



Cornerstone Home Inspection
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Home Inspection Report



Cornerstone Home Inspection

15:31 November 27, 2010

123 Main St.
Any Town, PA

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 123 Main St.
City Any Town State PA Zip
Contact Name
Phone Fax

Client Information

Client Name
Client Address
City Any Town State PA Zip
Phone Fax

Inspection Company

Inspector Name Bill Ditchey
Company Name Cornerstone Home Inspection
Address Bill Ditchey
City Mount Carmel State PA Zip 17851
Phone (570)847-8863 Fax
E-Mail ditch@ptd.net
File Number 101

Conditions

Others Present Buyer Property Occupied Occupied
Estimated Age 22 Years Entrance Faces
Inspection Date 09/08/2010
Start Time 1:00 pm End Time 3:15 pm
Electric On Yes
Gas/Oil On Not Applicable
Water On Yes
Temperature 87
Weather Sunny
Space Below Grade None
Building Type Townhouse Garage Attached
Sewage Disposal City How Verified Sellers Agent
Water Source City How Verified Sellers Agent



Lots and Grounds

1. Acceptable Driveway: Asphalt----- Minor cracks near garage door should sealed to prevent further damage
2. Acceptable Walks:
3. Acceptable Steps/Stoops: Concrete
4. Acceptable Porch: Concrete----- Moisture damage to wood support post
5. Acceptable Patio: Concrete, Paver
6. Acceptable Grading: Moderate slope
7. Acceptable Vegetation: Shrubs, Trees
8. Acceptable Fences: Wood



Exterior Surface and Components

- Exterior Surface
1. Acceptable Type: Wood
2. Acceptable Trim: Vinyl
3. Acceptable Fascia: Vinyl
4. Acceptable Soffits: Vinyl
5. Not Present Door Bell:
6. Acceptable Entry Doors: Metal
7. Acceptable Windows: Wood double hung
8. Acceptable Window Screens: Metal
9. Acceptable Exterior Lighting: Surface mount
10. Defective Exterior Electric Outlets: 110 VAC----- Non-GFCI outlet
Recommend installing GFCI outlet
11. Acceptable Hose Bibs: Rotary----- Located In Garage





Roof

Main Roof Surface

- 1. Method of Inspection: On roof, Ground level
- 2. Acceptable Unable to Inspect:
- 3. Acceptable Material: Asphalt shingle
- 4. Type: Gable
- 5. Approximate Age: 2-3 years
- 6. Acceptable Flashing: Galvanized
- 7. Not Present Valleys:
- 8. Not Present Skylights:
- 9. Acceptable Plumbing Vents: PVC
- 10. Not Present Electrical Mast:
- 11. Acceptable Gutters: Aluminum
- 12. Marginal Downspouts: Aluminum----- (1) Downspout needs to be reconnected
(1) Downspout needs to be diverted away from building



- 13. Acceptable Leader/Extension:

Garage/Carport

Garage

- 1. Type of Structure: Car Spaces:
- 2. Acceptable Garage Doors: Wood
- 3. Marginal Door Operation: Mechanized----- No electronic eye installed

- 4. Acceptable Door Opener: Sears
- 5. Acceptable Exterior Surface: Wood
- 6. Acceptable Roof: Asphalt shingle
- 7. Acceptable Roof Structure:
- 8. Not Present Service Doors:
- 9. Acceptable Ceiling: Paint
- 10. Acceptable Walls: Concrete
- 11. Acceptable Floor/Foundation: Poured concrete
- 12. Acceptable Hose Bibs: Rotary
- 13. Acceptable Electrical: 110 VAC



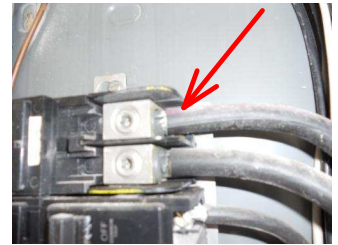


Garage/Carport (Continued)

- 14. Not Present Smoke Detector:
- 15. Acceptable Gutters: Aluminum
- 16. Acceptable Downspouts: Aluminum
- 17. Acceptable Leader/Extensions:

Electrical

- 1. Service Size Amps: 200 Volts:
- 2. Acceptable Service:
- 3. Acceptable 120 VAC Branch Circuits: Copper
- 4. Acceptable 240 VAC Branch Circuits: Copper
- 5. Acceptable Aluminum Wiring: Service entrance cables are aluminum



- 6. Acceptable Conductor Type:
 - 7. Defective Ground: Rod in ground only----- Evaluation by a licensed electrician is recommended
- Copper ground not found



- 8. Not Present Smoke Detectors:
- Electric Panel

- 9. Acceptable Manufacturer: Westinghouse
- 10. Maximum Capacity: 200 Amps
- 11. Acceptable Main Breaker Size: 200 Amps
- 12. Acceptable Breakers: Copper
- 13. Not Present Fuses:
- 14. Not Present AFCI:
- 15. Not Present GFCI:
- 16. Is the panel bonded? Yes



Structure

- 1. Acceptable Structure Type: Wood frame
- 2. Acceptable Foundation: Block
- 3. Not Inspected Differential Movement:
- 4. Not Inspected Beams:
- 5. Acceptable Bearing Walls: Frame
- 6. Acceptable Joists/Trusses:
- 7. Acceptable Floor/Slab: Poured slab

Attic

Above garage Attic

- 1. Method of Inspection: From the attic access
- 2. Unable to Inspect:
- 3. Acceptable Roof Framing:
- 4. Acceptable Sheathing: Plywood
- 5. Acceptable Ventilation: Ridge and soffit vents
- 6. Acceptable Insulation: Fiber fill
- 7. Acceptable Insulation Depth: 6"----- Only insulated above living area not garage area



- 8. Not Present Vapor Barrier:
- 9. Not Present Attic Fan:
- 10. Not Present House Fan:
- 11. Acceptable Wiring/Lighting: 110 VAC lighting circuit
- 12. Acceptable Moisture Penetration:
- 13. Not Present Bathroom Fan Venting:

Above main living area Attic

- 14. Method of Inspection: attic trap door warped unable to access
- 15. Unable to Inspect:
- 16. Roof Framing:
- 17. Sheathing:
- 18. Ventilation:
- 19. Insulation:
- 20. Insulation Depth:
- 21. Vapor Barrier:
- 22. Attic Fan:
- 23. House Fan:
- 24. Wiring/Lighting:
- 25. Moisture Penetration:
- 26. Bathroom Fan Venting:



Air Conditioning

Foyer closet AC System

1. Acceptable A/C System Operation: Functional
2. Acceptable Condensate Removal: PVC
3. Acceptable Exterior Unit: Pad mounted



4. Manufacturer: Rheem
5. Area Served: Whole building Approximate Age: 2 years old
6. Fuel Type: 220 VAC Temperature Differential:
7. Type: Heat pump Capacity: Not listed
8. Acceptable Visible Coil:
9. Acceptable Refrigerant Lines:
10. Acceptable Electrical Disconnect: Breaker disconnect
11. Not Present Exposed Ductwork:
12. Acceptable Blower Fan/Filters: Direct drive with disposable filter
13. Acceptable Thermostats: Programmable

Heating System

Foyer closet Heating System

1. Acceptable Heating System Operation: Adequate
2. Manufacturer: Rheem
3. Type: Forced air Capacity:
4. Area Served: Whole building Approximate Age: (2) years old
5. Fuel Type: Electric
6. Acceptable Heat Exchanger:
7. Acceptable Blower Fan/Filter: Direct drive with disposable filter
8. Acceptable Distribution: Metal duct
9. Not Present Humidifier:
10. Acceptable Thermostats: Programmable
11. Suspected Asbestos: No



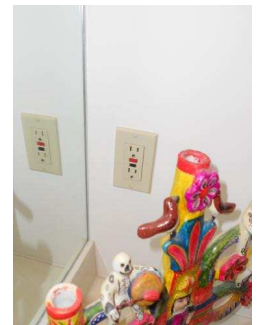
Plumbing

- 1. Acceptable Service Line: Copper
- 2. Not Present Main Water Shutoff: Not accessible----- water meter couldn't be found
- 3. Acceptable Water Lines: Copper
- 4. Acceptable Drain Pipes: PVC
- 5. Acceptable Service Caps: Accessible
- 6. Acceptable Vent Pipes: PVC
- Utility Room closet Water Heater
- 7. Acceptable Water Heater Operation: Adequate
- 8. Type: Electric Capacity: 40 Gal.
- 9. Approximate Age: 3 Years old Area Served: Whole building
- 10. Acceptable TPRV and Drain Tube: PVC

Bathroom

1st floor main Half bath Bathroom

- 1. Not Present Closet:
- 2. Acceptable Ceiling: Paint
- 3. Acceptable Walls: Paint
- 4. Acceptable Floor: Ceramic tile
- 5. Acceptable Doors: Hollow wood
- 6. Not Present Windows:
- 7. Defective Electrical: 110 VAC GFCI----- Faulty GFCI outlet-replace
Test switch doesn't work



- 8. Acceptable Counter/Cabinet: Composite and wood
- 9. Marginal Sink/Basin: Stopper not working



- 10. Acceptable Faucets/Traps: Delta fixtures with a PVC trap
- 11. Acceptable Toilets: 1 1/2 Gallon Tank
- 12. Acceptable HVAC Source: Air exchange ventilation
- 13. Acceptable Ventilation: Electric ventilation fan

Master Bathroom

- 14. Acceptable Closet: Small
- 15. Acceptable Ceiling: Paint
- 16. Acceptable Walls: Paint



Bathroom (Continued)

- 17. Acceptable Floor: Ceramic tile
- 18. Acceptable Doors: Hollow wood
- 19. Windows:
- 20. Acceptable Electrical: 110 VAC GFCI
- 21. Acceptable Counter/Cabinet: Wood
- 22. Marginal Sink/Basin: Molded single bowl----- Stopper not inserted in sink



- 23. Acceptable Shower/Surround: Fiberglass pan and fiberglass surround
- 24. Acceptable Toilets: 1 1/2 Gallon Tank----- supply line wrapped with a rag, no leaks found at the time of the inspection



- 25. Acceptable HVAC Source: Air exchange ventilation
- 26. Acceptable Ventilation: Electric ventilation fan

2nd floor main Bathroom

- 27. Acceptable Closet:
- 28. Acceptable Ceiling:
- 29. Acceptable Walls:
- 30. Acceptable Floor:
- 31. Acceptable Doors:
- 32. Acceptable Windows:
- 33. Defective Electrical: 110 VAC----- **Non-GFCI circuit**
-recommend GFCI circuit be installed



- 34. Acceptable Counter/Cabinet: Wood
- 35. Acceptable Sink/Basin: Molded single bowl
- 36. Acceptable Faucets/Traps: Delta fixtures with a PVC trap
- 37. Acceptable Tub/Surround: Fiberglass tub and fiberglass surround



Bathroom (Continued)

38. Marginal Toilets: 1 1/2 Gallon Tank----- seat bumpers are missing

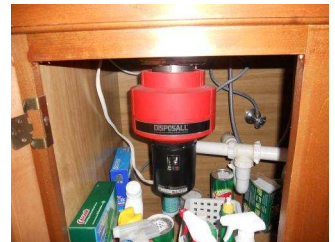


39. Acceptable HVAC Source: Air exchange ventilation
40. Acceptable Ventilation: Electric ventilation fan

Kitchen

Kitchen

1. Acceptable Cooking Appliances:
2. Acceptable Ventilator:
3. Marginal Disposal: Unable to make disposal work, consult home owner for switch location



4. Acceptable Dishwasher:
5. Air Gap Present?
6. Not Present Trash Compactor:
7. Acceptable Refrigerator:
8. Acceptable Microwave:
9. Acceptable Sink:
10. Defective Electrical: 110 VAC GFCI----- **Faulty GFCI outlet-replace**
Test switch doesn't work



11. Acceptable Plumbing/Fixtures: PVC
12. Acceptable Counter Tops: Formica
13. Acceptable Cabinets: Wood
14. Acceptable Ceiling: Paint
15. Acceptable Walls: Paint
16. Acceptable Floor: Ceramic tile
17. Acceptable Doors:
18. Acceptable Windows:
19. Acceptable HVAC Source: Air exchange ventilation



Bedroom

2nd Floor Master Bedroom

- 1. Acceptable Closet: Walk In
- 2. Acceptable Ceiling: Paint
- 3. Acceptable Walls: Paint
- 4. Acceptable Floor: Hardwood
- 5. Acceptable Doors: Hollow wood
- 6. Marginal Windows: Wood double hung----- Hard operation wood separated at lock area



- 7. Acceptable Electrical: 110 VAC
- 8. Acceptable HVAC Source: Air exchange ventilation
- 9. Not Present Smoke Detector:

2nd Floor Bedroom

- 10. Acceptable Closet: Single
- 11. Acceptable Ceiling: Paint
- 12. Acceptable Walls: Paint
- 13. Acceptable Floor: Hardwood
- 14. Acceptable Doors: Hollow wood
- 15. Acceptable Windows: Wood double hung
- 16. Acceptable Electrical: 110 VAC
- 17. Acceptable HVAC Source: Air exchange ventilation
- 18. Not Present Smoke Detector:

Living Space

Living Room Living Space

- 1. Acceptable Closet: Large
- 2. Acceptable Ceiling: Paint
- 3. Acceptable Walls: Paint
- 4. Acceptable Floor: Hardwood
- 5. Acceptable Doors: Hollow wood, French
- 6. Acceptable Windows: Wood double hung
- 7. Acceptable Electrical: 110 VAC
- 8. Acceptable HVAC Source: Air exchange ventilation
- 9. Acceptable Smoke Detector: Battery operated

Dining Room Living Space

- 10. Not Present Closet:
- 11. Acceptable Ceiling: Paint
- 12. Acceptable Walls: Paint
- 13. Acceptable Floor: Ceramic tile



Living Space (Continued)

- 14. Acceptable Windows: Wood double hung
- 15. Acceptable Electrical: 110 VAC
- 16. Acceptable HVAC Source: Air exchange ventilation
- 17. Not Present Smoke Detector:

Laundry Room/Area

2nd Floor Laundry Room/Area

- 1. Acceptable Closet: Large----- Contains washer and dryer
- 2. Acceptable Ceiling: Paint
- 3. Acceptable Walls: Paint
- 4. Acceptable Floor: Hardwood
- 5. Acceptable Doors: Bi-fold
- 6. Acceptable Electrical: 110 VAC/220 VAC
- 7. Not Present Smoke Detector:
- 8. Not Present HVAC Source:
- 9. Not Present Laundry Tub:
- 10. Acceptable Laundry Tub Drain: PVC
- 11. Acceptable Washer Hose Bib: Ball valves
- 12. Acceptable Washer and Dryer Electrical: 110-240 VAC
- 13. Acceptable Washer Drain: Wall mounted drain----- Washer drain pan should be installed to protect from washer leak. Consider stainless steel supply lines because of second floor installation and no floor drain

- 14. Not Present Floor Drain:



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.

Roof

1. Downspouts: Aluminum----- (1) Downspout needs to be reconnected (1) Downspout needs to be diverted away from building



Garage/Carport

2. Garage Door Operation: Mechanized----- No electronic eye installed



Bathroom

3. 1st floor main Half bath Bathroom Sink/Basin: stopper not working
4. Master Bathroom Sink/Basin: Molded single bowl----- Stopper not inserted in sink
5. 2nd floor main Bathroom Toilets: 1 1/2 Gallon Tank----- seat bumpers are missing





Marginal Summary (Continued)

Kitchen

6. Kitchen Disposal: Unable to make disposal work, consult home owner for switch location



Bedroom

7. 2nd Floor Master Bedroom Windows: Wood double hung----- Hard operation wood separated at lock area





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.

Exterior Surface and Components

1. Exterior Electric Outlets: 110 VAC----- Non-GFCI outlet
Recommend installing GFCI outlet



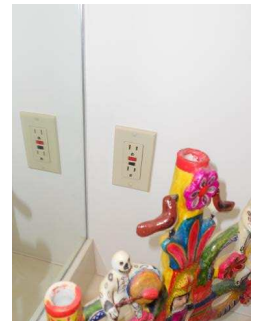
Electrical

2. Ground: Rod in ground only----- Evaluation by a licensed electrician is recommended
Copper ground not found



Bathroom

3. 1st floor main Half bath Bathroom Electrical: 110 VAC GFCI----- Faulty GFCI outlet-replace
Test switch doesn't work
4. 2nd floor main Bathroom Electrical: 110 VAC----- Non-GFCI circuit
-recommend GFCI circuit be installed



Kitchen

5. Kitchen Electrical: 110 VAC GFCI----- Faulty GFCI outlet-replace
Test switch doesn't work



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Defective Summary (Continued)
