



ARMOREDTM
HOME INSPECTIONS, LLC

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**06/03/09 INSPECTION REPORT FOR:
600 YOUR STREET, ANYTOWN, PA 19999**



This report has been prepared for the exclusive use of our client for whom it has been prepared. sharing of this information without prior permission from this client is prohibited.

Roof (Continued)

Material: (continued)



7. Type: Gable

8. Approx Age: 1-3

9. Not Inspected Flashing: None visible- Flashing covered by exterior wall covering. Not visible for identification or inspection.

10. Acceptable Valleys: Asphalt shingle

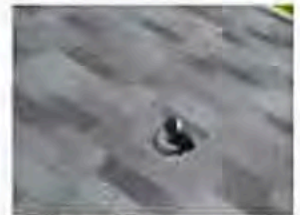


11. Acceptable

Skylights: Insulated glass

12. Acceptable

Plumbing Vents: Copper



13. Marginal

Gutters: Aluminum- Debris filled and blocked. Cleaning recommended for proper roof drainage.



14. Marginal

Downspouts: Aluminum- Extension at downspout termination points are recommended to prevent water penetration in basement/crawlspace areas.



15. Marginal

Leader/Extension; Aluminum- Detached extension noted. Re-attaching recommended.



Main Roof Chimney

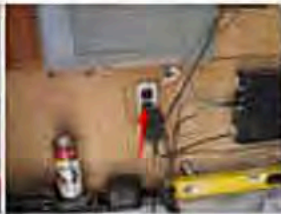
Garage/Carport (Continued)

8. Marginal **Ceiling:** Unfinished wallboard- Evidence of previous leaks by way of stains/mold on ceiling tiles. Insulating duct in area above, ensuring against leaks, and ceiling repair advised.



9. Acceptable **Floor/Foundation:** Poured slab- Floor not visible due to occupant's belongings. Close inspection at pre-settlement walk through advised. Rating reflects visible floor area.

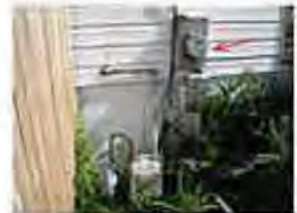
10. Marginal **Electrical:** 110 VAC receptacles and lighting circuits- A non-GFCI circuit is a safety concern. Installation of a GFCI outlet is advised.



Electrical

1. Service Size Amps: 100 Volts: 110-240 VAC

2. Acceptable Service: Aluminum



3. Acceptable 120 VAC Branch Circuits: Copper

4. Acceptable 240 VAC Branch Circuits: Copper

5. Acceptable Conductor Type: Non-metallic sheathed cable

6. Acceptable GFCI: At Panel, At GFCI receptacles

7. Acceptable Ground: Plumbing and rod in ground

Garage Electric Panel

8. Acceptable Manufacturer: Challenger



9. Max Capacity: 100 Amps

10. Acceptable Main Breaker Size: 100 Amps

11. Acceptable Breakers: CU/AL

12. Is the panel bonded? Yes

Attic (Continued)

7. Acceptable **Insulation Depth: 6"**



8. Acceptable **Vapor Barrier: Paper**

9. Acceptable **Attic Fan: Direct drive**

10. Acceptable **House Fan: Direct drive with manual controls**

11. Marginal **Wiring/Lighting: 110 VAC lighting circuit- 1.Exposed wiring splices noted in attic. Proper wiring connection in proper box recommended. 2.Recessed lighting fixtures in contact with insulation. This poses a fire safety concern. Blocking installation to prevent insulation contact with fixture housings is recommended.**



12. Marginal

Bathroom Fan Venting: Routed to exterior- Bath exhaust fan vents into attic. Routing exhaust to exterior recommended to prevent excessive moisture build up in attic which may cause health concerns.



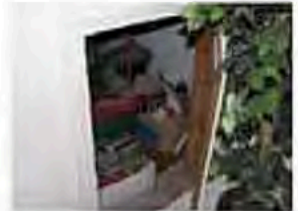
Crawl Space

Lower Level Mudroom Crawl Space

1. Method of Inspection: In the crawl space

2. Not Inspected Unable to Inspect: 75%- Stored items prevent full visibility.

3. Acceptable **Access: Wood door**



4. Moisture Location: N/A

Fireplace/Wood Stove

Basement Fireplace

1. Acceptable Fireplace Construction: Brick



2. Type: Gas log

3. Acceptable Fireplace Insert: Standard

4. Acceptable Smoke Chamber: Brick

5. Not Inspected Flue: Not visible- Blocked not visible.



6. Acceptable Hearth: Concrete slab

Heating System

Lower Level Heating System

1. Acceptable Heating System Operation: Appears functional

2. Manufacturer: Tempstar



3. Model Number: NUG512SBHB2 Serial Number: L941955022

4. Type: Forced air Capacity: 125,000 BTU

5. Area Served: Whole House Approximate Age: 14

6. Fuel Type: Natural gas

7. Acceptable Heat Exchanger: 5 Burner



8. Unable to inspect: 50%

9. Acceptable Blower Fan/Filter: Direct drive with disposable filter- Regular filter replacements/cleaning is recommended for proper unit operation and will prolong life of furnace heat exchanger.



10. Acceptable Distribution: Metal duct

11. Acceptable Circulator: Blower

Plumbing (Continued)

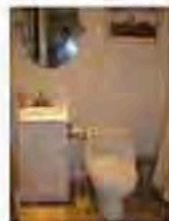
13. Acceptable Flue Pipe: Single wall
 14. Marginal TPRV and Drain Tube: Missing- Plastic tubing is not considered a proper discharge pipe. A proper discharge pipe installation is recommended.



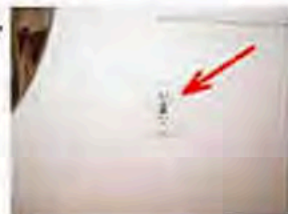
Bathroom

Hall Bath Bathroom

1. Acceptable Ceiling: Painted wallboard
 2. Acceptable Walls: Painted wallboard



3. Acceptable Floor: Vinyl floor covering
 4. Acceptable Doors: Hollow core, six panel, colonial door
 5. Marginal Electrical: 110 VAC receptacles and lighting circuits- GFCI did not respond to test, repair/replacement by a qualified electrician recommended.



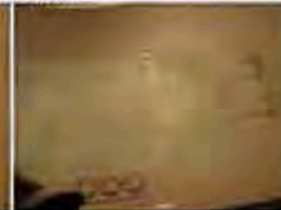
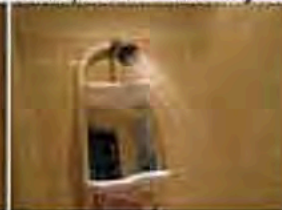
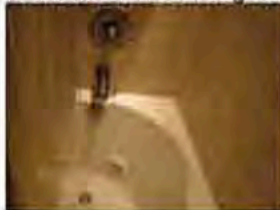
6. Marginal Counter/Cabinet: Molded bowl and cabinet- Sink not properly mounted/secured to wall/cabinet, securing recommended by a qualified professional.



7. Acceptable Sink/Basin: Molded single bowl
 8. Marginal Faucets/Traps: Peerless- Stopper not operable. Stopper repair/replacement recommended.



9. Acceptable Tub/Surround: Fiberglass Whirlpool tub with vinyl surround



Kitchen

Main floor Kitchen

1. Acceptable **Cooking Appliances:** General Electric



2. Acceptable **Ventilator:** General Electric

3. Acceptable **Disposal:** General Electric



4. Acceptable **Dishwasher:** Kenmore

5. Air Gap Present? Yes

6. Acceptable **Refrigerator:** General Electric

7. Acceptable **Microwave:** General Electric



8. Marginal **Sink:** Dual bowl stainless- 1.Spray permits water at spout when in use, repair/replacement recommended.
2.Spray wand also leaks after use into cabinet below, repair/replacement recommended.



9. Marginal **Electrical:** 110 VAC GFCI, and light circuit- Under cabinet lighting was not functional at the time of inspection. Reason unknown. Electrician evaluation and repair/replacement recommended.



10. Marginal **Plumbing/Fixtures:** Brand unknown- Reversed faucet handle control noted. Consider alternative faucet control or new faucet.



11. Acceptable **Counter Tops:** Laminate and composite materials

12. Acceptable **Cabinets:** Wood

13. Acceptable **Ceiling:** Painted wallboard

Bedroom (Continued)

14. Marginal **Windows:** Aluminum clad double hung- 1. Loose weather stripping at base of window noted. Window evaluation and repair/maintenance recommended. 2. Left unit couldn't lock when tested. Furnishings prevent access to fully test.



15. Acceptable **Electrical:** 110 VAC receptacles and lighting circuits- Rating reflects accessible receptacles and switch. Furnishings prevent access to every receptacle.

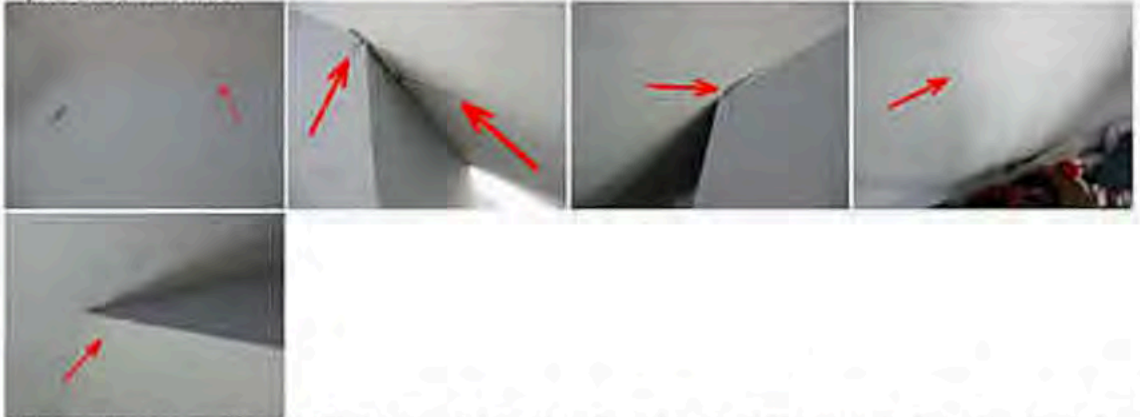
16. Acceptable **HVAC Source:** Forced air register

- 2nd Floor Rear **Left Guest Bedroom Bedroom**

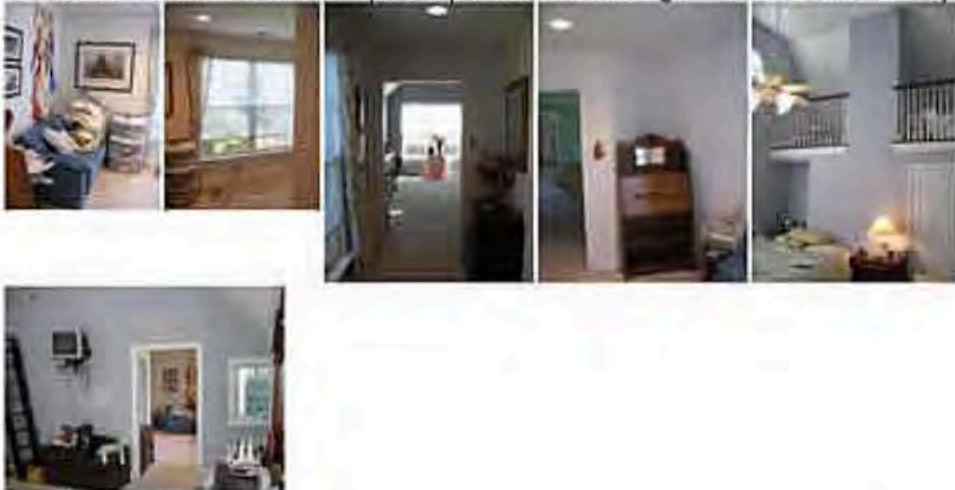
17. Acceptable **Closet:** Wall closet, Storage, Linen closet



18. Marginal **Ceiling:** Painted wallboard- Evidence of past or present water leakage, roof evaluation/repairs and cosmetic repairs recommended.



19. Marginal **Walls:** Painted wallboard- Cracks observed. These are common in plaster/gypsum walls and ceilings and are considered cosmetic. Evidence of past or present water leakage in loft area. cosmetic repairs recommended.



Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. **Walks: Concrete- Uneven pavement** may result in a hazard at front, pad leveling/replacement recommended.



Exterior Surface and Components

2. **Entry Doors: Metal, Wood/Glass- Rear door with window molding missing.** Door evaluation and repair recommended.



3. **Exterior Electric Outlets: 110 VAC- Non-GFCI outlet observed.** A GFCI receptacle is recommended in exterior applications.



Roof

4. **Gutters: Aluminum- Debris filled and blocked.** Cleaning recommended for proper roof drainage.



5. **Downspouts: Aluminum- Extension at downspout termination points** are recommended to prevent water penetration in basement/crawlspace areas.



6. **Leader/Extension: Aluminum- Detached extension noted.** Re-attaching recommended.



Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Garage/Carport

1. **Front Garage Door Operation:** Mechanized- Door opener not functional, opener repair/replacement needed.

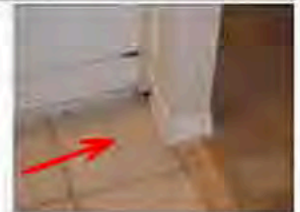
Air Conditioning

2. **Lower Level Utility closet AC System Condensate Removal:** PVC- Leaking condensation at base of Air conditioner noted. HVAC professional evaluation and repair recommended.



Kitchen

3. **Main floor Kitchen Dishwasher:** General Electric- Leaking water at base of unit. Dishwasher evaluation and repair recommended.



Cost Estimate Summary

Where costs have been provided in this summary, they are for the convenience of the client for comparison only. The costs are shown as a Low to High range based on national averages, professional knowledge or previous experience. This is not an estimate for repairs. There is no guarantee that these prices are accurate and should not be relied upon in lieu of a professional estimate. It is recommended that repair estimates be obtained by qualified contractors specializing in the type of repair needed. DUE TO THE COSMETIC NATURE, SPECIALIZED SCOPE, OR NOMINAL AMOUNT OF SOME REPAIRS, NOT ALL RECOMMENDATIONS TO REPAIR OR REPLACE MAY INCLUDE A COST ESTIMATE. PLEASE SEEK PROFESSIONALS IN THESE AREAS IF ADDITIONAL ESTIMATES ARE DESIRED.

Client Name: Homebuyer

Property Address: 600 Your Street
Anytown, PA 19999

Items Recommended for Repair

	<u>Low</u>	<u>High</u>
<u>Garage/Carport</u>		
Ceiling: Duct insulation and ceiling repair	\$ 200	\$ 400
<u>Attic</u>		
Wiring/Lighting: Blocking/insulation stops at light fixture housing	\$ 200	\$ 300
Bathroom Fan Venting: Routing exhaust to exterior	\$ 150	\$ 200
<u>Bathroom</u>		
Toilets: Toilet repair/securing	\$ 75	\$ 150
<u>Kitchen</u>		
Dishwasher: Dishwasher replacement	\$ 150	\$ 450
Microwave: Hard wiring installation for unit and securing	\$ 250	\$ 400
Electrical: GFCI receptacle/circuit installation	\$ 150	\$ 200
Repair Total	\$ 1175	\$ 2100

Items Recommended for Replacement

	<u>Low</u>	<u>High</u>
<u>Exterior Surface and Components</u>		
Exterior Electric Outlets: GFCI receptacle installation	\$ 75	\$ 100
<u>Garage/Carport</u>		
Door Opener: Auto door opener replacement	\$ 150	\$ 300
Electrical: GFCI receptacle installation	\$ 100	\$ 150
<u>Bathroom</u>		
Electrical: GFCI receptacle replacement	\$ 75	\$ 100
Electrical: GFCI receptacle replacement	\$ 75	\$ 100
<u>Laundry Room/Area</u>		
Electrical: GFCI receptacle repair/replacement	\$ 75	\$ 100
Replacement Total	\$ 550	\$ 850
Cost Estimate Total	\$ 1725	\$ 2950