concrete.

### **Walls:**

Concrete.

### **Posts and Beams:**

Steel, Wood.

### **Insulation:**

Batts. Blankets.

### **Ventilation:**

Window.

### **Vapor Barrier:**

Kraft Paper, Foil.

### **Method of Inspection:**

Entered, Viewed From Perimeter.

## **Conditions Evident At Time Of Inspection:**

### **Foundation Floors & Walls:**

Slight sloping, sagging and/or unevenness noted at the family room floor slab system. In many cases we cannot fully review the underlying floor system. Based on areas available for review condition does not appear significant. If further review is desired we suggest consulting with a qualified contractor or structural engineer.

Staining noted at basement partition wall base areas and foundation wall/floor areas. Condition appears older and may be due to improper grading, roof drainage systems and/or ground water levels. Correct all noted drainage concerns and monitor. If drainage concerns were not evident, or if concern persists, we recommend evaluation by a qualified foundation water proofing contractor.

### **Support Posts, Beams, Joists & Subfloor:**

Cutting and sistering of floor joists at several areas. Appears associated with leveling work at floor framing. Confirm history and monitor.

Mildew, mold and/or fungus growth noted at platform framing at sump pump area. Condition is beyond the scope of this report. Based on potential health implications associated with this condition we recommend evaluation and cleaning as prescribed by a qualified industrial hygienist or other qualified individual after resolution of any contributing moisture factors.

Fasteners at joist hangers inadequate/incomplete at basement stairwell opening. Hangers are typically designed for use with specified fasteners and all nail holes should be used. Possible safety and failure concern. Recommend repair/reinforcement.

Temporary supplemental support post(s) noted. Installation appears acceptable for intended reinforcement of floor system. Suggest monitoring.

**Posts lack adequate fasteners at juncture with beam. Beam members also separating slightly. Recommend review and refastening/reinforcement by a qualified contractor.**

### **Sump Pit & Pump:**

Sump pump drain discharges within close proximity of foundation. Extend to drain away from foundation.

Sump pump set within stagnant water/debris. Clean pit and reset pump to prevent possible clogging and interruption of operation.

For additional protection, client may consider installation of a battery operated back up, sump pump, system to ensure proper foundation drainage during power outages.

Sump pump system inoperable at time of inspection (unplugged). Unable to determine reason. Recommend review and reconnection or replacement by a qualified plumber to insure proper operation.

### **Ventilation, Insulation & Vapor Barriers:**

Vapor barrier noted at perimeter insulation materials. Condition may entrap moisture and cause related damage. Suggest reinsulating or removal of vapor barrier.

Insulation at foundation wall areas loose/fallen. Recommend removal and reinsulation by a qualified contractor.

Moisture levels at foundation areas is prone to fluctuation depending on weather, drainage, ground water, etc. We recommend installing a dehumidifier system to help manage moisture levels within structure.

Ventilation at foundation areas blocked (windows sealed shut). Recommend removal of blockage to increase air flow through area.

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### **Limitations:**

To ensure complete understanding of the scope and limitations of this inspection, Allstate Home Inspections, Inc. strongly advises client to review the executed Inspection Agreement, as well as a copy of the ASHI Standards Of Practice and Code Of Ethics.

A portion of the basement, or lower level, was noted as finished living space where foundation walls, sills, floor joists above and/or floor slab below are concealed. As these components are not visually accessible, they are not within the scope of this inspection. Client(s) are advised to consult with sellers regarding any concerns that may exist.

Slab foundation noted. In most instances, we are unable to fully inspect this component, due to floor coverings. Review limited to visible portions, or restricted by floor coverings.

Moisture conditions within the basement, or levels below grade, may vary over time, depending on weather and grading conditions. Recommend requesting complete disclosure of any known concerns, monitor exterior conditions and performing regular exterior maintenance in order to prevent any future concerns arising from water penetration. No certification, warranty or guarantee is given as to the watertight integrity of the foundation. Inspectors can not determine future water entry potential based on visual inspection. If client desires a more in depth review of this issue, we suggest consulting a qualified waterproofing contractor.

Unable to fully inspect portions of basement perimeter framing areas due to insulation. Removal of insulation is beyond scope of Inspection. Client may consider further review of areas behind insulation, if able.

# Interior Surfaces & Components - The AHI Report

## Typical Components Reviewed During This Phase Of Inspection:

Floors, Walls & Ceiling Systems    Bathroom Tile, Enclosures & Sealant    Cabinetry & Countertops    Stairs & Railings

Fire Resistant Surfaces

**\*\*Note: Components listed above may or may not exist at the property inspected\*\***

## **Description:**

### **Floor Systems:**

Conventional Wood, Concrete.

### **Wall Systems:**

Wood Framed.

### **Ceiling Systems:**

Conventional Wood.

## **Conditions Evident At Time Of Inspection:**

### **Floors, Walls & Ceilings:**

Staining noted at family room ceiling surfaces (above fireplace - possibly due to flashing concerns). Based on review condition appears recent and active. Condition may cause concealed water damage and related concerns such as mold, mildew and/or fungus growth. Recommend repair of moisture entry source followed by careful review, monitoring and/or repair of area. Refer to Roof Section.

Portions of living space appear to lack adequate egress in the event of a fire. Condition is more common in areas such as finished basements. We recommend consulting with the local fire marshall regarding egress requirements if areas are to remain as living space.

### **Bathroom Tile, Enclosures & Sealant:**

Inadequate seal at bathroom tub/shower and/or enclosure areas. We recommend caulking to minimize water penetration. Water penetration may cause deterioration of the wall substrate which is not always visible, or evident, at the time of inspection.

Bathtub, shower and enclosure areas require periodic caulking and resealing to prevent water leakage and related damage. Suggest periodic maintenance.

Tilework loose/separated and cracked at master bathroom tub area and floor near tub. Condition may allow water entry and damage at subsurfaces. Recommend evaluation and repair by a qualified contractor.

### **Cabinetry & Countertops:**

Cabinet loose at kitchen island. Suggest repair.

### **Fire Resistant Surfaces:**

Fire wall damaged at areas. Condition reduces fire resistance of surface. Possible fire and safety hazard. Condition may allow rapid spread of fire from garage to living space. Recommend repair by a qualified contractor to insure adequate fire separation and protection. Client may consider review by local fire marshall to confirm compliance with fire regulations.

Fire stopping/sealant not noted at duct/framing bay areas. Recommend improvement by qualified contractor to reduce potential for rapid spread of fire through home.

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### **Limitations:**

To ensure complete understanding of the scope and limitations of this inspection, Allstate Home Inspections, Inc. strongly advises client to review the executed Inspection Agreement, as well as a copy of the ASHI Standards Of Practice and Code Of Ethics.

Vaulted or cathedral ceiling construction noted at portions of all areas of structure. We are unable to visually inspect the space between the ceiling and the roof deck. If you have concerns regarding this area of the home, we suggest contacting a specialist for further evaluation and information.

The home was vacant at the time of our inspection. Conditions within vacant homes can change dramatically over a short period of time. Recommend review of all systems and components for proper operation, prior to settlement.

Our inspection reflects the conditions visible and evident, to our Inspector, at the time and date of inspection. Conditions can, and do change. Client is strongly advised to carefully review the property, and all systems, during the pre-settlement walk through.

# Plumbing System

## Typical Components Reviewed During This Phase Of Inspection:

Water Distribution Piping   Drain Piping & Ventilation   Plumbing Fixtures   Water Heater(s)  
Fuel Supply & Distribution

**\*\*Note: Components listed above may or may not exist at the property inspected\*\***

## Description:

### Water Source:

Public.

### Main Supply Piping:

Copper.

### Main Distribution Piping:

Copper.

### Location of Main Water Shut Off:

Basement.

### Drain/Waste System:

Public.

### Drain/Waste Piping:

PVC. Cast Iron.

### Water Heating System:

Natural Gas.

### Water Temperature:

Less than 90 Degrees (F)

### Fuel Systems:

Natural Gas.

### Location of Main Fuel Shut Off:

Exterior.

## Conditions Evident At Time Of Inspection:

### Drain Piping & Ventilation:

**Evidence of past sewage back up and or discharge at front yard vent pipe (toilet paper stuck to inside of pipe at initial inspection of exterior). Unable to determine cause or frequency of past concerns. During operation of water fixtures and drains sewage did back up and overflow at front yard vent pipe. Recommend confirming complete disclosure of any known concerns, complete evaluation and cleaning along with video inspection/scoping and repair/replacement, if and as needed, to insure integrity and drainage by a qualified contractor.**

Slow drain discharge noted at hall bathroom tub. Suggest cleaning and monitoring for continued concerns. Should condition reoccur we suggest review by a qualified plumber.

Drain lines inadequately pitched at kitchen sink. Condition may cause blockage or slow drains. Recommend repair by a qualified plumber.

**Valves & Faucets:**

Stopper mechanism inoperable at sink/tub. Suggest repair by a qualified plumber.

Valve assembly leaks at kitchen faucet areas. Recommend upgrade by qualified plumber.

Exterior garden hose spigots/bibs should be shut off and drained during colder months to reduce potential for freezing. Recommend draining as able or upgrade to newer frost proof style valves.

**Other Plumbing Fixtures:**

Client may consider installation of steel braided hoses at the washing machine, to prevent rupturing of supply hoses.

**Water Heater:**

Water heater adjusted to low setting. Condition is common when property is vacant or occupant is on vacation. Suggest resetting to manufacturers recommended position and insuring proper operation.

**Gas Fuel Supply & Distribution:**

Gas line is in harms way/prone to damage at garage floor edge. Consider protective measures, caution or consult gas company regarding possible relocation.

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**Limitations:**

To ensure complete understanding of the scope and limitations of this inspection, Allstate Home Inspections, Inc. strongly advises client to review the executed Inspection Agreement, as well as a copy of the ASHI Standards Of Practice and Code Of Ethics.

Shut-off valves under sinks, toilets or appliances are not turned or tested during the inspection, due to the possibility of leaking. Client(s) should periodically operate shut-off valves to insure proper operation, and reduce leakage.

# Electrical Systems - The AHI Report

## Typical Components Reviewed During This Phase Of Inspection:

Main Service Cable, Meter & Service Panels    Circuit Protection    Circuit Wiring & Fixtures  
Grounding System & GFI Devices

**\*\*Note: Components listed above may or may not exist at the property inspected\*\***

## Description:

### Service Cable Location:

Overhead.

### Service Cable Material:

Stranded Aluminum.

### Service Cable Rating:

200 amp/220 volts.

### Circuit Panel Location(s):

Basement.

### Circuit Protection Devices:

Breakers.

### Circuit Wire Material(s):

Copper.

## Conditions Evident At Time Of Inspection:

### Main Service Cable:

**Main electric service cable frayed. Possible safety hazard. Possible fire hazard. Recommend replacement by a qualified electrician.**

### Meter Box:

Electric meter separated/loose from wall. Condition is commonly due to settlement of soil at underground utility feed. Recent sealant/patching noted. Recommend resetting, sealing edges and carefully monitor by a qualified electrician.

### Service Panel(s):

Opened breaker position noted within panel/disconnect. Possible safety hazard. Recommend installing breaker or cover blank.

Portions of circuitry wiring unsafely routed within main service panel. Condition is commonly due to careless/non professional installation and or addition expansion of circuitry within home. Recommend review and improvement, as able, by a qualified electrician.

**Circuit Protection:**

Disconnect serving air conditioner or other appliance lacks proper lock. Recommend securing for safety purposes.

**Fixtures:**

Light fixture broken/inoperable at garage door opener. Recommend repair by qualified electrician.

**Switches:**

"Three way" switch assembly inoperable. Recommend review and repair by a qualified electrician.

**Receptacles:**

One or more receptacles loose in wall. Recommend repair by qualified electrician.

**GFCI Safety Devices:**

Ground fault Interrupter(s) (GFI) missing at hall bathroom. Possible safety hazard. Recommend installation of GFI's, as needed, by a qualified electrician.

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**Limitations:**

To ensure complete understanding of the scope and limitations of this inspection, Allstate Home Inspections, Inc. strongly advises client to review the executed Inspection Agreement, as well as a copy of the ASHI Standards Of Practice and Code Of Ethics.

# Heating System - The AHI Report

## Typical Components Reviewed During This Phase Of Inspection:

Cabinet, Burners, Elements & Coils    Filters, Blowers & Ductwork  
Circulating Pumps, Zone Valves, Distribution Piping & Safety Valves    Exhaust Vent Connector Pipes  
Condensate Drains    Thermostats

**\*\*Note: Components listed above may or may not exist at the property inspected\*\***

## **Description:**

### **Type Of System(s):**

Gas, Forced Air.

### **Supplemental Systems:**

Not Applicable.

### **Additional Operations:**

Air Conditioning Coil.

### **System Location(s):**

Basement.

## **Conditions Evident At Time Of Inspection:**

### **Cabinet, Burners, Elements & Coils;**

General condition of system dirty. Recommend professional cleaning by a qualified heating contractor.

### **Filter, Blower & Ductwork;**

Ductwork noted as dirty. Possible health concern. Recommend cleaning by a qualified duct cleaning contractor.

General condition of system dirty. Recommend professional cleaning by a qualified heating contractor.

Filter system clogged at time of inspection. Recommend replacement as soon as possible. Failure to do so may cause damage to system. Recommend maintenance of filter as per manufacturers recommendations, typically every 2 months.

Filter systems/cartridges require periodic cleaning or replacement. Failure to do so may cause restriction of air flow through system, decrease in efficiency and possible damage to system. Recommend replacement of filter as per manufacturers recommendations, typically every 2 months.

Filter system out of position. Condition allows unfiltered air directly into system resulting in restriction of air flow through system, decrease in efficiency and possible damage to system. Recommend proper resetting of filter and maintaining as per manufacturers recommendations, typically every 2 months.

Ductwork inadequately sealed. Recommend resealing to improve circulation and efficiency.

### **Exhaust Vent Connector Pipe;**

Minor corrosion noted. Suggest cleaning and monitoring for future concerns.

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### **Limitations:**

To ensure complete understanding of the scope and limitations of this inspection, Allstate Home Inspections, Inc. strongly advises client to review the executed Inspection Agreement, as well as a copy of the ASHI Standards Of Practice and Code Of Ethics.

Inspection of the furnace heat exchanger is not within the scope of this report. We make no representation of the condition of this component. If further review is desired, we recommend contacting a heating contractor.

Preventative maintenance should be performed on the heating system to prevent future deterioration.

# Air Conditioning System - The AHI Report

## Typical Components Reviewed During This Phase Of Inspection:

Compressor   Condenser   Coil   Refrigerant Lines   Filter   Blower   Ductwork   Condensate Drainage   Thermostat

**\*\*Note: Components listed above may or may not exist at the property inspected\*\***

## **Description:**

### **Type Of System(s):**

Central Air.

### **Supplemental Systems:**

Not Applicable.

### **Additional Operations:**

Not Applicable.

### **Compressor Location(s):**

Left Side Exterior.

### **Air Handler Location(s):**

Same as heater.

## **Conditions Evident At Time Of Inspection:**

### **Compressor, Condenser, Coils & Refrigerant Lines;**

Heavy rusting and or corrosion noted at system and internal components. Based on extent of condition we recommend further evaluation and repair or replacement of system by a qualified contractor.

Insulation on refrigerant lines deteriorated. Condition may decrease efficiency of system and/or cause condensation to form on lines. Suggest reinsulating by a qualified contractor.

Damaged noted at compressor cooling fins. Condition typically occurs due to contact from lawn equipment or general incidental contact. Condition appears relatively minor. If concerned, or if operational concerns become apparent, we recommend evaluation of system by a qualified HVAC contractor. To prevent future damage we recommend protective measures around system or caution.

Refrigerant line loose at basement. Secure.

### **Condensation Drainage System;**

Condensation drain system(s) discharge into foundation area (typically into perimeter trough or sump pit areas). Staining at floor area suggest past clogging. Recommend installation of a condensate pump system to discharge water to the exterior of the structure, away from the foundation.

## **Limitations:**

To ensure complete understanding of the scope and limitations of this inspection, Allstate Home Inspections, Inc. strongly advises client to review the executed Inspection Agreement, as well as a copy of the ASHI Standards Of Practice and Code Of Ethics.

The existing air conditioning system is nearing, or beyond, its typical operating life. System at this stage may fail at anytime. Consider budgeting for replacement, if concerns become evident.

Preventative maintenance should be performed on the air conditioning system to prevent future deterioration.

A detailed review of the cooling capacity of the air conditioning system is beyond the scope of this inspection. If desired, a qualified HVAC contractor should be consulted.

We are unable to determine the balance of the system or adequacy of existing system to comfortably heat/cool the entire structure. Overall comfort of the heating/cooling system depends on many factors such as outdoor air temperature, insulation, windows, system configuration, etc. If client desires more information we recommend consulting with a qualified specialist.

## Miscellaneous Systems & Components - The AHI Report

### Description:

**Cooktop Fuel/Power:**

Electric.

**Oven Fuel/Power:**

Electric.

**Dryer Fuel/Power:**

Gas & Electric.

**Other Built-in Appliances:**

Dishwasher, Disposal.

### Conditions Evident At Time Of Inspection:

**Built-in Appliances;**

Element inoperable at cooktop/oven. Recommend repair by a qualified appliance company.

Oven/Cooktop units should have a Anti Tip Bracket to prevent accidental overturn or tipping which may lead to serious injury/burns. Due to the potential safety concerns we recommend confirming installation of bracket by a qualified installer.

LED panel dim at oven. Recommend repair.

**Ventilation Fans & Systems;**

Exhaust fan serving one or more bathrooms, inoperable at time of inspection. Condition may be due to simple disconnection of fan assembly or more serious failure of fan motor. Recommend repair to insure proper discharge of exhaust to exterior.

Vent hood loose at cooktop areas. Recommend securing.

Exhaust vent system(s) discharge into attic space (main and lower attics). Condition likely to create excessive moisture concerns and related damage. Recommend redirecting of line(s) to discharge to exterior.

**Smoke Detectors & Carbon Monoxide Detectors;**

Carbon monoxide detector(s) are a safety device that should be installed in any home with fossil or wood fueled appliances. Carbon monoxide detector(s) are readily available and should be installed in accordance with manufacturers and/or local fire marshals specifications. Devices require periodic testing to insure proper operation. Upon occupancy we recommend, if required, confirming proper installation of approved device(s).

Smoke detectors are a potential life saving device that should be appropriately installed and operational in every structure prior to occupancy. We recommend confirming existence of proper operational detectors, as required by local fire marshall, during the pre-settlement walk through or upon taking possession of the property. Should questions regarding required number or location of detectors arise we recommend consulting with local fire marshall for review and input.

One or more smoke detector(s) inoperable and or loose. Possible safety hazard. Recommend insuring proper operation of all smoke detectors prior to occupancy. We recommend consulting with local fire marshal for input on types of detectors available, number of units required and best location of units to insure maximum

protection and fire safety.

Carbon monoxide detector not noted. Possible safety hazard. Recommend insuring proper installation and operation of all carbon monoxide detectors prior to occupancy. We recommend consulting with local fire marshal for input on types of detectors available, number of units required and best location of units to insure maximum protection and safety.

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### **Limitations:**

For future reference and safe operation, we suggest obtaining operators manuals for all appliances and systems.

Portable appliances such as washers, dryers, refrigerators, etc. are not within the scope of this inspection. If these appliances are remaining with the home, confirm proper operation.

Due to the potential for removal of devices, failure of batteries or defective devices, all safety related devices, such as, but not limited to, smoke detectors, carbon monoxide detectors, and alarm system should be inspected for proper placement and operation just prior to settlement or before occupancy. Periodic testing should be performed in accordance with manufacturers specifications. Should client require additional information we suggest consulting with the local fire marshall or system installer.

To insure complete understanding of the scope and limitations of this inspection, Allstate Home Inspections, Inc. strongly advises client to review the executed Inspection Agreement, as well as a copy of the ASHI Standards Of Practice and Code Of Ethics.

Dishwashers most commonly fail internally at the pump, motor or seals. Our inspection is limited to the visible components and operating the unit in the normal wash cycle.