

Inspection Report

Property Address:



MDV Inspection, Inc.

Joseph Hagarty
1750 30th Street, # 301
Boulder CO 80301
Email: joe@reports-inc.com
Phone: 484-883-7018

Table of Contents

Cover Page	1
Table of Contents	2
Intro Page	3
1 Roofing.....	4
2 Exterior.....	7
3 Site Elements.....	9
4 Garage	11
5 Attic	13
6 Interior Elements.....	15
7 Kitchen	17
8 Bathroom	19
9 Foundation / Substructure.....	21
10 Electrical System	22
11 Plumbing System	23
12 Water Heater.....	24
13 Heating System.....	25
14 Cooling System.....	26
General Summary.....	27

Date: 4/8/2017	Time: 02:04 PM	Report ID: 1704008-A
Property:	Customer:	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Chapter 75 / Pennsylvania Home Inspection Law (Required Text)

"A Home inspection is intended to assist in the evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition 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 reasonably 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 the 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."

"The Home Inspection Report is not to be construed as an appraisal and may not be used as such for any purpose."

Standards of Practice:

In Attendance:

Type of building:

Temperature:


1. Roofing

		IN	RR	NI	NA	Styles & Materials
1.0	ROOF COVERING		X			Roof Covering: Asphalt Shingle (3 Tab)
1.1	EXPOSED FLASHINGS		X			Estimated Age: 25 Years
1.2	PLUMBING VENT STACKS	X				
1.3	CHIMNEYS / VENTS	X				
1.4	FASCIA / SOFFITS		X			
1.5	GUTTERS / EAVESTHROUGHS		X			
1.6	DOWNSPOUTS		X			

IN RR NI NA

IN=Inspected, RR=Repair or Replace, NI=Not Inspected, NA=Not Applicable

Comments:

-  **1.0** Asphalt Shingle roofing at all areas of the home.
 - Estimated age of the Roofing = 25 Years / Design Life of Roofing is 15 - 20 Years.
 - Multiple Layers of Roofing noted (2 or more). Roof surface will need to be stripped at time of next re roofing.
 - Deterioration, surface nailing , missing tabs and cracking noted to all surface areas of the roof. Recommend obtaining estimations for roof replacement.



1.0 Picture 1 3 layers




1.0 Picture 2 Painted Roofing



1.0 Picture 3



1.0 Picture 4 Damaged

 **1.1** Plumbing Stacks

- Prior sealant repairs present at the plumbing stacks. Maintain seal as needed. Anticipate additional repair / replacement needs at time of re roofing.

Roof (Drip Edge)

- Roofing shingles (all areas) were installed without drip edge flashing.
- Recommend roofing repair with installation of drip edge flashing at the rakes and eaves.

Chimney

- Prior sealant repairs present at the chimney flashing. Maintain seal as needed. Anticipate additional repair / replacement needs at time of re roofing.

1.3 Metal Chimney (Furnace)

- Comments apply to exterior surfaces of the chimney unless otherwise noted.
- Recommend annual sweep and clean of all chimneys / flues. Recommend a Level 2 evaluation at this time if annual service has not been performed.

🏠 1.4 Fascia / Soffit / Trim

- Areas of deterioration noted.
- Recommend periodic repair and painting as needed to maintain.



1.4 Picture 1



1.4 Picture 2

🏠 1.5 Gutters

- Accumulations of leaves and debris noted in the gutters. All gutters should be checked for damage, blockage, or overflow on a regular basis (at least twice annually).
- Gutter guards may help in cases where leaves and other debris routinely accumulate in a short period of time.
- Recommend clearing debris from the gutters



1.5 Picture 1

 1.6 Downspouts

- Downspouts are routed sub grade at some areas of the home. Verify and maintain clear drainage at all times to divert water away from the sub structure of the home.
- Downspouts terminate at grade adjacent to the foundation wall. Recommend extending downspouts to move water away from the foundation.



1.6 Picture 1

NOTE:

- The evaluation of a roof is primarily a visual assessment based on general roofing appearances.
- The verification of actual roofing materials, installation methods or roof age is generally not possible.
- All roofs have a finite life and will require replacement at an indeterminate time.
- If the inspection was restricted to viewing the roof from the ground (or other limitations), affected by weather conditions or reported any deficiencies, an assessment by a qualified contractor or licensed P.E. is advisable prior to closing (particularly if the roofing is approaching, at or beyond its design life range).
- Any roof defect can result in leakage, mold and subsequent damage. Conditions such as hail damage, manufacturing defects, proper nailing methods or underlays are not readily detectable during a home inspection.

Chimneys / Liners / Flues

- Inspection of all chimneys are limited to exterior components unless otherwise stated.
- It is recommended that a Level 2 evaluation of all chimneys and flues be conducted by a qualified chimney contractor prior to closing.

2. Exterior

		IN	RR	NI	NA	Styles & Materials
2.0	SIDING	X				Siding Material: Brick veneer
2.1	WINDOWS		X			Special Limitations: Common Elements
2.2	DOORS (Exterior)		X			
2.3	STAIRS / STOOPS		X			
2.4	FOUNDATION SURFACE	X				
2.5	ELECTRICAL / GFCI		X			
2.6	HOSE BIBS	X				
2.7	VEGETATION, TREES, VINES		X			

IN RR NI NA

IN=Inspected, RR=Repair or Replace, NI=Not Inspected, NA=Not Applicable

Comments:

2.0 Brick siding at all primary areas of the home.

- Recommend periodic review with masonry repairs as needed to maintain.

 **2.1** See INTERIOR ELEMENTS for notes and comments.

2.2 (1) Front Entry

- Damaged storm door. Recommend replacement.
- Hollow core entry door. Recommend upgrade to steel security door.



2.2 Picture 1

 (2) Garage Entry

- Wet rot present at the lower trim / frame and sill of the door. Recommend carpentry repair and painting to maintain.

 **2.3** Front Entry

- Settlement present at the front entry step / stoop. Recommend masonry repair with replacement as needed.

 **2.5 Receptacles (Non-GFCI)**

- Non-GFCI rated receptacles present at the exterior of the home. Recommend repair with replacement made for safety.



2.5 Picture 1

 **2.7 Trees & Shrubs**

- Vegetation overgrowth noted at all areas of the property. Recommend landscape repair with pruning and/or removal as needed.
- Decaying tree stump at the rear yard. Recommend removal.



2.7 Picture 1

NOTE:

- Inspection of exterior elements is limited to readily visible and accessible surfaces of the building envelope and connected units as such as fascia, porches, decks, etc.
- All exterior elements are subject to the effects of long-term exposure and sudden damage from weather conditions.
- Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation and mold growth.
- While some areas of decay or damage may be reported, additional areas of concern may exist, subsequently develop or become discovered during repair or maintenance work.
- Style and material descriptions are based on predominant/representative components and are provided for general information purposes only.
- Neither the efficiency nor integrity of insulated window units can be determined.
- The presence/condition of accessories such as storms, screens, shutters, locks and other attachments or decorative items is not included unless specifically noted.
- All surfaces of the building envelope should be inspected and maintained on a continual basis.

3. Site Elements

		IN	RR	NI	NA	Styles & Materials
3.0	WALKWAY		X			Walkway: Concrete
3.1	DRIVEWAY	X				Driveway Surface: Concrete
3.2	PATIO		X			Special Limitation: Common Elements
3.3	WINDOW WELLS		X			
3.4	SUB-GRADE ENTRY				X	
3.5	GROUND SLOPE AT FOUNDATION	X				
3.6	SITE GRADING	X				
3.7	FENCING			X		

IN RR NI NA

IN=Inspected, RR=Repair or Replace, NI=Not Inspected, NA=Not Applicable

Comments:

 **3.0 Sidewalk**

- Concrete sidewalk and walkways at the front entry with cracking, settlement and trip hazards present. Recommend repair with replacement as needed.



3.0 Picture 1

 **3.2 Rear Patio**

- Masonry concrete patio at the rear of the home with cracking, settlement and trip hazards present. Recommend repair with replacement.

🏠 3.3 Window Wells

- Leaves and debris present. Recommend removal of vegetation and cleaning as needed for proper drainage.
- Soil is in contact with the window sills and framing. Condition present is conducive to wet rot and WDI infestation. Recommend repair as needed to correct.
- Recommend the installation of well covers at all areas to maintain and alleviate water intrusion concerns.



3.3 Picture 1



3.3 Picture 2

🏠 3.4 Sub Grade Entry

- Recommend Sub Grade Entry / Egress Window installations with all finished subgrade applications.

3.5 Foundation Grading

- Level grade at most perimeter areas of the foundation. Monitor rain water runoff conditions with landscape repairs made as needed.

3.6 Site Grading

- Level grade at most areas of the property. Monitor rain water runoff conditions with landscape repairs made as needed.

🏠 3.7 Fencing

- Fencing at the perimeter of the rear yard.
- Recommend inquiring of the homeowner to verify the extent of ownership and maintenance responsibility of the fence.



3.7 Picture 1

NOTE:

- Inspection of site elements is intended to address the condition of listed, readily visible and accessible elements immediately adjacent to or surrounding the structure only for conditions and issues that may have an impact on the structure.
- This inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, pools, spas and/or other recreational items.
- Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors.
- Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems.
- Independent evaluation of ancillary and site elements not inspected by a qualified professional is recommended prior to closing.

4. Garage

		IN	RR	NI	NA	Styles & Materials
4.0	ROOFING		X			Description: Single Car
4.1	SIDING	X				Garage Door Type: One automatic
4.2	EXPOSED FRAMING	X				Garage Door Material: Wood
4.3	CEILING AND WALLS	X				Special Limitations: Cluttered conditions. Finished Materials
4.4	GARAGE FLOOR			X		
4.5	VEHICLE DOORS		X			
4.6	DOOR OPERATORS		X			
4.7	HOUSE/SERVICE DOOR	X				
4.8	ELECTRICAL/GFCI	X				

IN RR NI NA

IN=Inspected, RR=Repair or Replace, NI=Not Inspected, NA=Not Applicable

Comments:

4.0 Garage Roof

- See comments under MAIN ROOFING.

4.1 Garage Siding

- See comments under SIDING / EXTERIOR

4.4 Garage Floor

- Inspection of the floor is limited due to stored items / materials. Recommend further reviews of the masonry surfaces prior to closing.

4.5 Older garage door noted. Anticipate maintenance, repairs and replacement.




4.5 Picture 1



4.5 Picture 2



4.5 Picture 3

 4.6 Door Operator (Inoperable)

- Inoperable door operator. Recommend repair / replacement as needed.



4.6 Picture 1

NOTE:

- Garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation.
- Any areas obstructed at the time of inspection should be cleared and checked prior to closing.
- This inspection does not include an evaluation of the adequacy of the fire/carbon monoxide separation assemblies between the garage and living areas or whether such assemblies comply with any specific requirements.
- The storage of combustibles in a garage creates a potential hazard including the possible ignition of vapors and should be restricted.
- Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only.
- Additional information related to garage elements and conditions may be found under other headings in this report, including ROOFS and EXTERIOR ELEMENTS.

5. Attic

		IN	RR	NI	NA
5.0	ROOF FRAMING / DECKING	X			
5.1	VENTILATION PROVISIONS	X			
5.2	INSULATION		X		
5.3	ATTIC ACCESS	X			

Styles & Materials

Attic Inspection Method:

From Entry

Framing:

Wood Frame

Sheathing / Decking:

Plywood

Attic Ventilators:

Roof Mounted Vents

Insulation:

Fiberglass

2 to 4 Average Inches

Attic Access:

Scuttle

Special Limitations:

Limited Entry

IN=Inspected, RR=Repair or Replace, NI=Not Inspected, NA=Not Applicable

Comments:

5.2 Insulation

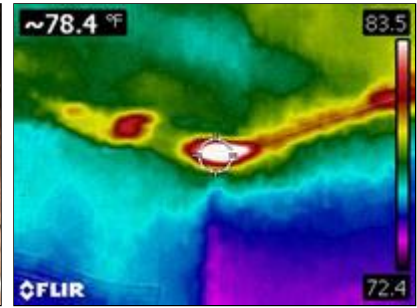
- Insulation level is inadequate for the current needs of the home. Recommend the installation of additional insulation as needed.



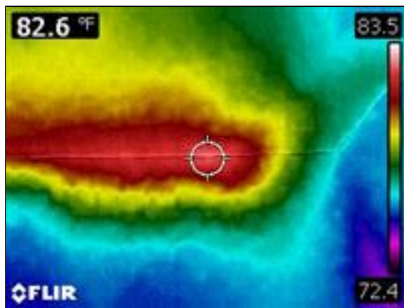
5.2 Picture 1



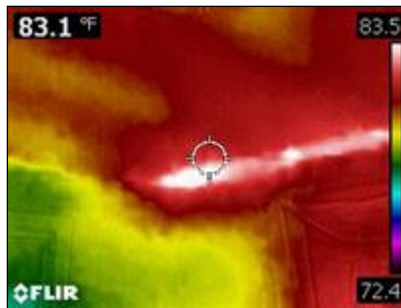
5.2 Picture 2



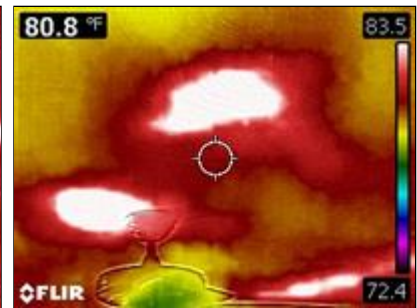
5.2 Picture 3



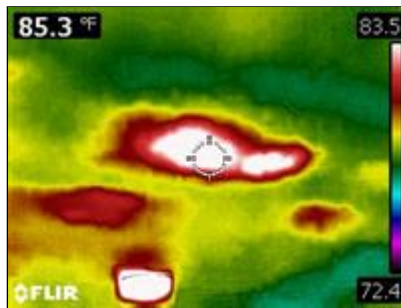
5.2 Picture 4



5.2 Picture 5



5.2 Picture 6



5.2 Picture 7

- NOTE:**
- The inspection of attic areas and the roof structure is limited to readily visible and accessible elements.
 - Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc., many elements and areas are often at least partially concealed from view and cannot be inspected.
 - This inspection does not include an evaluation of the adequacy of the roof structure to support load, the thermal value or energy efficiency of insulation, the integrity of vapor retarders or the operation of thermostatically controlled fans.
 - A complete check of the attic should be made prior to closing after non-permanent limitations/obstructions are removed.

6. Interior Elements

		IN	RR	NI	NA	Styles & Materials
6.0	WALLS / CEILINGS	X				Ceiling Materials: Drywall
6.1	FLOORS (FRAMED)	X				Wall Material: Drywall
6.2	STAIRS / RAILINGS	X				Special Limitations: Furnishings / Storage
6.3	WINDOWS		X			Cluttered Conditions
6.4	INTERIOR DOORS	X				
6.5	DETECTOR TEST			X		

IN=Inspected, RR=Repair or Replace, NI=Not Inspected, NA=Not Applicable

Comments:

6.3 Windows (11 Openings)

- Older single glazed windows at all areas of the home with damaged glazing, torn screens and deteriorated exterior surfaces. Recommend carpentry repair and painting.
- Due to age and overall condition, replacement should be estimated at this time.



6.3 Picture 1

6.4 Room Doors

- Older doors and hardware. Anticipate carpentry repair needs to maintain.

6.5 Smoke Detectors

- Detectors are noted as present but not sounded or inspected.
- Recommend the installation of smoke detectors at each level and bedroom of the home.
- Recommend the installation of Carbon Monoxide (CO) detectors in homes with Gas / Oil fired appliances. Placement should be in accordance with the manufacturers recommendations.
- Recommend the installation of Carbon Monoxide (CO) detectors in homes with Wood and Gas burning Fireplaces. Placement should be in accordance with the manufacturers recommendations.
- Recommend the installation of Carbon Monoxide (CO) detectors in homes with attached Garages.
- Recommend the replacement of smoke detectors at 10 year intervals per the Manufacturer's recommendations.

NOTE:

The home inspector shall observe:

- Walls, ceiling, and floors; Steps, stairways, balconies, and railings;
- Counters and a representative number of installed cabinets; and
- A representative number of doors and windows.

The home inspector shall:

- Operate a representative number of windows and interior doors;
- and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building

components.

The home inspector is not required to observe:

- Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors;
- Carpeting; or Draperies, blinds, or other window treatments.

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed.

- The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view.

Please be aware that the inspector has your best interest in mind.

- Any repair items mentioned in this report should be considered before purchase.
- It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Kitchen

		IN	RR	NI	NA
7.0	PLUMBING / SINK		X		
7.1	ELECTRICAL / GFCI	X			
7.2	OVEN / RANGE	X			
7.3	DISHWASHER		X		
7.4	VENTILATOR				
7.5	DISPOSAL		X		
7.6	FLOORING	X			
7.7	CABINETRY & COUNTERS	X			

IN RR NI NA

IN=Inspected, RR=Repair or Replace, NI=Not Inspected, NA=Not Applicable

Comments:

 **7.0 Kitchen Sink**

- Older faucet fixture. Anticipate repair / replacement needs due to age.
- Missing aerator at the faucet. Recommend repair.

Kitchen Sink (Faucet Drips)


- Incomplete shutoff at the faucets. Recommend plumbing repair.



7.0 Picture 1

7.1 Receptacles (GFCI)

- GFCI rated receptacles present and tested OK.

 **7.3 Dishwasher (Inoperable)**

- Inoperable appliance. Recommend appliance repair / replacement as needed.



7.3 Picture 1 Inoperable

 **7.5 Garbage Disposal**

- Inoperable at time of Inspection. Recommend replacement.



7.5 Picture 1

7.7 Kitchen Cabinetry

- Older cabinetry in typical condition for the age. Anticipate repair / replacement needs.

NOTE:

- Inspection of the kitchen is limited to visible and readily accessible elements.
- The inspection of appliances is limited to a check of the operation of a basic representative cycle or mode and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories and full appliance features (i.e., all cycles, modes, and controls).
- Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and icemakers are generally excluded.
- Operation of all appliances should be confirmed prior to closing.
- Obtain all operating instructions from the owner or manufacturer and have the unit function demonstrated operation, if possible.
- Follow manufacturers' use and maintenance guidelines and periodically check all units for leakage or other malfunction.

8. Bathroom

		IN	RR	NI	NA
8.0	Sink		X		
8.1	Toilet		X		
8.2	Tub / Shower		X		
8.3	Electric	X			
8.4	Ventilation	X			

IN RR NI NA

IN=Inspected, RR=Repair or Replace, NI=Not Inspected, NA=Not Applicable

Comments:

8.0 Bathroom Sink (Defective Stopper)

- Defective / missing / poor seal at sink drainage stopper. Recommend plumbing repair.
- Prior repairs noted at the drain trap piping. Recommend repair.



8.0 Picture 1 prior repair

8.1 Toilet

- Inadequate clearances for use. Recommend plumbing repairs as needed.



8.1 Picture 1

8.2 Bathtub / Shower

- Defective shower diverter at the tub spout. Recommend plumbing repair with replacement of the spout.

Bathtub / Shower

- Leakage at the shower head. Recommend plumbing repair.



8.2 Picture 1



8.2 Picture 2

9. Foundation / Substructure

		IN	RR	NI	NA	Styles & Materials
9.0	FOUNDATION WALLS			X		Foundation: Poured concrete
9.1	COLUMNS OR PIERS			X		Basement: Full House
9.2	BASEMENT FLOORS (SLAB)			X		House Floor Structure: Wood Frame
9.3	FLOOR FRAMING			X		Joists
9.4	MAIN BEAMS			X		Special Limitations: Finished Basement
9.5	WATER PENETRATION			X		Finish Materials
9.6	SUMP PUMP				X	Storage / Obstructions

IN=Inspected, RR=Repair or Replace, NI=Not Inspected, NA=Not Applicable

Comments:

9.0 Foundation Walls (Not Inspected)

- Not visible to inspect due to finish materials and inaccessible areas.

9.1 Piers / Columns (Not Inspected)

- Not visible to inspect due to finish materials and inaccessible areas.

9.2 Basement Slab (Not Inspected)

- Not visible to inspect due to finish materials.

9.3 Floor Framing

- Not visible to inspect due to finish materials and inaccessible areas.

9.4 Main Beam (Not Inspected)

- Not visible to inspect due to finish materials and inaccessible areas.

9.5 Water Penetration

- No indications of water intrusion present at time of inspection. Recommend inquiring of the homeowner as to the history of water within the basement / substructure.

- Dampness noted. recommend seasonal use of a dehumidifier. Check owner disclosure for prior history.

NOTE:

- Inspection of the substructure and foundation is limited to readily visible and access elements.
- Neither the inspection nor report includes geological surveys, soil compaction studies, ground testing, evaluation of the effects of or potential for earth movement such as earthquakes, landslides, sinking, rising or shifting for any reason or verification of prior water penetration or predictions of future conditions.
- This inspection is not an engineering evaluation, a design analysis or a structural adequacy study related to high-wind or seismic restraint requirements. All foundations are subject to settlement and movement.
- Improper/inadequate grading or drainage can cause or contribute to foundation damage and/or failure and water penetration.
- Deficiencies must be corrected and proper grading/drainage conditions must be maintained to minimize foundation and water penetration concerns.
- Insulation and other materials obstructing structural components are not removed or disturbed, and obstructed elements or inaccessible areas should be inspected when limiting conditions are removed.

10. Electrical System

		IN	RR	NI	NA	Styles & Materials
10.0	SERVICE ENTRANCE CONDUCTORS	X				Service Disconnect: Single Main
10.1	SERVICE GROUNDING PROVISIONS	X				Panel Location: Basement
10.2	MAIN DISCONNECT		X			Panel capacity: 100 AMP
10.3	DISTRIBUTION PANELS		X			Panel Type: Circuit breakers
10.4	DEVICES		X			Branch wire 15 and 20 AMP: Copper
						Special Limitations: Finish Materials

IN=Inspected, RR=Repair or Replace, NI=Not Inspected, NA=Not Applicable

Comments:

 **10.2** See Main Panel Comments.

 **10.3** Main Panel


- The circuits in the distribution panel have not been completely labeled. Recommend identifying and labeling all circuits.
- Improper wiring at the main panel. Recommend electrical review and repair.



10.3 Picture 1



10.3 Picture 2

 **10.4** Wiring

- Improper wiring runs at the main panel servicing the basement Kitchen. Recommend repair.

NOTE:

- The inspection of the electric systems is limited to readily visible and accessible elements.
- Wiring and other components concealed from view for any reason cannot be inspected.
- The identification of inherent material defects or latent conditions is not possible.
- The description of wiring and other components and the operational testing of electric devices and fixtures are based on a limited/random check of representative components.
- Accordingly, it is not possible to identify every possible wiring material/type or all conditions and concerns that may be present.
- No assessment can be made of electric loads, system requirements or adequacy, circuit distribution or accuracy of circuit labeling.
- Inspection of GFCI's and AFCI's is limited to the built-in test functions.
- Auxiliary items and electric elements (or the need for same) such as surge protectors, lighting protection systems, generators, security/safety systems, home entertainment and communication systems, structured wiring systems, low-voltage wiring and site lighting are not included in this inspection.
- GFCIs are recommended for all areas that have wet conditions (e.g., kitchens, bathrooms, garages and exteriors).
- AFCIs are relatively new devices now required on certain circuits in new homes. Consideration should be given to adding these devices in existing homes.
- The regular testing of GFCIs and AFCIs using the built-in test function is recommended.
- Recommend tracing and labeling of all circuits, or confirm current labeling is correct.
- Any/all electric defects, capacity or distribution concerns should be evaluated and/or corrected by a licensed electrician.

11. Plumbing System

		IN	RR	NI	NA	Styles & Materials
11.0	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS	X				Water Source: Public
11.1	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X				Gas Shut Off Location: Exterior
11.2	MAIN WATER SHUT-OFF	X				At Meter
11.3	GAS PIPING		X			Special Limitations: Finished Materials
11.4	LAUNDRY WASHER / DRYER			X		Stored Materials / Items
11.5	DRYER VENT			X		

IN RR NI NA

IN=Inspected, RR=Repair or Replace, NI=Not Inspected, NA=Not Applicable

Comments:

📍 11.3 Fuel Gas Supply

- Improper piping at the left side routed thru the roof soffit to the Kitchen Range. Recommend plumbing review and repair as needed.



11.3 Picture 1



11.3 Picture 2

11.4 Laundry Washer

- Recommend burst proof hoses for all laundry washer connections.

Laundry Dryer

- Current setup is for the installation of an Electric Dryer.

11.5 Recommend annual service and cleaning of the dryer vent piping for improved efficiency and prevention of fire.

NOTE:

- The inspection of the plumbing system is limited to readily visible and accessible elements.
- Most piping is concealed from view and cannot be inspected. There is a possibility of latent /concealed defects.
- Material descriptions are based on a limited/random check of representative components. It is not possible to identify every piping or plumbing system material, or all conditions or concerns that may be present.
- This inspection does not include verification of the type of water supply or waste disposal, analysis of water quantity or quality, inspection of private onsite water supply or sewage (waster disposal) systems, assessment/analysis of lead piping/solder or lead-in-water concerns or a leak test of gas/fuel piping or storage systems.
- The function and effectiveness of any shut-off/control valves, water filtration or treatment equipment, irrigation/fire sprinkler systems, outdoor/underground piping, backflow preventers, laundry standpipes, vent pipes, floor drains, fixture overflows and similar features generally are not evaluated.

12. Water Heater

		IN	RR	NI	NA	Styles & Materials
12.0	WATER HEATER	X				Type: Gas Fired
12.1	VENT CONNECTOR	X				Location: Basement
12.2	GAS / FUEL LINES AT UNIT	X				Estimated Capacity: 40 Gallons
12.3	SAFETY VALVE PROVISIONS	X				Estimated Age: 2 Years
						Design Life: 8 to 12 Years
						Special Limitations: Finish Materials

IN=Inspected, RR=Repair or Replace, NI=Not Inspected, NA=Not Applicable

General Notes:


- The adequacy of the hot water supply or temperature was not determined. Evaluations are limited to assessment of visual conditions and confirmation of heated water flow to the fixtures.
- TPRV valves are not operated during a home inspection but should be checked regularly for proper operation.
- Hot water temperature generally should not exceed 120 degrees F at any fixture. Elevated temperatures should be corrected.

13. Heating System

		IN	RR	NI	NA	Styles & Materials
13.0	HEATING UNIT	X				System Type: Natural Gas
13.1	COMBUSTION AIR PROVISIONS	X				Warm Air System
13.2	VENT CONNECTOR	X				System Location: Basement
13.3	FUEL LINES AT UNIT	X				Estimated Age: 26 Years
13.4	THERMOSTAT	X				Design Life: 15 to 20 Years
13.5	RETURN AIR FILTER			X		General Distribution: Duct W/ Registers
13.6	CONDENSATE RECOVERY	X				

IN=Inspected, RR=Repair or Replace, NI=Not Inspected, NA=Not Applicable

Comments:

-  **13.0** Furnace (1992)
 - Design life expectancy of the Furnace is 15 - 20 years.
 - Recommend annual service and evaluations on all HVAC equipment to maintain.
 - Service records are not visible or apparent at time of Inspection. Recommend obtaining service records from the homeowner.
 - Due to the age of the HVAC equipment, repair / replacement needs should be anticipated.

-  **13.5** Return Air Filter
 - Recommend replacement of the filter at this time and monthly thereafter.



13.5 Picture 1 Damaged Filter

- NOTE:**
- The inspection of heating systems is limited to readily visible and accessible elements.
 - This inspection does not include a heat-loss analysis, heating design or adequacy evaluation, energy efficiency assessment, installation compliance evaluation, chimney flue inspection, draft test, solar system inspection or fuel tank inspection.
 - Portable units and system accessories/add-on components such as electronic air cleaners and humidifiers are not inspected unless specifically indicated.
 - The functional check of heating systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures or operation of full system features (i.e., all cycles, modes, and controls).
 - Regular heating system (annual) maintenance is required.
 - Filters need to be replaced/cleaned on a regular (monthly) basis, and periodic duct cleaning may be required.

- Chimneys / Liners / Flues
- Inspection of all chimneys are limited to exterior components unless otherwise stated.
 - It is recommended that a Level 2 evaluation of all chimneys and flues be conducted by a qualified chimney contractor prior to closing.

14. Cooling System



		IN	RR	NI	NA	Styles & Materials
14.0	COOLING UNIT	X				System Type: Electric Central Air Conditioning
14.1	BLOWER / FAN	X				Estimated Age: 28 Years
14.2	CONDENSER / COMPRESSOR	X				Design Life: 10 to 15 Years
14.3	DUCT WORK	X				System Location: Exterior
14.4	CONDENSATE PROVISIONS	X				Basement
14.5	THERMOSTAT	X				General Distribution: Ducted W/ Registers Shared W/ Heating System
						Special limitations: Temperature Constraints

IN=Inspected, RR=Repair or Replace, NI=Not Inspected, NA=Not Applicable

Comments:

- 14.0** Lennox AC (1989)
 - Design life expectancy of the AC unit is 8 - 12 Years.
 - Recommend annual service and evaluations on all HVAC equipment to maintain.
 - Service records are not visible or apparent at time of Inspection. Recommend obtaining service records from the homeowner.
 - Due to the age of the HVAC equipment, repair / replacement needs should be anticipated.

- 14.1** Blower Motor & Fan
 - Anticipate repair needs due to the age of the equipment.

14.2 See Main Cooling Comments

NOTE:

- The inspection of cooling systems is limited to readily visible and accessible elements.
- This inspection does not include a heat gain analysis, cooling design or adequacy evaluation, energy efficiency assessment, installation compliance check or refrigerant level evaluation.
- Portable units or add-on components such as electronic air cleaners are not inspected unless specifically indicated.
- The function check of the cooling system is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution, temperature readings or operation of full system features (i.e., all cycles, modes, and controls).
- Regular cooling system (annual) maintenance is required.
- Filters need to be replaced/cleaned on a regular (monthly) basis, and periodic duct cleaning may be required.

General Summary



MDV Inspection, Inc.

1750 30th Street, # 301
Boulder CO 80301
Email: joe@reports-inc.com
Phone: 484-883-7018

Customer

Address

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.0 ROOF COVERING

Repair or Replace



Asphalt Shingle roofing at all areas of the home.

- Estimated age of the Roofing = 25 Years / Design Life of Roofing is 15 - 20 Years.
- Multiple Layers of Roofing noted (2 or more). Roof surface will need to be stripped at time of next re roofing.
- Deterioration, surface nailing , missing tabs and cracking noted to all surface areas of the roof. Recommend obtaining estimations for roof replacement.

1.1 EXPOSED FLASHINGS

Repair or Replace



Plumbing Stacks

- Prior sealant repairs present at the plumbing stacks. Maintain seal as needed. Anticipate additional repair / replacement needs at time of re roofing.

Roof (Drip Edge)

- Roofing shingles (all areas) were installed without drip edge flashing.
- Recommend roofing repair with installation of drip edge flashing at the rakes and eaves.


Chimney

- Prior sealant repairs present at the chimney flashing. Maintain seal as needed. Anticipate additional repair / replacement needs at time of re roofing.

1.4 FASCIA / SOFFITS


Repair or Replace

1. Roofing

-  Fascia / Soffit / Trim
 - Areas of deterioration noted.
 - Recommend periodic repair and painting as needed to maintain.


1.5 GUTTERS / EAVESTHROUGHS

Repair or Replace

-  Gutters
 - Accumulations of leaves and debris noted in the gutters. All gutters should be checked for damage, blockage, or overflow on a regular basis (at least twice annually).
 - Gutter guards may help in cases where leaves and other debris routinely accumulate in a short period of time.
 - Recommend clearing debris from the gutters

1.6 DOWNSPOUTS

Repair or Replace

-  Downspouts
 - Downspouts are routed sub grade at some areas of the home. Verify and maintain clear drainage at all times to divert water away from the sub structure of the home.
 - Downspouts terminate at grade adjacent to the foundation wall. Recommend extending downspouts to move water away from the foundation.

2. Exterior


2.1 WINDOWS

Repair or Replace

-  See INTERIOR ELEMENTS for notes and comments.


2.2 DOORS (Exterior)

Repair or Replace

-  (2) Garage Entry
 - Wet rot present at the lower trim / frame and sill of the door. Recommend carpentry repair and painting to maintain.


2.3 STAIRS / STOOPS

Repair or Replace

-  Front Entry
 - Settlement present at the front entry step / stoop. Recommend masonry repair with replacement as needed.


2.5 ELECTRICAL / GFCI

Repair or Replace

-  Receptacles (Non-GFCI)
 - Non-GFCI rated receptacles present at the exterior of the home. Recommend repair with replacement made for safety.

2.7 VEGETATION, TREES, VINES

Repair or Replace


-  Trees & Shrubs
 - Vegetation overgrowth noted at all areas of the property. Recommend landscape repair with pruning and/or removal as needed.
 - Decaying tree stump at the rear yard. Recommend removal.

3. Site Elements

3.0 WALKWAY


Repair or Replace

3. Site Elements

-  Sidewalk
 - Concrete sidewalk and walkways at the front entry with cracking, settlement and trip hazards present. Recommend repair with replacement as needed.


3.2 PATIO

Repair or Replace

-  Rear Patio
 - Masonry concrete patio at the rear of the home with cracking, settlement and trip hazards present. Recommend repair with replacement.

3.3 WINDOW WELLS

Repair or Replace

-  Window Wells
 - Leaves and debris present. Recommend removal of vegetation and cleaning as needed for proper drainage.
 - Soil is in contact with the window sills and framing. Condition present is conducive to wet rot and WDI infestation. Recommend repair as needed to correct.
 - Recommend the installation of well covers at all areas to maintain and alleviate water intrusion concerns.


3.4 SUB-GRADE ENTRY

Not Applicable

-  Sub Grade Entry
 - Recommend Sub Grade Entry / Egress Window installations with all finished subgrade applications.

3.7 FENCING


Not Inspected

-  Fencing
 - Fencing at the perimeter of the rear yard.
 - Recommend inquiring of the homeowner to verify the extent of ownership and maintenance responsibility of the fence.

4. Garage

4.0 ROOFING

Repair or Replace

-  Garage Roof
 - See comments under MAIN ROOFING.

4.5 VEHICLE DOORS

Repair or Replace

-  Older garage door noted. Anticipate maintenance, repairs and replacement.

4.6 DOOR OPERATORS


Repair or Replace

-  Door Operator (Inoperable)
 - Inoperable door operator. Recommend repair / replacement as needed.

5. Attic

5.2 INSULATION

Repair or Replace

-  Insulation
 - Insulation level is inadequate for the current needs of the home. Recommend the installation of additional insulation as needed.

6. Interior Elements

6.3 WINDOWS

Repair or Replace



Windows (11 Openings)

- Older single glazed windows at all areas of the home with damaged glazing, torn screens and deteriorated exterior surfaces. Recommend carpentry repair and painting.
- Due to age and overall condition, replacement should be estimated at this time.

7. Kitchen

7.0 PLUMBING / SINK

Repair or Replace



Kitchen Sink

- Older faucet fixture. Anticipate repair / replacement needs due to age.
- Missing aerator at the faucet. Recommend repair.

Kitchen Sink (Faucet Drips)

- Incomplete shutoff at the faucets. Recommend plumbing repair.

7.3 DISHWASHER

Repair or Replace



Dishwasher (Inoperable)

- Inoperable appliance. Recommend appliance repair / replacement as needed.

7.5 DISPOSAL

Repair or Replace



Garbage Disposal

- Inoperable at time of Inspection. Recommend replacement.

8. Bathroom

8.0 Sink

Repair or Replace



Bathroom Sink (Defective Stopper)

- Defective / missing / poor seal at sink drainage stopper. Recommend plumbing repair.
- Prior repairs noted at the drain trap piping. Recommend repair.

8.1 Toilet

Repair or Replace



Toilet

- Inadequate clearances for use. Recommend plumbing repairs as needed.

8.2 Tub / Shower

Repair or Replace



Bathtub / Shower

- Defective shower diverter at the tub spout. Recommend plumbing repair with replacement of the spout.

Bathtub / Shower

- Leakage at the shower head. Recommend plumbing repair.

10. Electrical System


10.2 MAIN DISCONNECT

Repair or Replace

 See Main Panel Comments.

10.3 DISTRIBUTION PANELS


Repair or Replace

 Main Panel

- The circuits in the distribution panel have not been completely labeled. Recommend identifying and labeling all circuits.
- Improper wiring at the main panel. Recommend electrical review and repair.

10.4 DEVICES

Repair or Replace


 Wiring

- Improper wiring runs at the main panel servicing the basement Kitchen. Recommend repair.

11. Plumbing System

11.3 GAS PIPING

Repair or Replace


 Fuel Gas Supply

- Improper piping at the left side routed thru the roof soffit to the Kitchen Range. Recommend plumbing review and repair as needed.

13. Heating System

13.0 HEATING UNIT


Inspected

 Furnace (1992)

- Design life expectancy of the Furnace is 15 - 20 years.
- Recommend annual service and evaluations on all HVAC equipment to maintain.
- Service records are not visible or apparent at time of Inspection. Recommend obtaining service records from the homeowner.
- Due to the age of the HVAC equipment, repair / replacement needs should be anticipated.

13.5 RETURN AIR FILTER

Repair or Replace


 Return Air Filter

- Recommend replacement of the filter at this time and monthly thereafter.

14. Cooling System

14.0 COOLING UNIT

Inspected

 Lennox AC (1989)

- Design life expectancy of the AC unit is 8 - 12 Years.
- Recommend annual service and evaluations on all HVAC equipment to maintain.
- Service records are not visible or apparent at time of Inspection. Recommend obtaining service records from the homeowner.
- Due to the age of the HVAC equipment, repair / replacement needs should be anticipated.

Home inspectors are not required to report on the following:

- Life expectancy of any component or system;
- The causes of the need for a repair;
- The methods, materials, and costs of corrections;
- The suitability of the property for any specialized use;
- Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions;
- The market value of the property or its marketability;
- The advisability or inadvisability of purchase of the property;
- Any component or system that was not observed;
- The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed.

Home inspectors are not required to:

- Offer warranties or guarantees of any kind;
- Calculate the strength, adequacy, or efficiency of any system or component;
- Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons;
- Operate any system or component that is shut down or otherwise inoperable;
- Operate any system or component that does not respond to normal operating controls;
- Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility;
- Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air;
- Determine the effectiveness of any system installed to control or remove suspected hazardous substances;
- Predict future condition, including but not limited to failure of components.

Pre Closing Walkthru

- During your home inspection, components and conditions may have gone unseen due to furniture, floor coverings and occupant's belongings. Also, repairs may have been conducted, at your request, which should be verified to ensure that they meet your standards. For this reason, we require that you conduct a final walk thru before closing on your prospective home to re-examine everything while the house is accessible and unobstructed.

A checklist is provided and intended to assist you in performing this walkthru. Inspection items / elements should be observed and components operated. Special attention should be given to any element that was not previously reported on, or those items that were tested or operated in a random manner (ie. windows, outlets, switches, etc.). Should any variations from the report be noted, or if there are any questions, contact your Main Line Inspections Office prior to closing. All open issues concerning this property should be resolved prior to closing. This checklist should be filed with your home inspection report and other closing documents and a copy sent to your home inspector.

Since this report is provided for the specific benefit of the contracted customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.