



Inspection Report

Mr. John Sample

Property Address:
4321 New Home Road
Doylestown PA 18901



Maurer Inspections, LLC

Steve Maurer
3633 Buttonwood Drive
Doylestown, PA 18902
267-884-4047
NJ Lic# 24G100097300



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Date: 5/4/2009	Time: 01:00 PM	Report ID: 090504
Property: 4321 New Home Road Doylestown PA 18901	Customer: Mr. John Sample	Real Estate Professional: Your Agent ABC Realty Agency

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments should be considered before purchasing this home. Recommendations 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 home.

Inspected - Appears Functional : The item, component, or unit was visually observed and the item appeared to be functioning as intended, allowing for normal wear and tear.

Material Defects: The item has a significant adverse impact on the value of the property of that involves and unreasonable risk to people on the property.

Recommendations: The item, component or unit was visually observed, and is not functioning as intended or needs further inspection by a qualified specialist. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Service Needed : The item, component, or unit is functioning, but a service check-up is recommended to optimize performance.

Limited Inspection : The item, component, or unit was not fully inspected, and some form of limitation is preventing a complete inspection of the item/area.

Not Inspected : The item, component, or unit was not inspected, and no representations of whether or not it was functioning as intended are made.

All recommendations for repair, replacement, or further analysis should be performed by a qualified professional.

Style:
Contemporary, Colonial

Age Of Home:
Under 10 Years

Client Is Present:
Yes

Radon Test:
No

Water Test:
No

Weather:
Clear

Temperature:
Over 65

Rain in last 3 days:
Yes

General Summary



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Doylestown, PA 18902
267-884-4047
NJ Lic#24G100097300**

Customer

Mr. John Sample

Address

4321 New Home Road
Doylestown PA 18901

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.

6. Electrical System

6.2 MAIN OVERCURRENT PROTECTION, MAIN DISTRIBUTION PANELS

Repair or Replace



(1) The door bell transformer laying within the electric cabinet should be located outside the cabinet to reduce the possibility of an electric fire.



(2) The uppermost AFCI breaker with a broken test button should be replaced so an AFCI test of that circuit can be performed to reduce the risk of an electric fire.

6.4 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Repair or Replace



The romex wire laying within the breaker panel and the other end of it (which may be in the furnace room) should be terminated properly to prevent the possibility of an electric shock.

7. Heating

7.7 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Repair or Replace



The deteriorated fire brick plate in the back wall of the fireplace should be replaced to prevent a house fire from the fireplace.

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; or Predict future condition, including but not limited to failure of components.

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1. Roofing

The home inspector shall inspect: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to walk on the roof or inspect: Antennae; Interiors of flues or chimneys that are not readily accessible; Other installed accessories including but not limited to solar systems, and lightning arrestors.

IN= Inspected-Appears Functional, MD=Material Defects, RR=Repair or Replace, SN=Service Needed, LI=Limited Inspection, NI=Not Inspected

IN	MD	RR	SN	LI	NI	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1.0 ROOF COVERINGS Roof Covering: Architectural Shingles Viewed roof covering from: Binoculars
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1.1 FLASHINGS Flashings: Aluminum
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1.2 ROOF DRAINAGE SYSTEMS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1.3 CHIMNEYS Sky Light(s): None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1.4 ROOF PENETRATIONS Penetrations: Plumbing Vent

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. 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.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.0 WALL CLADDING FLASHING AND TRIM Siding Style: Cement stucco Siding Material: Masonry
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.1 DOORS (Exterior) Exterior Entry Doors: Steel
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.2 WINDOWS and TRIM
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS Appurtenance: Patio
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building) The air conditioner compressor cabinet bases are buried in mulch and should be elevated above the organic material approximately 2" to prevent premature corrosion of the cabinets and maintain efficient operation of the compressor units.

IN	MD	RR	SN	LI	NI	Inspection Items
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IN MD RR SN LI NI Inspection Items



2.4 Picture 1

2.5 EAVES, SOFFITS AND FASCIAS

2.6 Driveway
Driveway: Asphalt

IN MD RR SN LI NI Inspection Items

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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. 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.

3. Interiors

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.

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.0 CEILINGS Ceiling Materials: Drywall
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.1 WALLS Wall Material: Drywall
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.2 FLOORS Floor Covering(s): Carpet, Hardwood T&G, Linoleum
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS Cabinetry: Wood Countertop: Corian
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.5 DOORS (REPRESENTATIVE NUMBER) Interior Doors: Hollow core, Raised panel, Wood The sump pump closet door is dragging severely on the carpet and should be undercut to prevent damage to the door or the hinges.



3.5 Picture 1

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3.6 WINDOWS (REPRESENTATIVE NUMBER) Window Types: Thermal/Insulated, Double-hung, Casement Window Manufacturer: ANDERSEN
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IN	MD	RR	SN	LI	NI	Inspection Items
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IN MD RR SN LI NI Inspection Items

3.7 VENTING SYSTEMS (kitchens, baths and laundry)

IN MD RR SN LI NI Inspection Items

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The interior of the home was inspected and reported on with the above information. 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.

4. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; 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: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

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IN	MD	RR	SN	LI	NI	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.0 FOUNDATIONS, BASEMENTS Basement Foundation: Poured concrete
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.1 WALLS (Structural) Wall Structure: 2 X 4 Wood
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.2 COLUMNS OR PIERS Columns or Piers: Not Visible The support columns were covered in building materials and were not visible. A limited inspection was performed on the columns.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.3 BEAMS/GIRDERS The support columns were covered in building materials and were not visible. A limited inspection was performed on the columns.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.4 FLOORS (Structural) Floor Structure: Engineered floor joists The refinished basement had building materials which blocked the view of the floor joists. This limited the inspection of the structural joists.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4.5 CEILINGS (structural) Ceiling Structure: Not visible A limited inspection of the ceiling structure was performed because the ceiling joist were covered with building materials and blocked the view of the joists.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4.6 ROOF STRUCTURE AND ATTIC Roof Structure: Engineered wood trusses Roof-Type: Hip Method used to observe attic: From entry Attic info: Scuttle hole

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. 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.

5. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

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IN	MD	RR	SN	LI	NI	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.0 PLUMBING DRAIN AND VENT PIPES Washer Drain Size: 2" Diameter Plumbing Waste: PVC Plumbing Vent: PVC
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES Water Source: Public Water Filters: Whole house conditioner, None Plumbing Water Supply (into home): Copper Plumbing Water Distribution (inside home): Copper
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.2 PLUMBING WASTE/DRAIN PIPES
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.4 WATER HEATER FUEL SHUTOFF The gas shutoff valve is located on the incoming steel gas line just to the left of the water heater.

IN	MD	RR	SN	LI	NI	Inspection Items
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IN MD RR SN LI NI

Inspection Items



5.4 Picture 1

**5.5 WATER HEATER (describe)**

The 75 gallon water heater uses natural gas as a fuel source, has a thermostat on its exterior casing, has a drain valve at its base, and vents into a flue system.

**5.6 MAIN WATER SHUT-OFF DEVICE (Describe location)**

The incoming water service shutoff valve is located on the copper pipe coming through the front basement wall in the 'mechanical room'.



5.6 Picture 1

**5.7 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)****5.8 MAIN FUEL SHUT OFF (Describe Location)**

There is no main fuel shutoff valve. All of the individual appliances have gas shutoff valves fairly close to the appliance.

**5.9 SUMP PUMP**

A limited inspection was performed on the sump pumps as they were not

IN MD RR SN LI NI

Inspection Items

IN MD RR SN LI NI Inspection Items

tested.

IN MD RR SN LI NI Inspection Items

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The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. 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.

6. Electrical System

The home inspector shall inspect: Service drop; Service entrance conductors, cables, and raceway; Service equipment and main disconnects; Service grounding; Interior components of service panels and sub panels; Conductors; Overcurrent protection devices; A representative number of installed lighting fixtures, switches, and receptacles; Ground fault circuit interrupters. A home inspector shall describe: Amperage and voltage rating of the service; Location of main disconnect(s); Presence of solid conductor aluminum branch circuit wiring; Presence or absence of smoke detectors; and wiring methods. The home inspector is not required to inspect: Remote control devices; Alarm systems and components; Low voltage wiring systems and components; Ancillary wiring systems and components, not a part of the primary electrical power distribution system; Measure amperage, voltage, or impedance; or Built-in vacuum equipment.

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IN	MD	RR	SN	LI	NI	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.0 SERVICE ENTRANCE CONDUCTORS Electrical Service Conductors: Below ground
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.1 SERVICE AND GROUNDING EQUIPMENT Main Panel Manufacturer: CUTLER HAMMER
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.2 MAIN OVERCURRENT PROTECTION, MAIN DISTRIBUTION PANELS Main Panel Capacity: 200 AMP/240 VOLT Main Panel Type: Circuit breakers 🏠 (1) The door bell transformer laying within the electric cabinet should be located outside the cabinet to reduce the possibility of an electric fire.



6.2 Picture 1

🏠 (2) The uppermost AFCI breaker with a broken test button should be replaced so an AFCI test of that circuit can be performed to reduce the risk of an electric fire.

IN	MD	RR	SN	LI	NI	Inspection Items
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6.2 Picture 2

- 6.3 **LOCATION OF MAIN AND DISTRIBUTION PANELS**
Main Breaker Panel Location: Basement

- 6.4 **BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE**
Branch wire 15 and 20 AMP: Copper
Wiring Methods: Romex

The romex wire laying within the breaker panel and the other end of it (which may be in the furnace room) should be terminated properly to prevent the possibility of an electric shock.



6.4 Picture 1

- 6.5 **CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

- 6.6 **POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN**

IN	MD	RR	SN	LI	NI	Inspection Items
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GARAGE, BASEMENT, EXTERIOR WALLS OF INSPECTED STRUCTURE

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.7 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)
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The following GFCI's were present;

1. Kitchen counter GFCI's fed other receptacles down stream from them on the kitchen counter.
2. Service receptacle; GFCI to the right of the breaker panel fed downstream receptacles in the garage and at two exterior locations (one on the rear and one on the front of the house)
3. Master bathroom GFCI: fed two other receptacles down stream which were the bathroom receptacles in the powder room downstairs and the hall bathroom upstairs.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.8 SMOKE DETECTORS (presence or absence)
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6.9 CARBON MONOXIDE DETECTORS
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There was no carbon monoxide detector present and it is recommended that one or two be installed inside and outside of the 'mechanical room'.

IN	MD	RR	SN	LI	NI	Inspection Items
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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. 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. Heating

The home inspector shall *inspect* permanently installed system components of the heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel burning appliances; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; Heating equipment, distribution type, fireplaces, solid fuel burning appliances and chimneys. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Inspect: The interior of flues or chimneys that are not readily accessible; Heat Exchangers; Humidifiers or dehumidifiers; Electronic air filters; or Solar space heating systems; Firescreens and doors; Seals and Gaskets; Automatic fuel feed devices; Mantles and fireplace surrounds; Combustion make-up air devices. or Determine: Heat supply adequacy or distribution balance.

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IN	MD	RR	SN	LI	NI	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.0 FURNACE - general Heat Type: Forced Air Energy Source: Gas Number of Heat Systems (excluding wood): Two Heat System Brand: CARRIER The home has two gas fueled furnaces. The right one is for the first floor, the left one for the second. These units operate separately off of independent thermostats located on their respective floors. The filters should be changed or checked after each cooling or heating season until a service record can be established.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.1 NORMAL OPERATING CONTROLS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.2 AUTOMATIC SAFETY CONTROLS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors) Ductwork: Non-insulated Filter Type: Disposable, Cartridge Filter Size: 16x25 Filter 2 Size: 16x25
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7.4 FUEL SHUTOFF The gas shutoff valves are located on the incoming gas lines within the black pipe feeding each unit. If you smell gas all of these valves should be closed (turned 90 degrees) until a repairman can service and repair a leak.

IN MD RR SN LI NI Inspection Items

IN MD RR SN LI NI Inspection Items



7.4 Picture 1



7.4 Picture 2

7.5 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM


7.6 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

7.7 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

Type of Fireplace(solid fuel): Insert

Operable Fireplaces: One

Number of Woodstoves: None

 The deteriorated fire brick plate in the back wall of the fireplace should be replaced to prevent a house fire from the fireplace.

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The heating system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. 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.

8. Central Air Conditioning

The home inspector shall: Open readily openable access panels; Inspect: central and through-wall equipment; Distribution systems; Describe: Energy source(s); Cooling systems. The home inspector shall operate the systems using normal operating controls. The home inspector is not required to: Operate cooling systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; or Inspect: Humidifiers; Electronic air filters; Window air conditioning units or Determine: the uniformity or adequacy of cooling supply to the various rooms.

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IN	MD	RR	SN	LI	NI	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.0 COOLING AND AIR HANDLER EQUIPMENT
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.1 NORMAL OPERATING CONTROLS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.2 PRESENCE OF INSTALLED COOLING IN EACH ROOM
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

IN	MD	RR	SN	LI	NI	Inspection Items
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The cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. 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.

9. Attic & Venting

The home inspector shall inspect: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Mechanical ventilation systems; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan. The home inspector shall describe: Insulation and vapor barriers in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

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IN MD RR SN LI NI Inspection Items

9.0 INSULATION and VAPOR RETARDERS IN ATTIC
Attic Insulation: Loose fill, Cellulose

9.1 INSULATION and VAPOR RETARDERS IN UNFINISHED SPACE
 Vapor retarders are not visible as their view is blocked by building materials. Their inspection was limited.

9.2 INSULATION UNDER FLOOR SYSTEM
Floor System Insulation: Not visible
 Floor insulation was not visible as its view was blocked by building materials. The floor insulation inspection was limited.

9.3 VENTILATION OF ATTIC
Ventilation: Ridge vents, Soffit Vents

9.4 VENTING SYSTEMS (Kitchens, baths and laundry)
Exhaust Fans: None
Dryer Power Source: Gas Connection
Dryer Vent: Flexible Metal

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The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. 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.

10. Basement

The Home Inspector shall inspect structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; 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: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the home inspector or other persons.

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IN MD RR SN LI NI Inspection Items

10.0 WALLS (Structural)

10.1 COLUMNS OR PIERS
see 10.2

10.2 REFINISHED BASEMENT
The refinished basement limited the inspection of all the components covered by building materials.

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. 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.

11. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

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IN	MD	RR	SN	LI	NI	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.0 DISHWASHER Dishwasher Brand: GENERAL ELECTRIC
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.1 COOKTOP
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.2 OVENS Oven: GENERAL ELECTRIC Cooktop: GENERAL ELECTRIC
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.3 RANGE HOOD Exhaust/Range hood: GENERAL ELECTRIC
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.4 FOOD WASTE DISPOSER Disposer Brand: GENERAL ELECTRIC
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11.5 MICROWAVE COOKING EQUIPMENT Built in Microwave: GENERAL ELECTRIC

IN	MD	RR	SN	LI	NI	Inspection Items
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The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. 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.

12. Garage

A home inspector shall inspect: Walls, ceiling, and floors; Garage door(s); Occupant door; Garage door operators (operate garage doors manually or by using permanently installed controls for any garage door operator); Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; Garage stairs; Garage electric; and One hour fire separation. The inspector is not required to inspect: paint, wallpaper, and other finish treatments; shelving, workbenches or any other accessories; Garage door operation by using the remote control transmitters.

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IN	MD	RR	SN	LI	NI	Inspection Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12.0 GARAGE CEILINGS
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12.2 GARAGE FLOOR Garage Floor: Concrete
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12.3 GARAGE DOOR (S) Garage Door Type: Two automatic Garage Door Material: Insulated, Metal
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance) Auto-opener Manufacturer: LIFT-MASTER The garage doors reversed when met with moderate force and the floor sensors reversed the doors when the light beam was broken.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12.6 GARAGE ELECTRIC
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12.7 GARAGE STAIRS

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The garage was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving shelving, storage items, work benches, equipment, tools, 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.

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