Wild Blue Group LLC

PROPERTY INSPECTION REPORT



500 VNA Rd, East Stroudsburg, PA 18301
Inspection prepared for: Pocono Reformed Bible Church
Real Estate Agent: George Vlamis - SER Commercial Real Estate

Date of Inspection: 4/22/2025 Time: 10:30 AM
Age of Home: 1995 Size: 13541
Weather: Sunny 72°
Order ID: 596

Inspector: Thom Schiavone
8090 Running Valley Road, Stroudsburg, PA 18360
Phone: 5708011300
Email: thom@wildbluegroup.com
www.WildblueGroup.com

Report Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available for any questions you may have.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Video In Your Report –The inspector may have included videos of issues within the report. If you are opening the PDF version of the report make sure you are viewing the PDF in the free Adobe Reader PDF program. If you're viewing the report as a web page the videos will play in any browser. Click on any video within the report to start playing.

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Acceptable – This item was inspected and is in acceptable condition for it's age and use.



Repair/Replace - Items with this rating should be examined by a professional and be repaired or replaced.



Safety Issue - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.



Monitor - Items with this rating should be monitored periodically to ensure that the issue hasn't become worse, warranting a repair or replacement.



Not Accessible - Items with this rating were not able to be fully inspected because access was blocked off or covered.

Our report contains a unique pop-up glossary feature. When you see words highlighted in yellow hover your mouse over the term. The definition or a tip about the item will appear!

Table Of Contents

Report Summary	3-10
Inspection Details	11
Interior Areas	12-16
Bathroom	17-27
Kitchen	28-32
Heat/AC	33-41
Water Heater	42-44
Electrical	45-48
Roof	49-52
Exterior Areas	53-56
Foundation	57-60
Grounds	61-65
Glossary	66

Report Summary

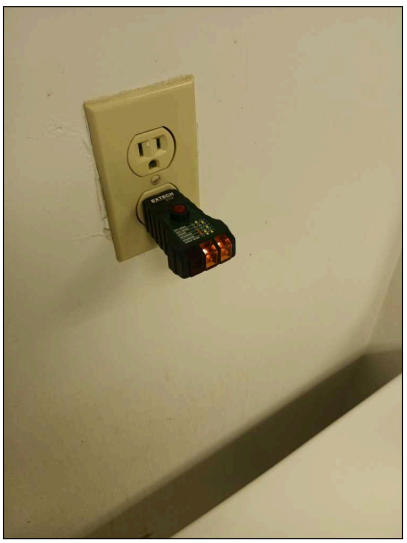
The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Interior Areas		
Page 13 Item: 7	Ceiling Condition	



2nd Floor - northwest room - evidence of past moisture related penetration; dry at time of inspection.

Bathroom		
Page 18 Item: 6	Electrical	• GFCI trip test failed as noted Have licensed electrician evaluate and repair / replace as necessary.



1st floor west side bathroom #1 - should be GFCI receptacle

Page 19 Item: 7	GFCI	• GFCI did not respond to test as noted; suggest replacing for safety. • No GFCI protection present as noted; suggest installing GFCI protected receptacles for safety.

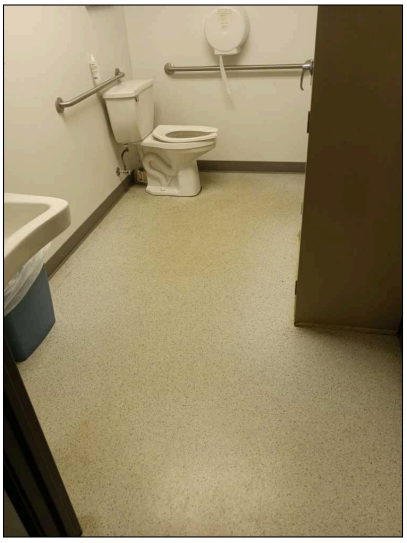


1st Floor east side bathroom #3



1st Floor east side bathroom #4

Page 21 Item: 9	Floor Condition	

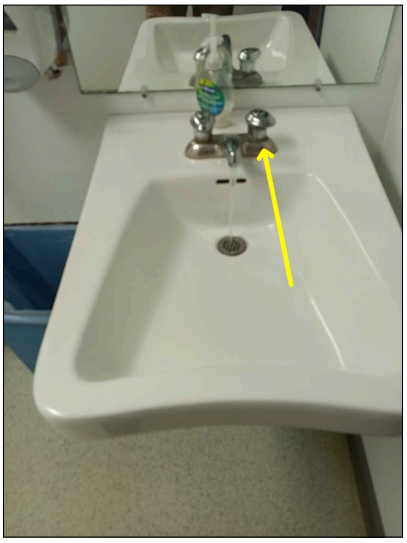


1st floor west side bathroom 1# - exhaust fan inoperable

Page 24 Item: 13	Sinks	



1st floor west side bathroom 1#



1st floor west side bathroom #2 - sticking faucet knob

Kitchen		
Page 29 Item: 6	Sinks	• Kitchen has a Stainless steel - under mounted sink.

Heat/AC		
Page 35 Item: 5	Refrigerant Lines	



Cable/refrigerant cover plate missing; replace to prevent further moisture related deterioration

Roof		
Page 49 Item: 1	Roof Condition	



Evidence of past gutter leakage and moss



Moss on Roof

Exterior Areas		
Page 53 Item: 1	Doors	



Scrape, prime and repaint to prevent further deterioration of hinges and kick plate area



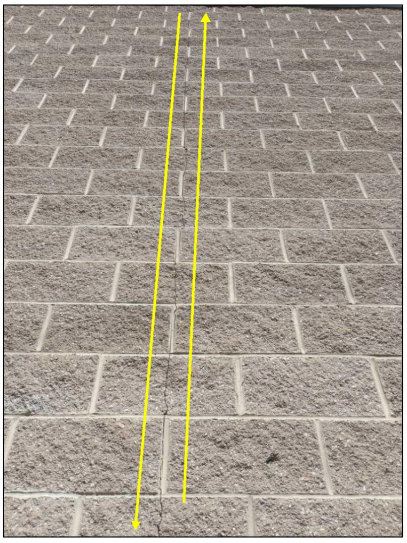
Scrape, prime and repaint to prevent further deterioration of hinges and kick plate area

Page 54 Item: 2	Window Condition	• Condition present in front double-paned window, indicating a broken gas seal.



Condensation present

Page 54 Item: 3	Siding Condition	



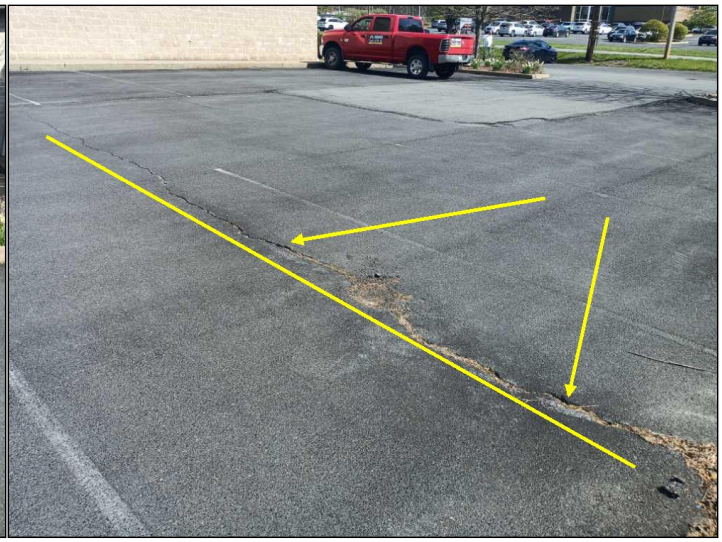
Shrinkage cracking noted. This cracking is common and usually no reason for concern. Recommend monitoring.

Page 56 Item: 4	Eaves & Facia	



Grounds		
Page 61 Item: 1	Driveway and Walkway Condition	

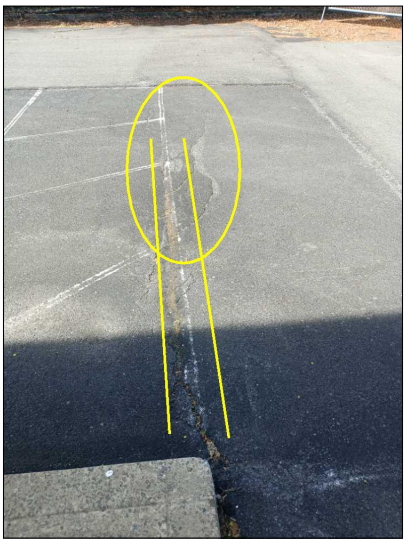




There are minor predictable and common cracks in the asphalt.

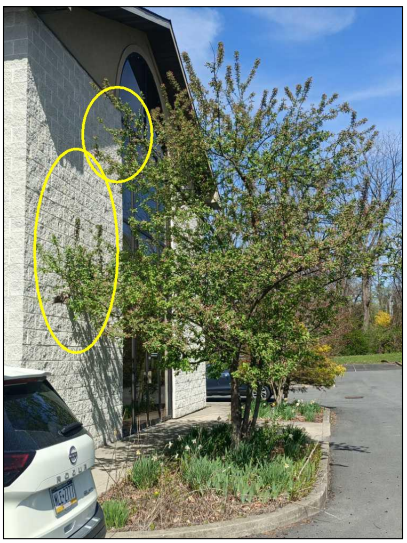


Needs to be cleaned and resealed to prevent further damage



Needs to be cleaned and resealed to prevent further damage

Page 63 Item: 3	Vegetation Observations	• There is a large dead Ash tree close to the structure, in a side lot, that may potentially fall onto the rear parking lot, causing damage.



Keep plants, even at full growth, at least a foot (preferably 18 inches) from exterior walls and windows.



Inspection Details

1. Attendance

In Attendance: Client present • Buyer Agent present • Fully Participated • No other parties present at inspection.

2. Home Type

Home Type: Multi-unit Commercial

3. Occupancy

Occupancy: The utilities were on at the time of inspection.

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

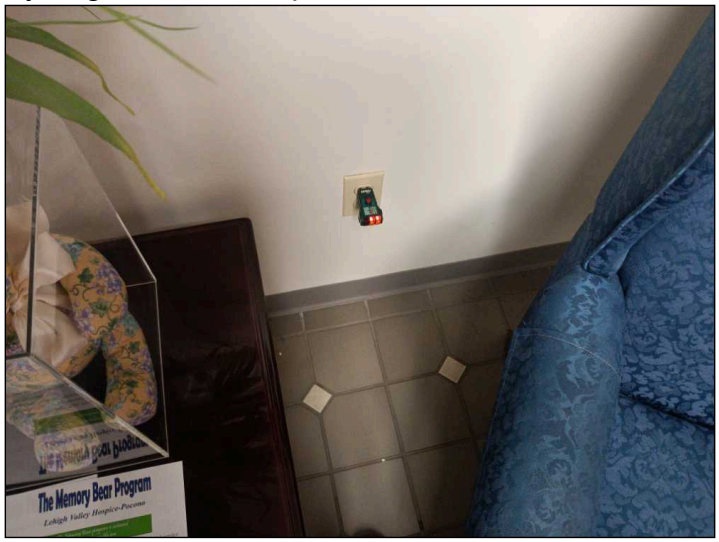
1. Closets

Observations:
• The closets are in serviceable condition.

2. Doors

3. Electrical

Observations:
• The kitchen receptacles are not GFCI protected. have one installed upstream of the other receptacles or install a GFCI breaker in the distribution box(electrical panel).
• The majority of grounded receptacles , were tested and found to be wired correctly.

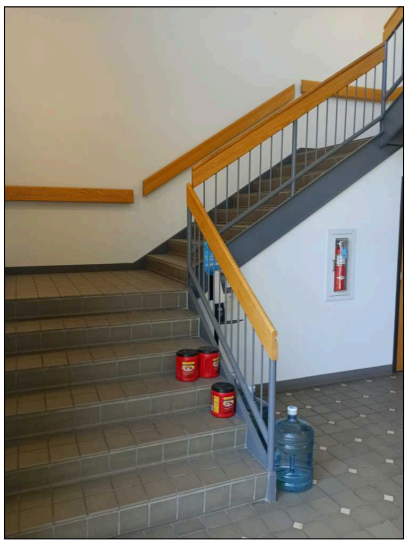


1st Floor

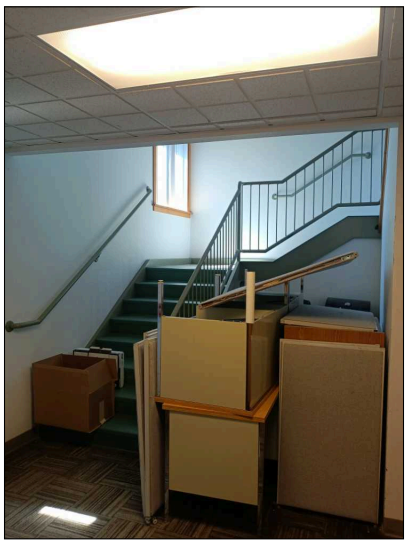
4. Smoke Detectors

Observations:
• **SMOKE DETECTORS**

5. Stairs & Handrail

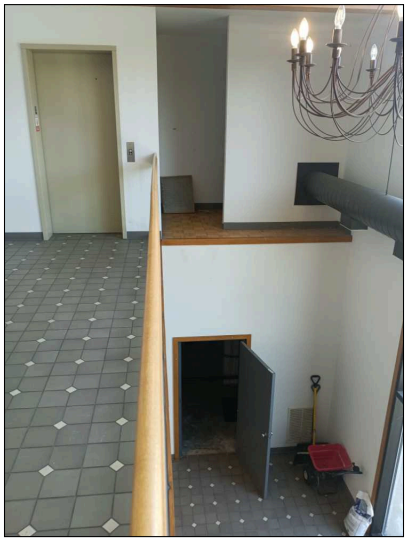


1st Floor



1st Floor





6. Plumbing

7. Ceiling Condition

Materials: There are acoustic grid and tile ceilings noted.
Observations:
- Small stains noted on the ceiling. They tested dry at the time of the inspection.
- Large stains noted on the ceiling. They tested dry at the time of the inspection.
- Evidence of past leaking was noted.
- Extensive water damage to 2nd floor northwest area of ceiling where the past leaking had occurred.



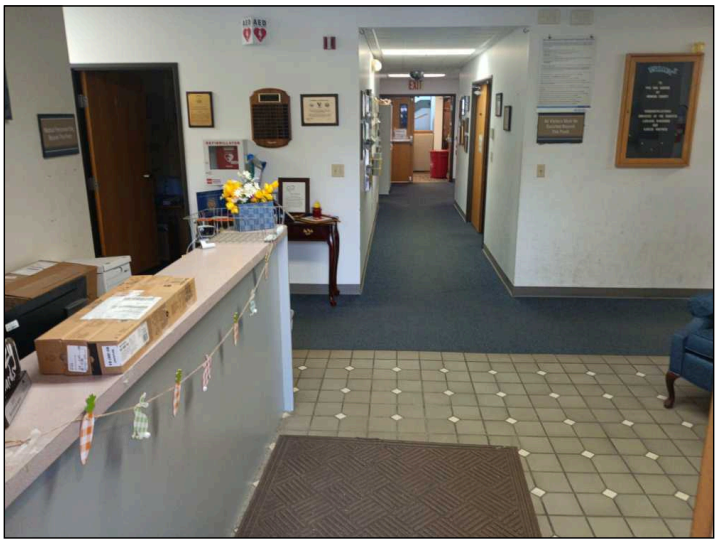
2nd Floor - northwest room - evidence of past moisture related penetration; dry at time of inspection.



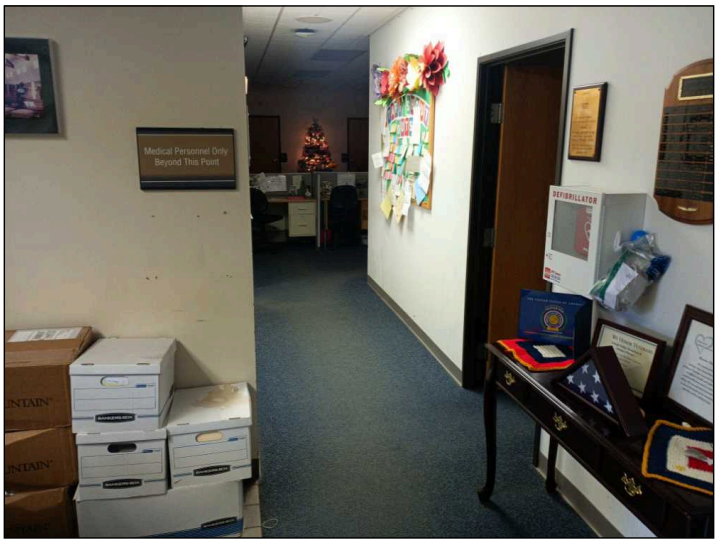
2nd Floor

8. Wall Condition

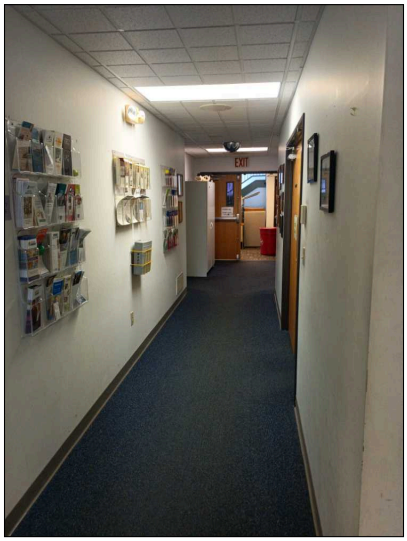
Materials: Drywall walls noted.



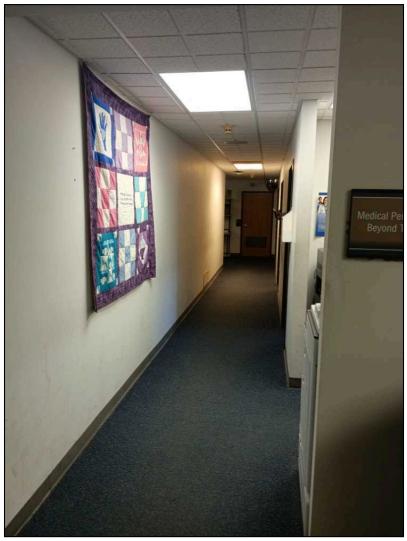
1st Floor



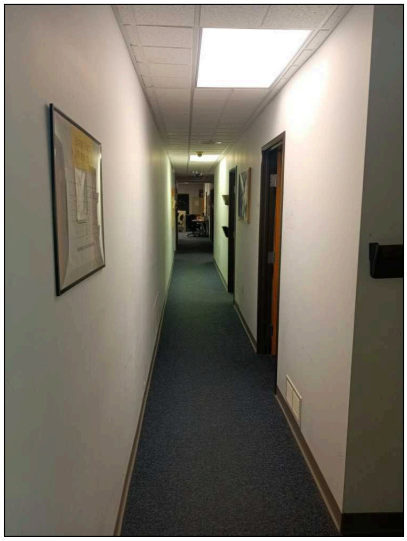
1st Floor



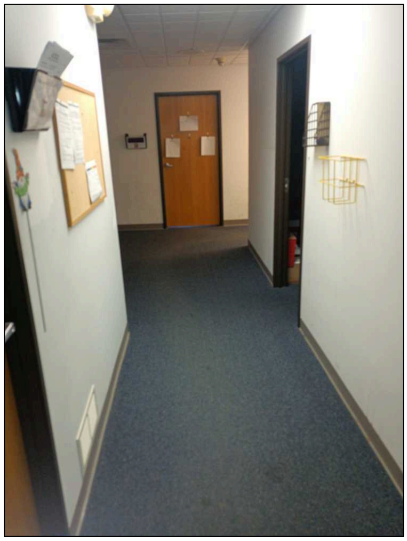
1st Floor



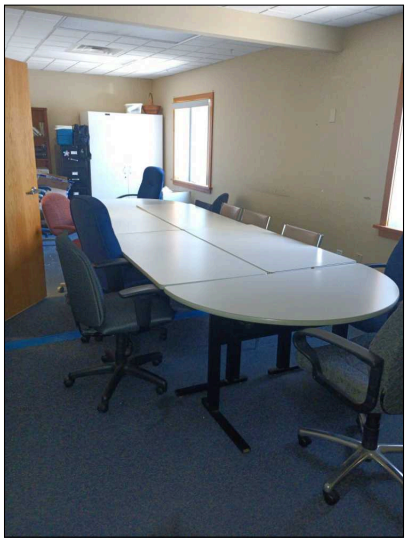
1st Floor



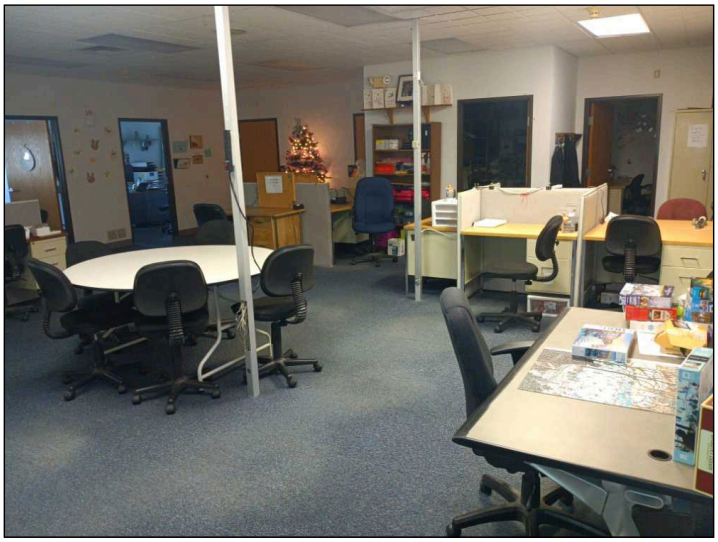
1st Floor



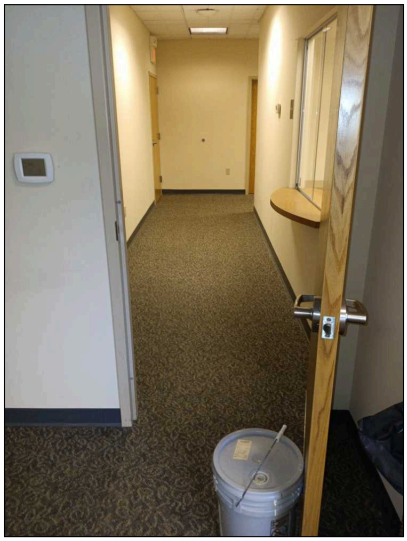
1st Floor



1st Floor -



1st Floor



2nd Floor



2nd Floor

9. Window Condition

Materials: Vinyl framed casement windows noted. • Insulated glass noted.

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Locations: Multiple Public Men and Women Bathrooms located on each floor as noted.

2. Cabinets

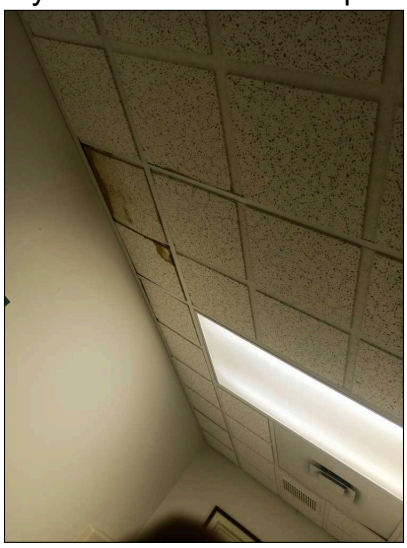
Observations:
- No deficiencies observed.
- Appeared functional and in satisfactory condition, at time of inspection.

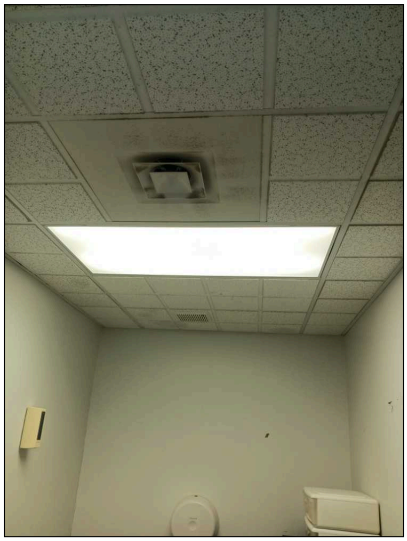
3. Ceiling Condition

Materials: There are acoustic grid and tile ceilings noted.
Observations:
- Small stains noted on the ceiling. They tested dry at the time of the inspection.
- Large stains noted on the ceiling. They tested dry at the time of the inspection.



1st floor west side bathroom #2

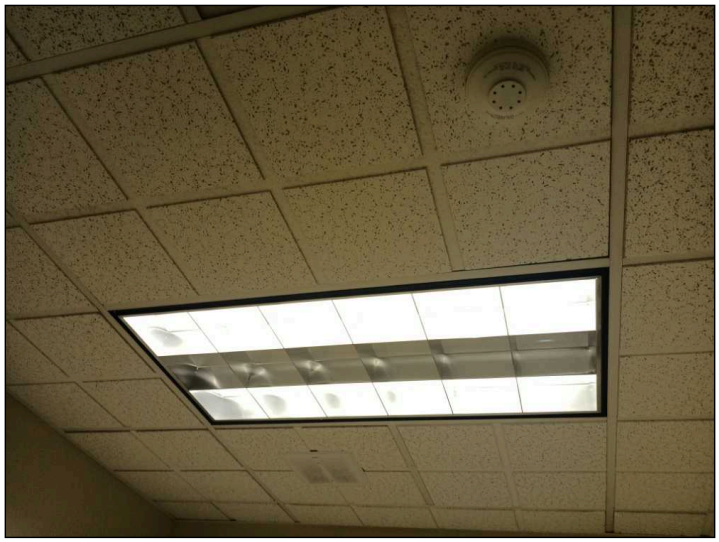

1st floor west side bathroom #1



1st Floor east side bathroom #3



1st Floor east side bathroom #4



2nd floor west side bathroom #5

4. Counters

Observations:
• Plastic laminate tops noted.

5. Doors

Observations:
• No major system safety or function concerns noted at time of inspection.
• Solid wood doors.

6. Electrical

Observations:
• No major system safety or function concerns noted at time of inspection.
• GFCI trip test failed as noted Have licensed electrician evaluate and repair / replace as necessary.



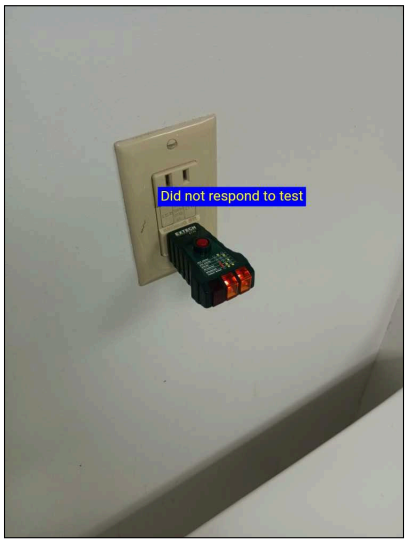
1st floor west side bathroom #1 - should be GFCI receptacle

7. GFCI

Observations:
• GFCI in place and operational as noted.
• Recommend full review by qualified electrical contractor for quotes on upgrades/repair to ensure safe and adequate service.
• GFCI did not respond to test as noted; suggest replacing for safety.
• No GFCI protection present as noted; suggest installing GFCI protected receptacles for safety.



1st floor west side bathroom #2



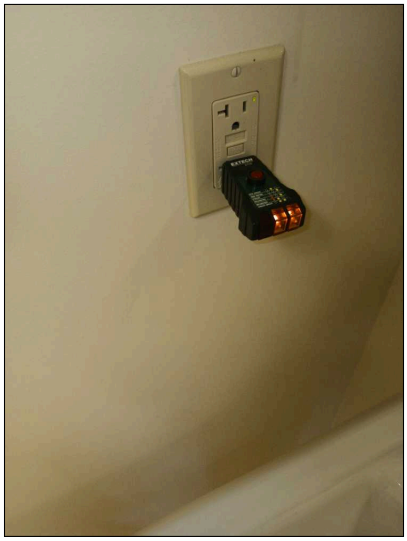
1st Floor east side bathroom #3



1st Floor east side bathroom #4



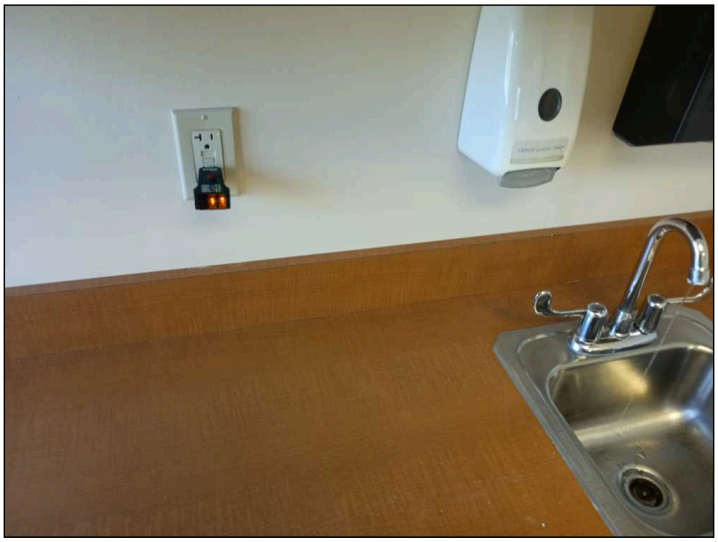
2nd floor west side bathroom #5

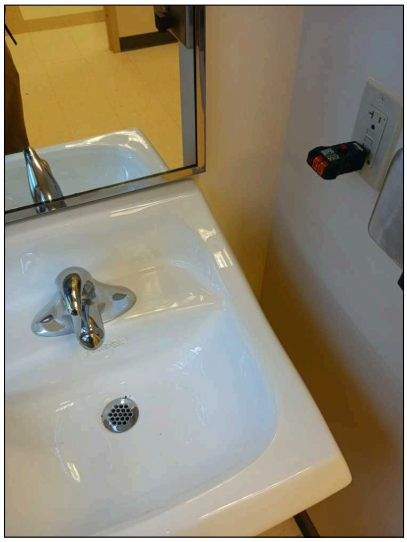


2nd floor west side bathroom #6



2nd floor west side bathroom #6





2nd floor southwest side bathroom #7

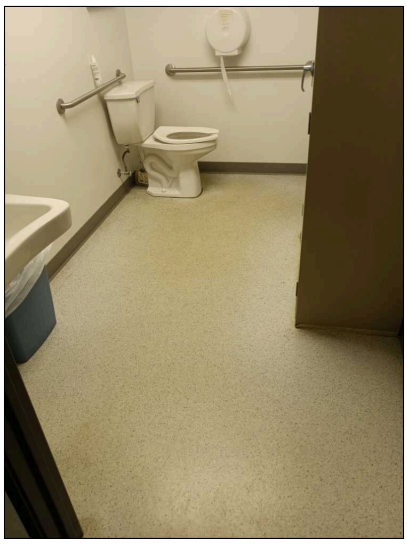


8. Exhaust Fan

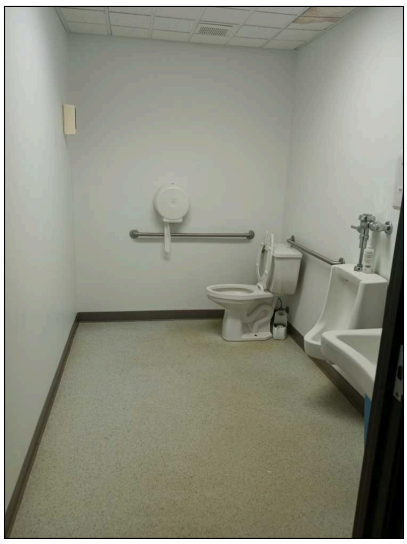
Observations:
• The bath fans were operated and no issues were found except as noted on first floor.

9. Floor Condition

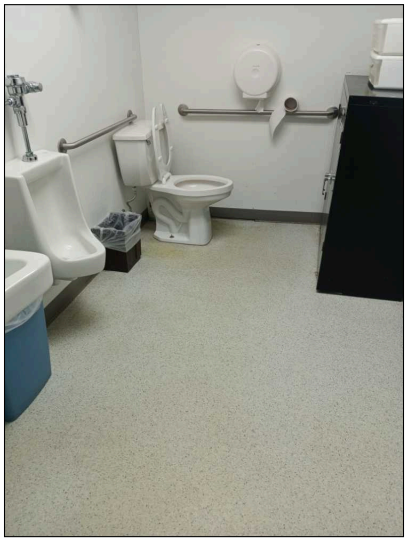
Materials: Sheet vinyl flooring is noted. • Vinyl squares (tiles) are noted



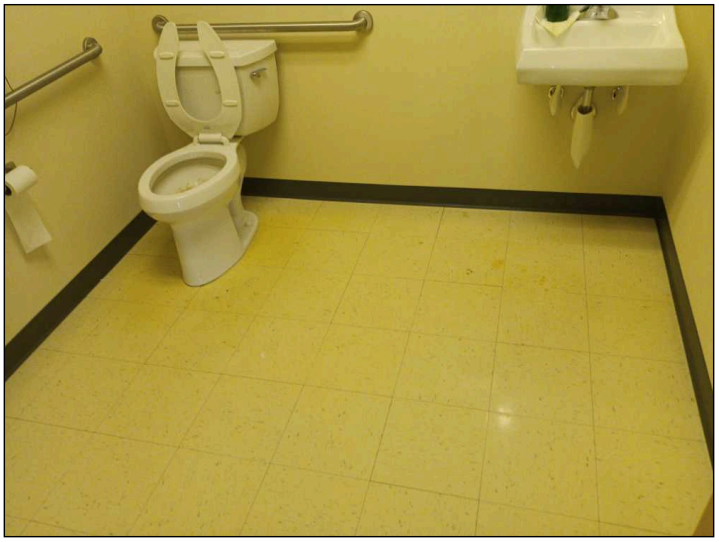
1st floor west side bathroom 1# - exhaust fan inoperable



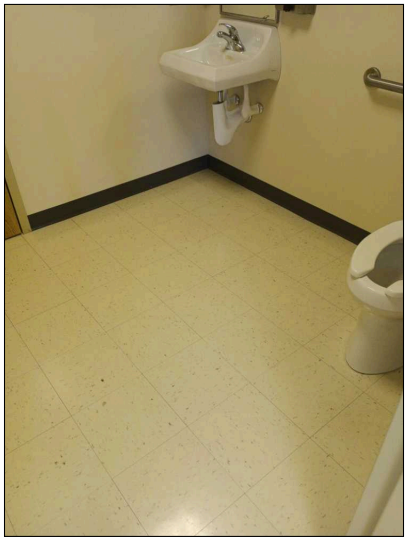
1st floor west side bathroom #2



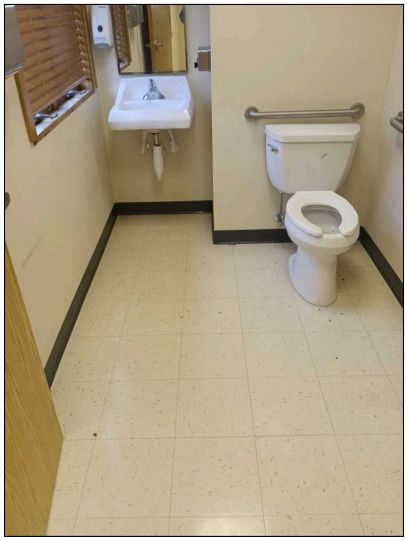
1st Floor east side bathroom #3



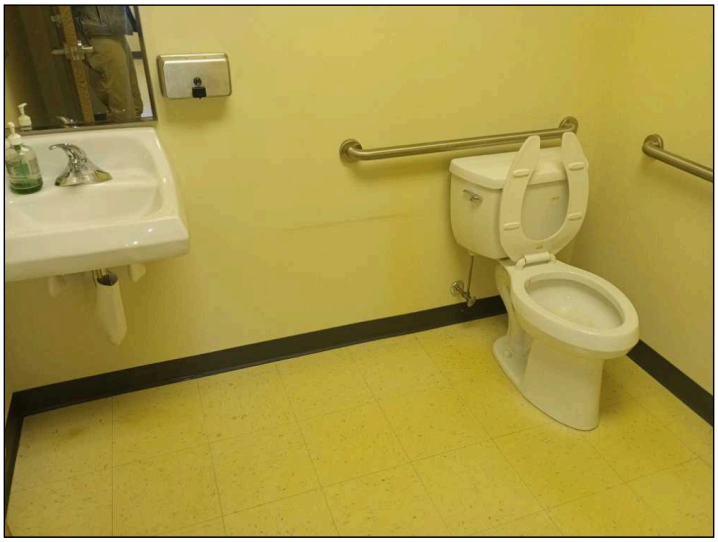
2nd floor west side bathroom #5



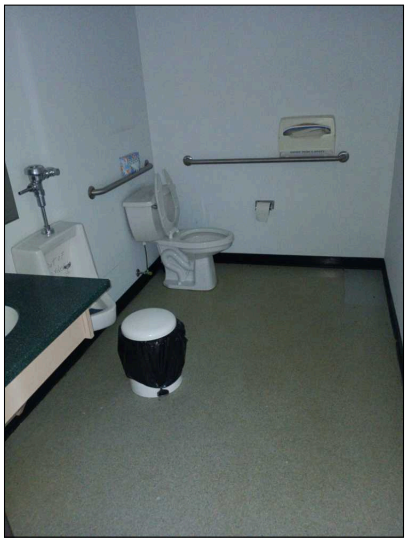
2nd floor west side bathroom #6



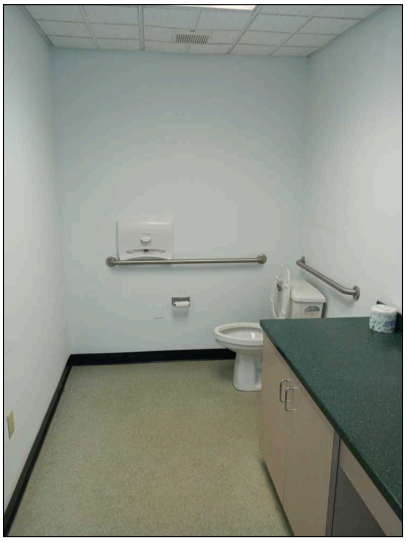
2nd floor southwest side bathroom #7



2nd floor east side bathroom #8



2nd floor east side bathroom #9



2nd floor east side bathroom #10

10. Heating

Observations:
• Central heating and cooling noted. At the time of the inspection, all appeared to be functioning and in serviceable condition.
• See HVAC page for more information about this section.
• The inspector unable to test the 2nd floor units due to its poor condition. The units appear to be well beyond useful serviceable life.

11. Mirrors

12. Plumbing

Observations:
• Worn fixtures are noted.



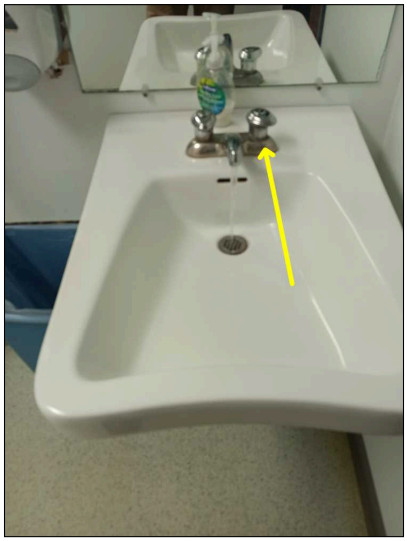
1st floor west side bathroom #1

13. Sinks

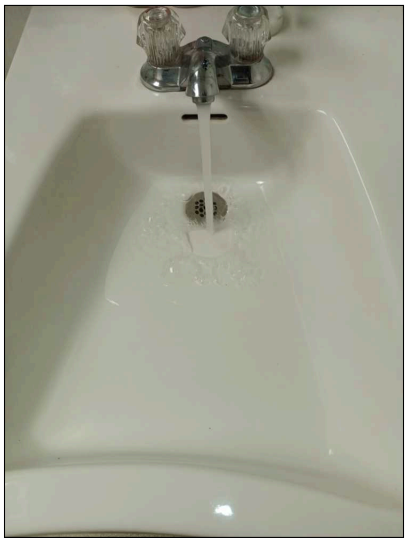
Observations:
• **DRAINS**
• Note that without water to the 2nd floor, the sink(s) and plumbing could not be evaluated.
• Slow drain at sink as noted. Recommend clearing.
• **SUPPLY**
• No deficiencies observed.
• Operated normally, at time of inspection.
• No Mold-like bio growth observed. No further professional testing & evaluation advised.

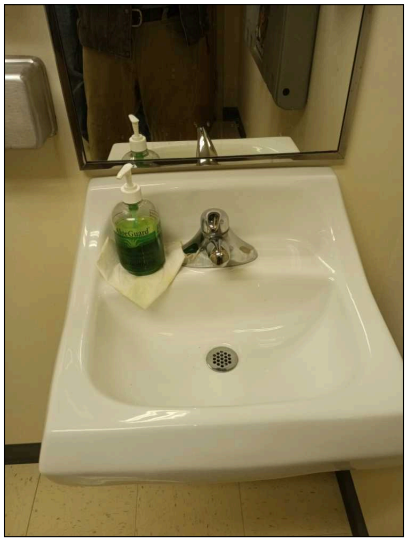


1st floor west side bathroom 1#


1st floor west side bathroom #2 - sticking faucet knob


1st Floor east side bathroom #3


1st Floor east side bathroom #4



2nd floor west side bathroom #5



2nd floor west side bathroom #6

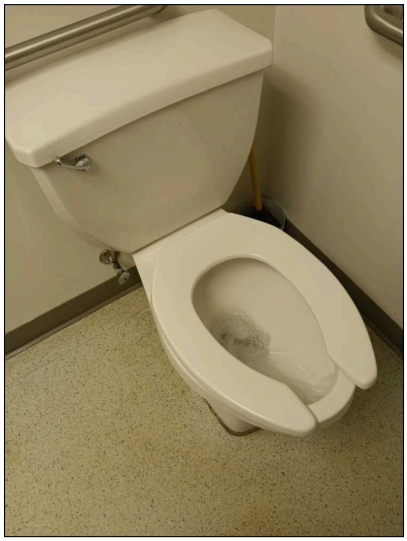


2nd floor southwest side bathroom #7

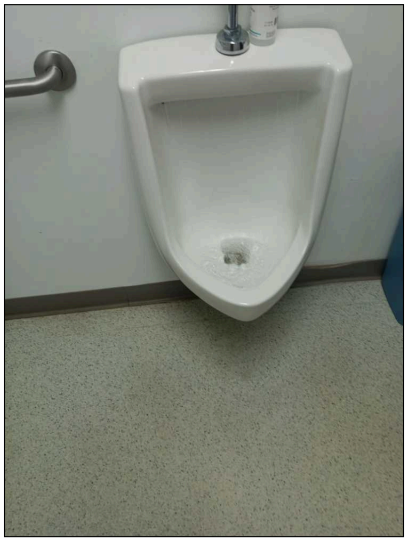
14. Toilets

Observations:

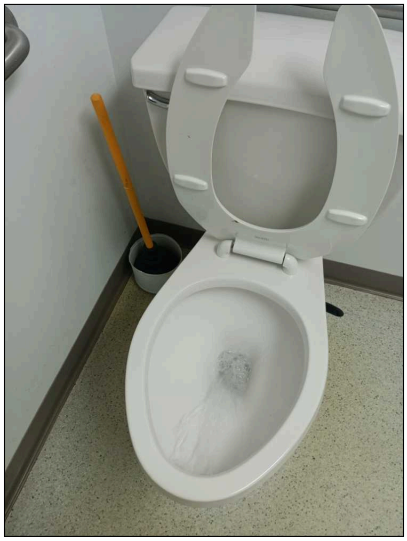
- 0bserved as functional and in good visual condition.
- Operated when tested. Appeared functional, at time of inspection - except as noted on 2nd floor.
- Toilets are of good quality.



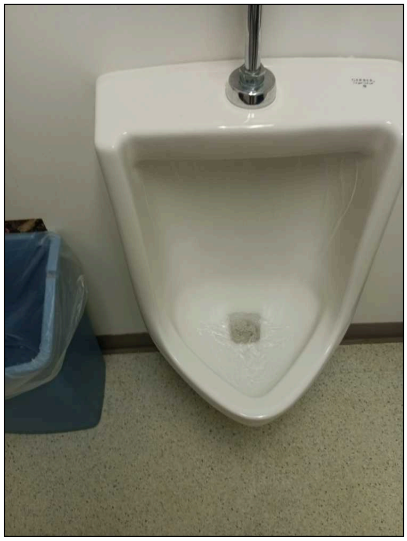
1st floor west side bathroom #1



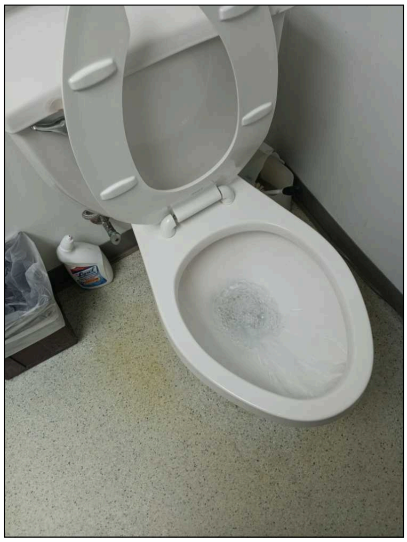
1st floor west side bathroom #2



1st floor west side bathroom #2



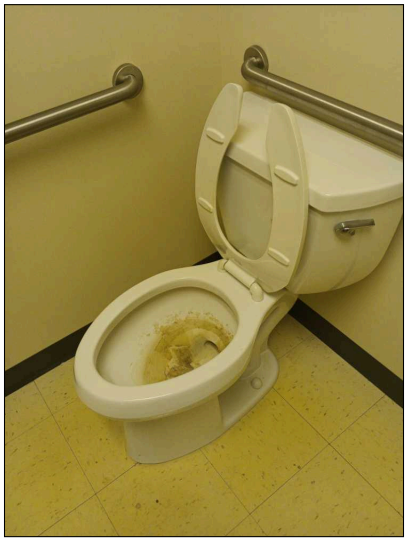
1st Floor east side bathroom #3



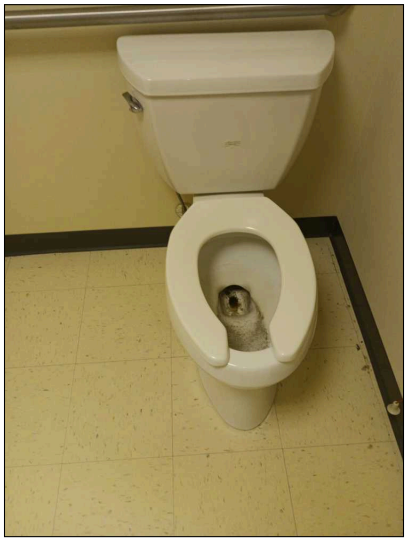
1st Floor east side bathroom #3



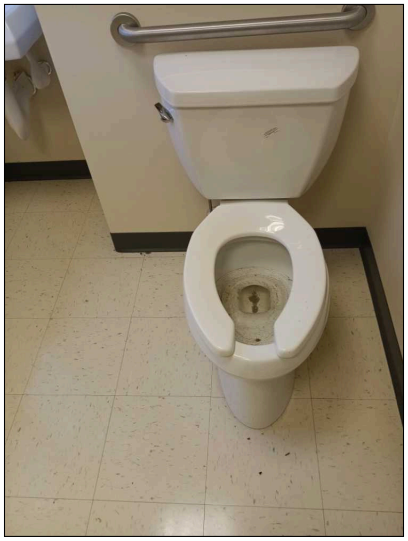
1st Floor east side bathroom #4



2nd floor west side bathroom #5



2nd floor west side bathroom #6



2nd floor southwest side bathroom #7

15. Window Condition

Materials: Vinyl framed casement windows noted. • Stationary(fixed) windows noted in foyer. • Insulated glass noted.
Observations:
• Foyer window/s shows sign of loss of seal/condensation, recommend repair or replace to provide energy savings and prevent hazed window from limiting view out of window.
• Operated windows appeared functional, at time of inspection
• The windows that were tested, are functional.

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Observations:
- No deficiencies observed on all kitchen cabinets.
- Appeared functional and in satisfactory condition, at time of inspection.



1st Floor

2. Counters

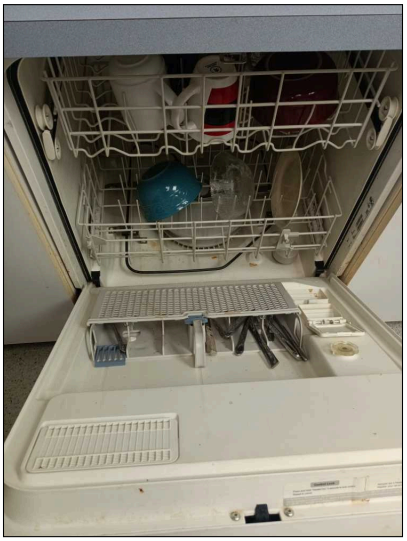
Observations:
- Plastic laminate tops noted.
- No discrepancies noted.



1st Floor

3. Dishwasher

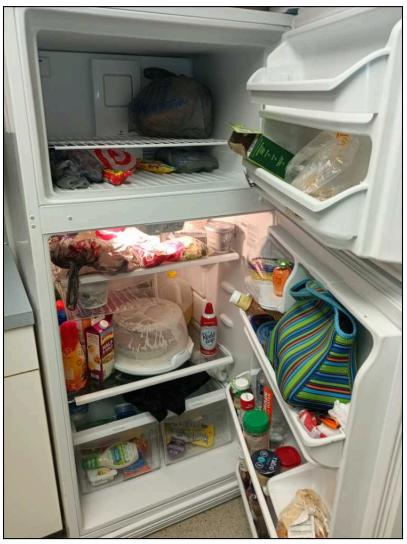
Observations:
- Dishwasher was not tested at time of inspection due to dish load present.



1st Floor

4. Refrigerator Observations

Observations:
• No major system safety or function concerns noted at time of inspection.



1st Floor

5. Microwave

6. Sinks

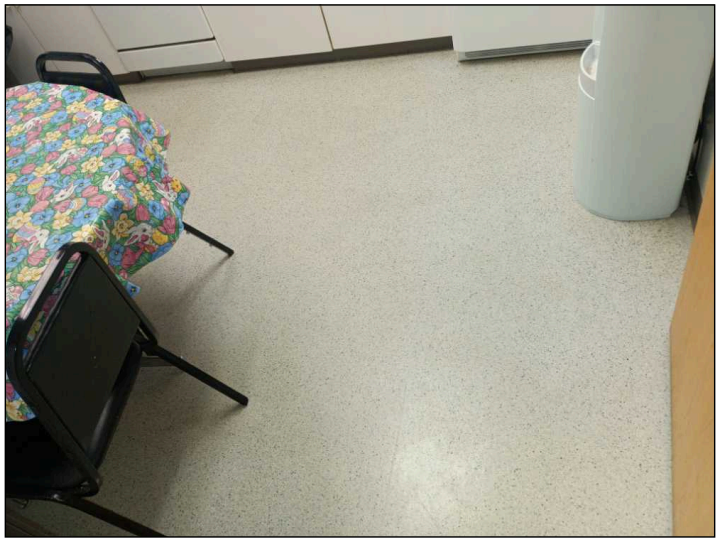
Observations:
• **DRAINS**
• **SUPPLY**
• No deficiencies observed.
• Kitchen has a stainless steel surface mounted sink.
• No Mold-like bio growth observed. No further testing & evaluation advised.
• Kitchen has a Stainless steel - under mounted sink.



1st Floor

7. Floor Condition

Materials: Sheet vinyl flooring is noted.



1st Floor

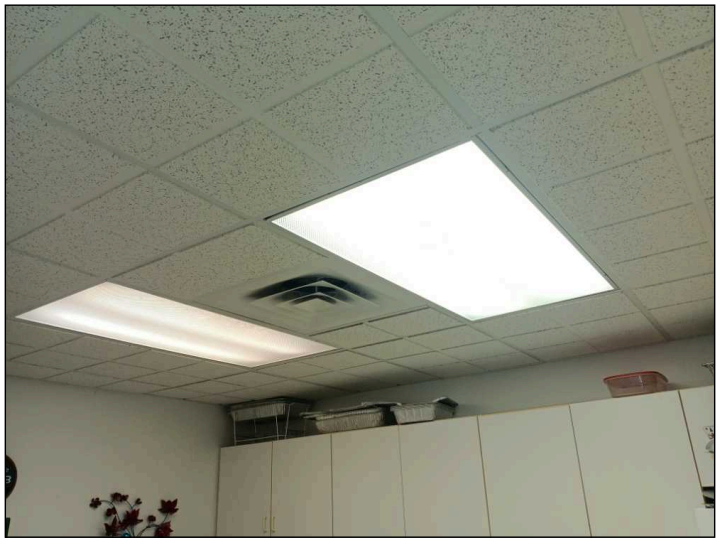
8. Plumbing



1st Floor

9. Ceiling Condition

Materials: There are acoustic grid and tile ceilings noted.



1st Floor

10. Electrical

Observations:
• No major system safety or function concerns noted at time of inspection.

11. GFCI

Observations:
• GFCI did not respond to test, suggest replacing for safety.
• No GFCI protection present, suggest installing GFCI protected receptacles for safety.



2nd Floor

12. Wall Condition

Materials: Drywall walls noted.

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Materials: The structure has multiple split systems. • Multiple heat pumps noted; separate for each unit as noted.
Observations:
• The rear compressor units are approaching designed life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.

2. Heater Base

Observations:
• The heater base appears to be functional.

3. Enclosure

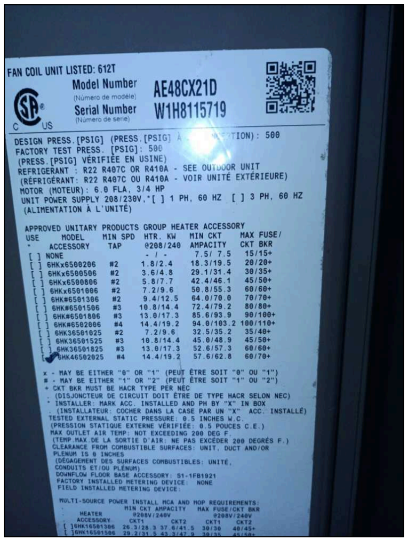
Observations:
• IMPROVE: No visible evidence recent service. Recommend an HVAC contractor perform a system Clean-and-Check. HVAC systems require yearly maintenance.
• Recommend review by a licensed heating contractor for repair or replacement of older units in the rear of the structure, as necessary.
• Suggest having all units professionally cleaned and tuned to ensure proper and safe operation.



South side



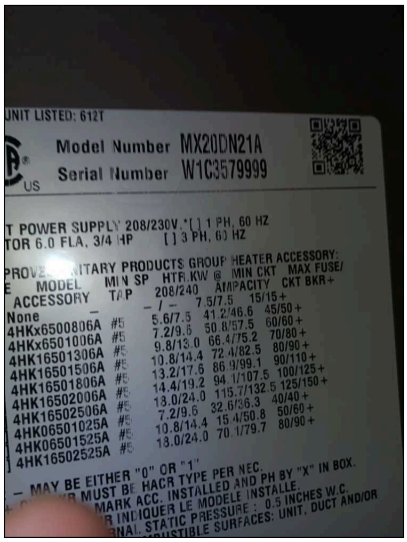
1st floor utility closet - Coleman AE48CX21 Air Handling Unit



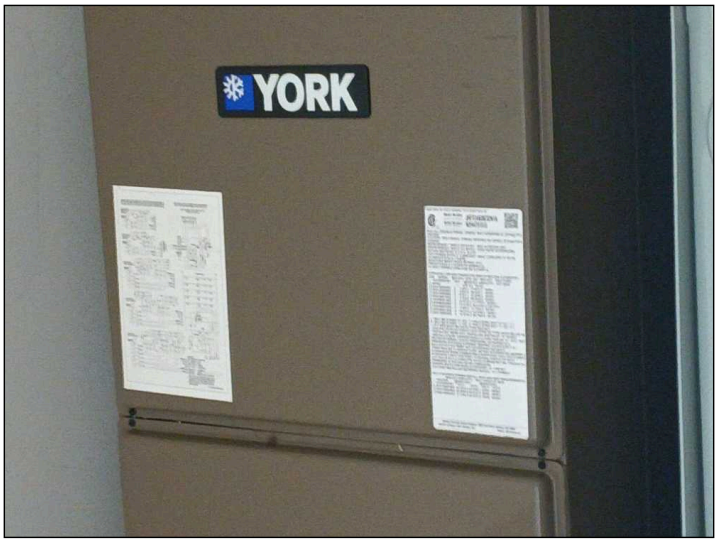
1st floor utility closet



1st floor utility closet YORK | LX, ME20DN21 | Air Handler



1st floor utility closet



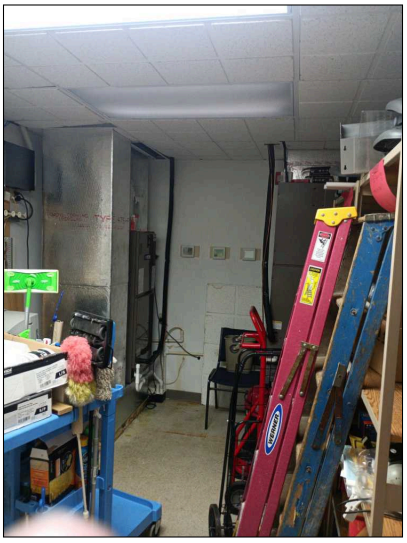
Foyer Air Handler on 2nd floor



Foyer Air Handler on 2nd floor

4. Venting

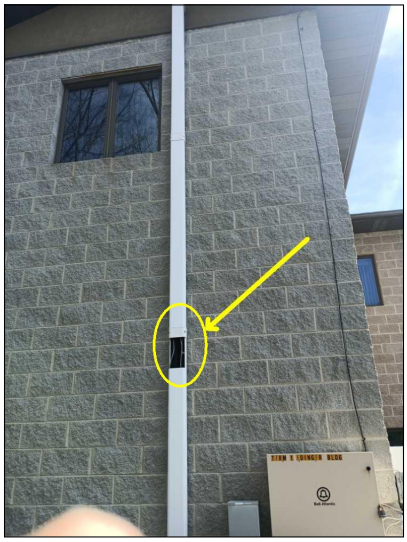
Observations:
- **VENTING MATERIALS**
- **VENTING OBSERVATIONS**



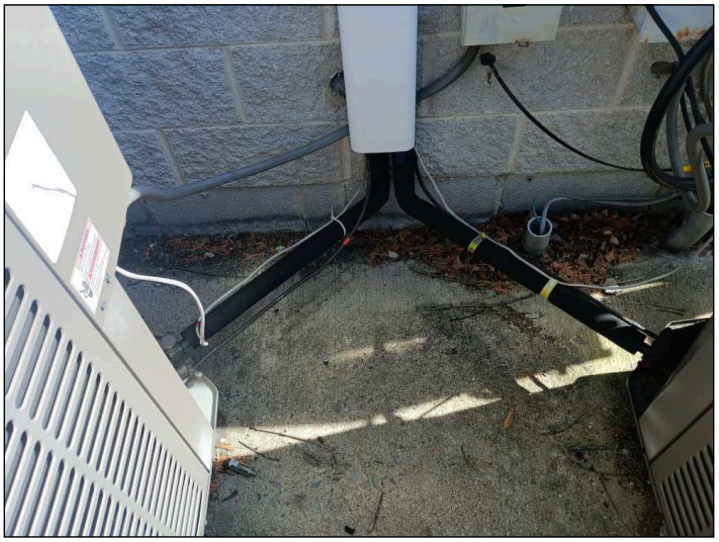
1st floor utility closet

5. Refrigerant Lines

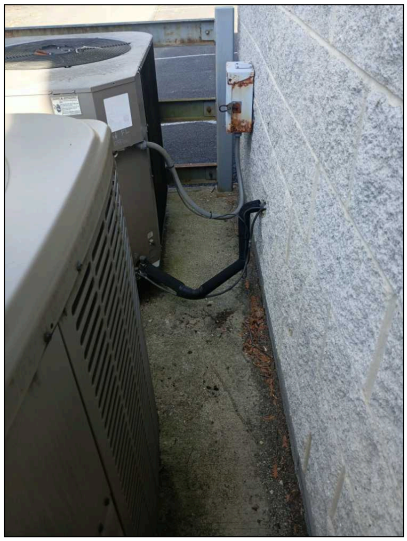
Observations:
- No defects found.



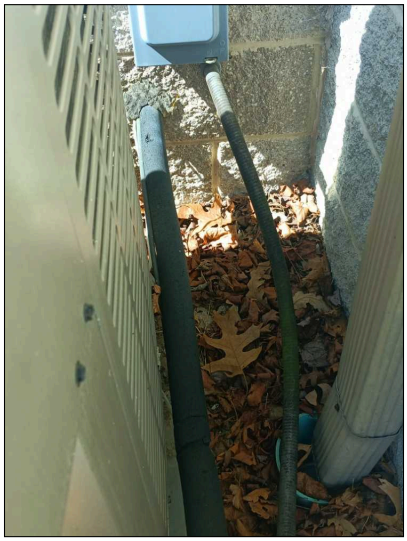
Cable/refrigerant cover plate missing; replace to prevent further moisture related deterioration



South side



South side



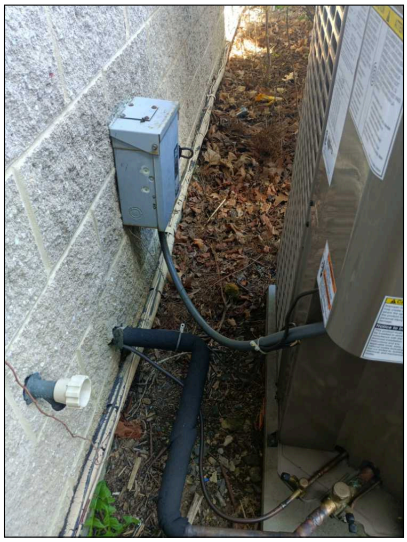
North side



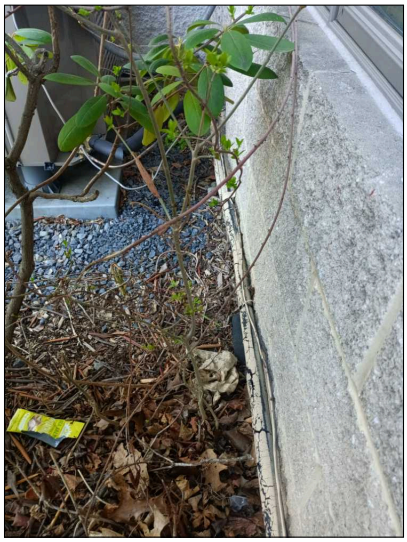
North side



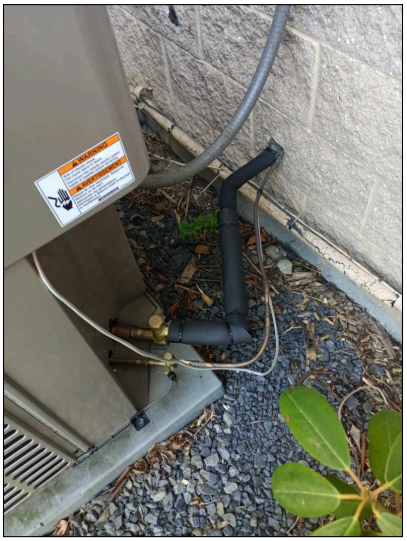
Northwest Side



Northwest Side



Northwest Side



Northwest Side

6. AC Compress Condition

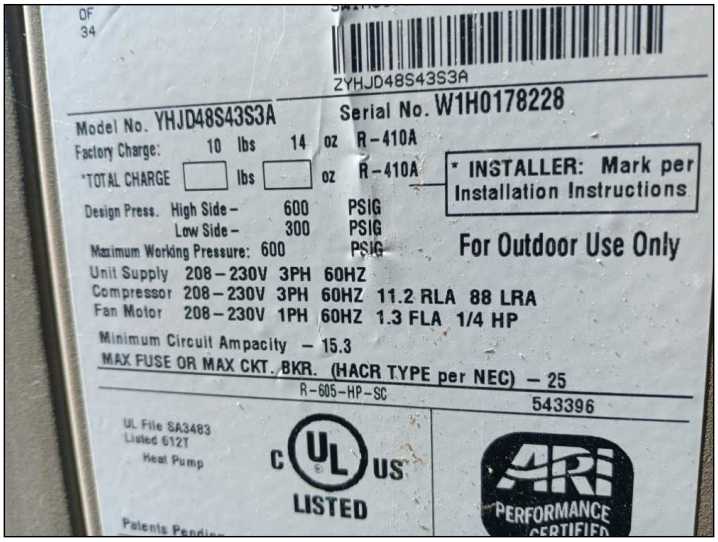
Compressor Type: Electric
Location: The compressors (8) are located on the exterior grounds as noted • (5) compressors are located on the exterior north. • (3) compressors are located on the exterior south.
Observations:
• Appeared functional at the time of inspection.
• Annual HVAC service contract is recommended.



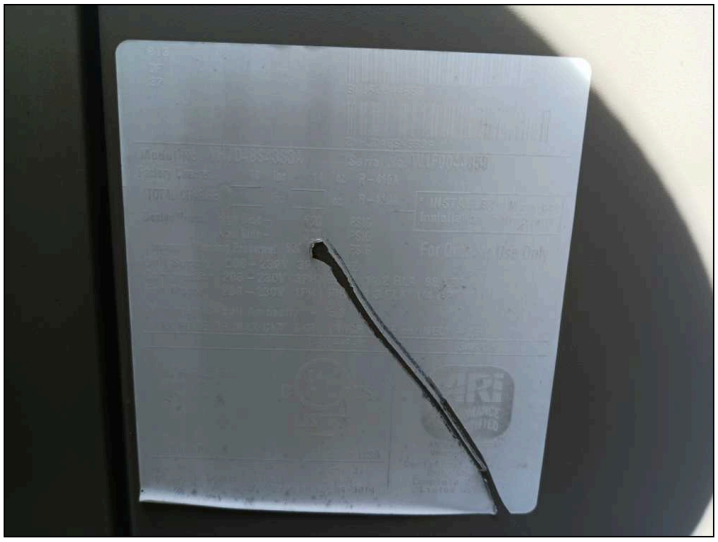
South side



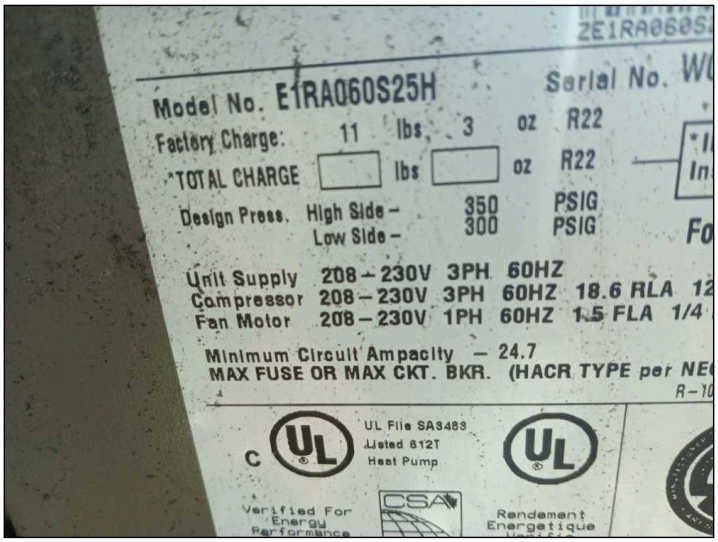
South side



South side - YORK YHJD48S43S3A 4 TON "LX" SPLIT-SYSTEM HEAT PUMP 13 SEER 208-230V 3PH (9)



South side



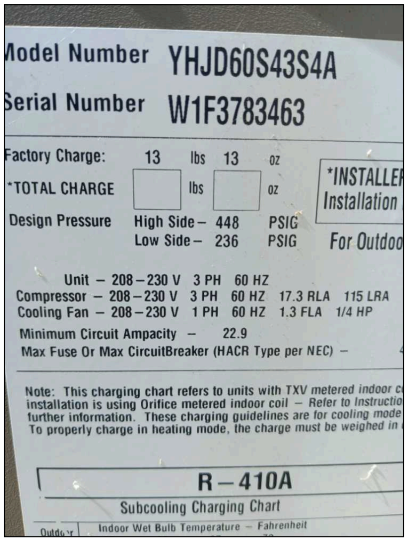
North side - York E1RA060S25 Split-System Heat Pump



North side



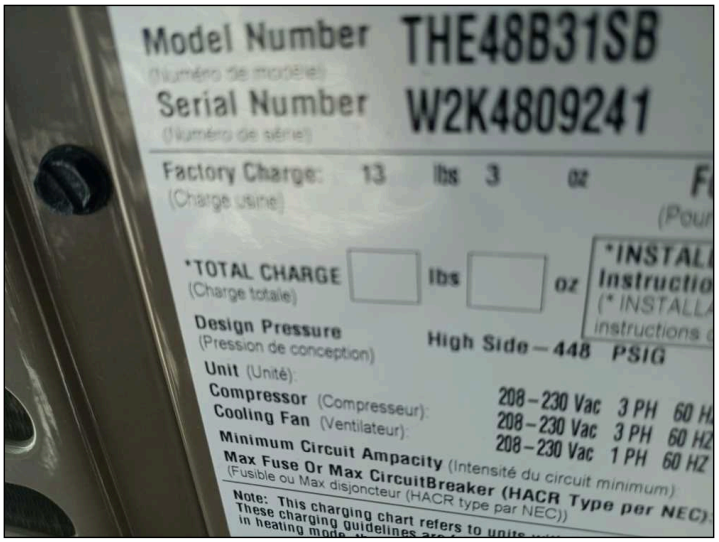
North side



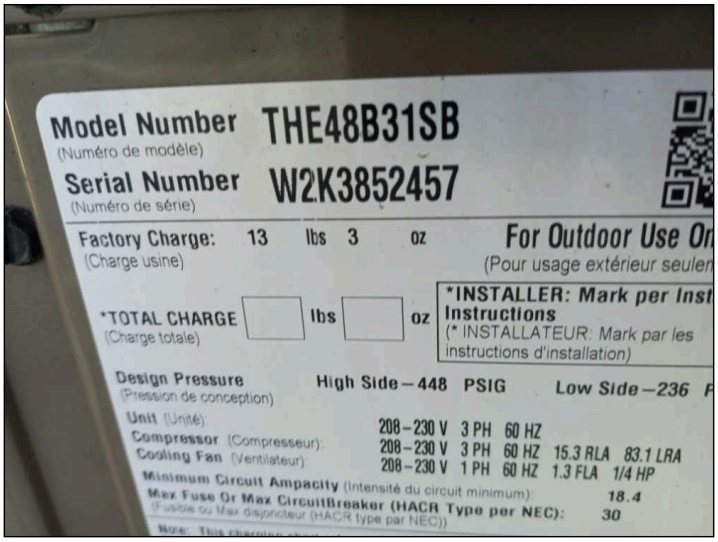
North side- YHJD SERIES - FIN & TUBE 13 SEER HEAT PUMP , R-410A 3 PHASE, 3RD GENERATION (STYLE A)



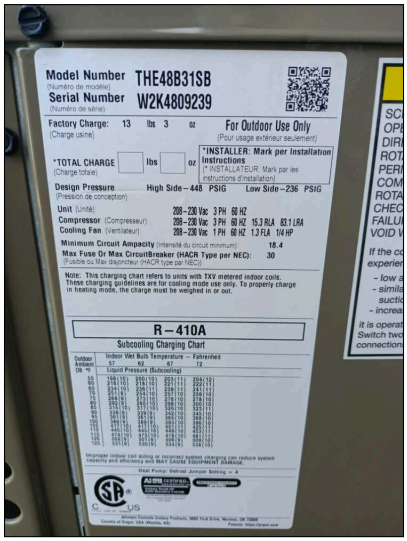
Northwest Side



Northwest Side - York THE48B31S Heat Pump base SEER of 14 with a Scroll compressor2; 4 tons capacity



Northwest Side - York THE48B31S Heat Pump base SEER of 14 with a Scroll compressor2; 4 tons capacity



Northwest Side - York THE48B31S Heat Pump base SEER of 14 with a Scroll compressor2; 4 tons capacity

7. Air Supply

Observations:
- The return air supply system appears to be functional.

8. Registers/Radiators

Observations:
- The return air supply system appears to be functional.

9. Filters

Location: Located inside heater cabinet.
Observations:
- MAINTENANCE: The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be REPLACED before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.
- Annual HVAC service contract is recommended.

10. Thermostats

Observations:
- Location: First floor utility room; unable to locate 2nd floor devices.
- Digital - programmable type.
- Functional at the time of inspection.



1st floor utility closet



1st floor utility closet

Water Heater

1. Base

Observations:
• The water heater base units are functional.



1st Floor utility closet -

2. Heater Enclosure

Observations:
• The water heater enclosure is functional.



2nd floor east side bathroom #10 - tankless water heater

3. Water Heater Condition

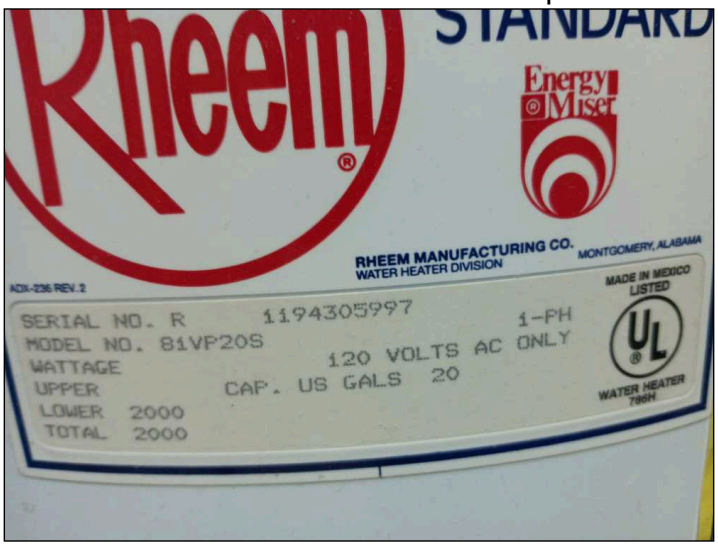
Heater Type: Electric
Location: There is an on-demand heater located in the ceiling of the 2nd floor east bathroom. • There is a heater is located in the first floor utility room. • There is a heater is located in the 2nd floor utility closet. • There is a heater is located in the first floor rear hall closet/utility room.
Observations:
• Tank appears to be in satisfactory condition -- no concerns.
• No major system safety or function concerns noted at time of inspection.
• A Temperature Pressure Relief (TPR) valve present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high. The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.
• No deficiencies noted with the Temperature Pressure Relief (TPR) valve and discharge pipe.
• Water Source: Private Well

4. TPRV

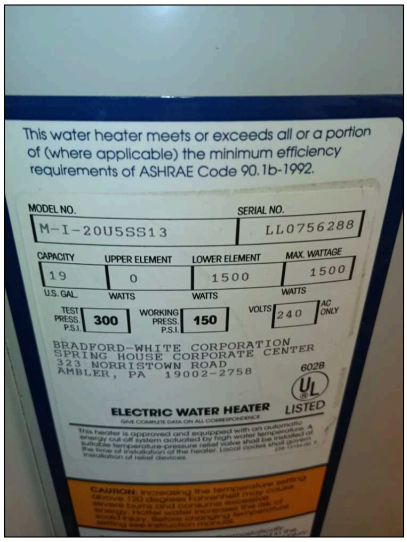
Observations:
• Appears to be in satisfactory condition -- no concerns.
• Temperature Pressure Release (TPR) valve and discharge pipe -- functional and in satisfactory condition.

5. Number Of Gallons

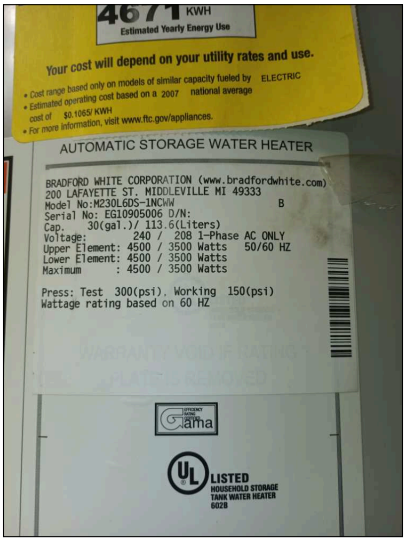
Observations:
• 20 gallons
• 30 gallons
• Tankless demand unit present.



1st floor utility closet



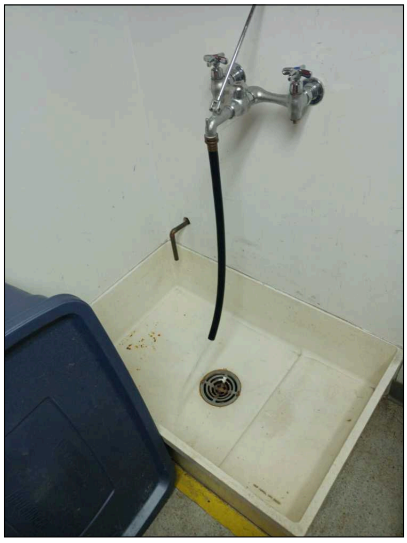
1st Floor utility closet -



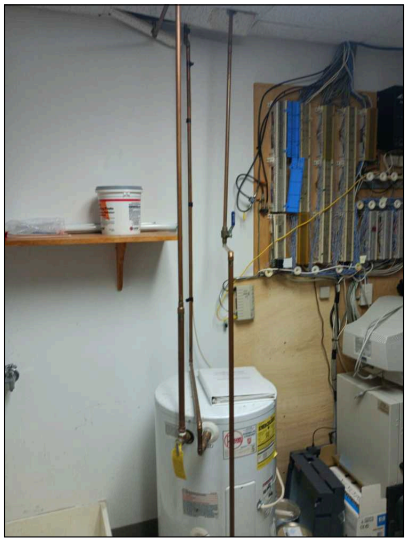
2nd floor utility closet

6. Plumbing

Materials: Copper



1st floor utility closet



1st floor utility closet

7. Overflow Condition

Materials: Copper

8. Strapping

Observations:
- The water heaters are not strapped.

Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Electrical Panel

Location: Main Location: There are five (5) separate meters with respective main service panels as noted in photos. • South side of the structure.
Observations:
• No major system safety or function concerns noted at time of inspection at main panel box.

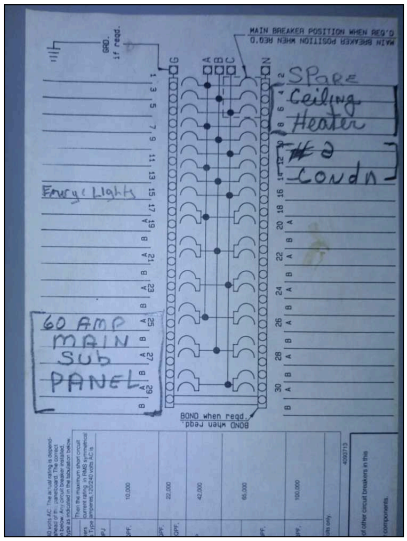




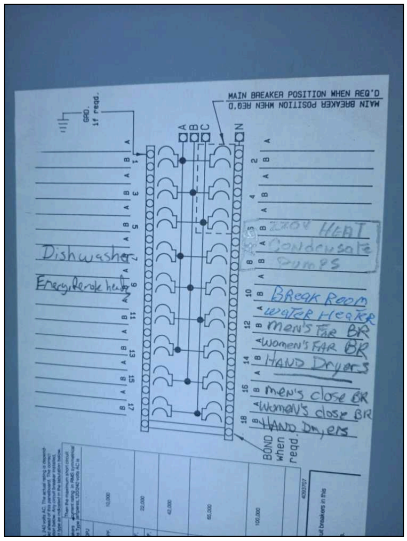
1st floor utility closet



1st floor utility closet



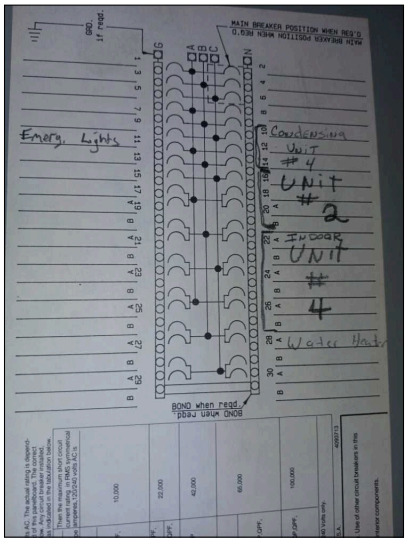
1st floor utility closet



1st floor utility closet



1st floor utility closet



1st floor utility closet



1st floor utility closet

2. Main Amp Breaker

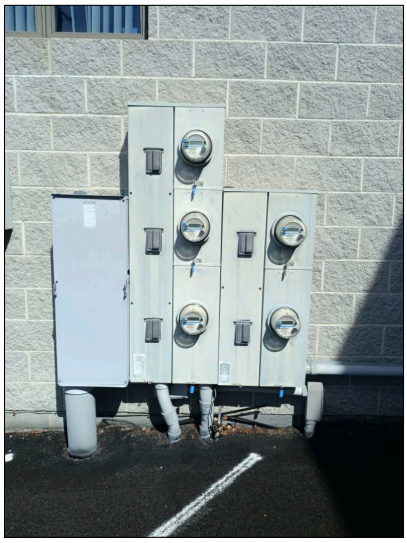
Observations:
• Multiple 200 - 240 amp service panels as noted.

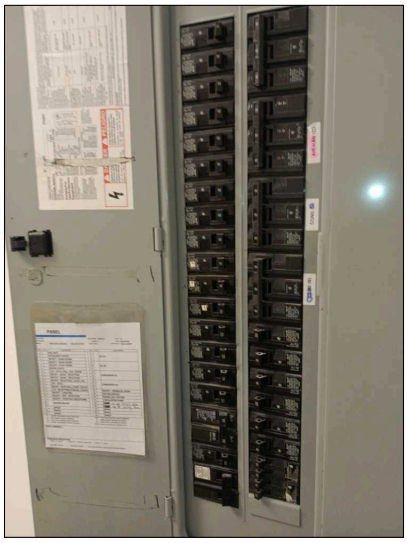
3. Breakers in off position

Observations:
• 0

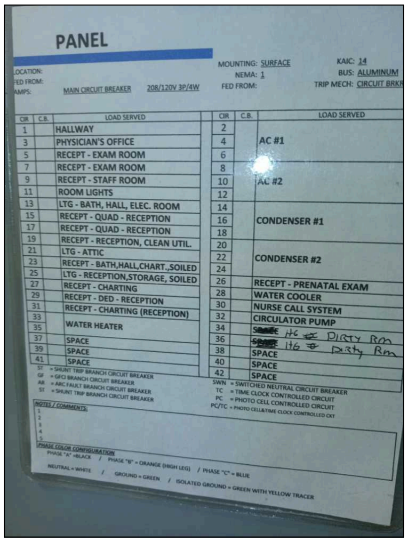
4. Cable Feeds

Observations:
• There is an underground service lateral noted.





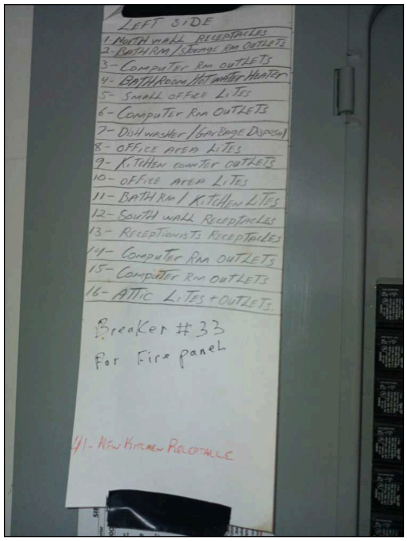
2nd floor utility closet



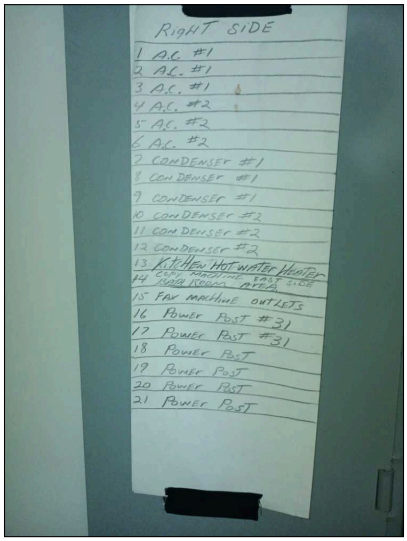
2nd floor utility closet



2nd floor utility closet



2nd floor utility closet



2nd floor utility closet

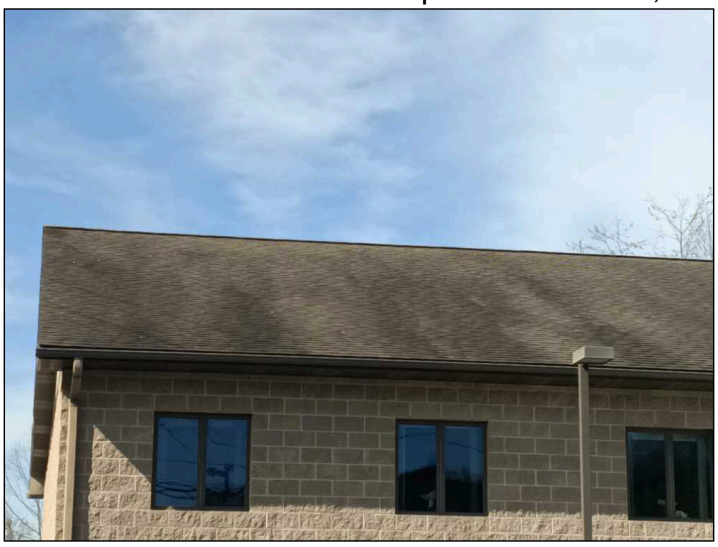
5. Breakers

Materials: Copper non-metallic sheathed cable noted.
Observations:
• All of the circuit breakers appeared serviceable.

Roof

1. Roof Condition

Materials: Observed from the ground with telephoto camera. • Roof was visually inspected from accessible points on the interior and/or exterior.
Materials: Asphalt shingles noted.
Observations:
• No major system safety or function concerns noted at time of inspection. The roof system is performing according to its intended function.
• Moss on roof. This can lead to the premature failure of the roof and subsequent leaks.
• Some shingles curling.
• Indications of past water leaks, seeps, or condensation at eaves.









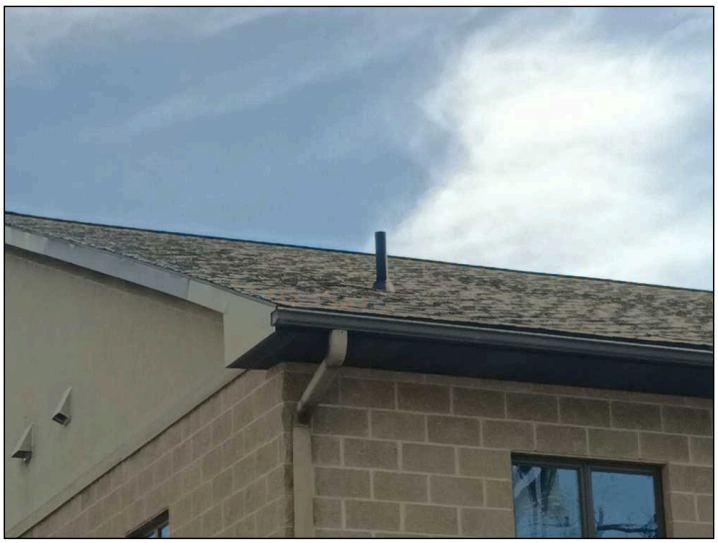

Evidence of past gutter leakage and moss

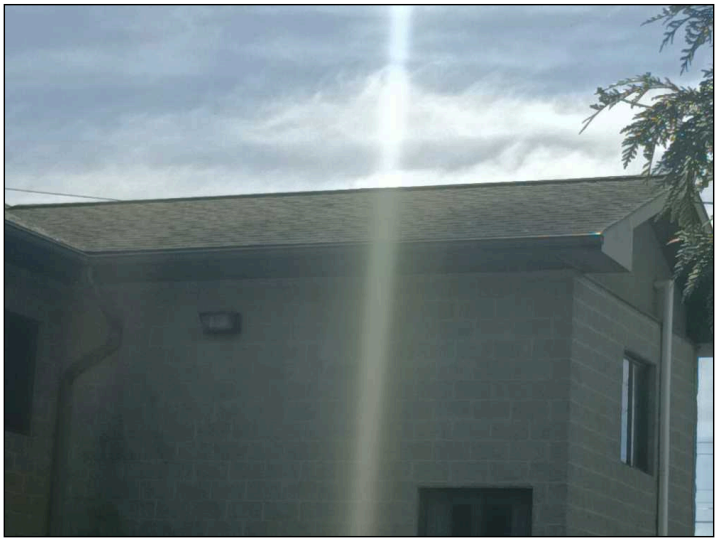
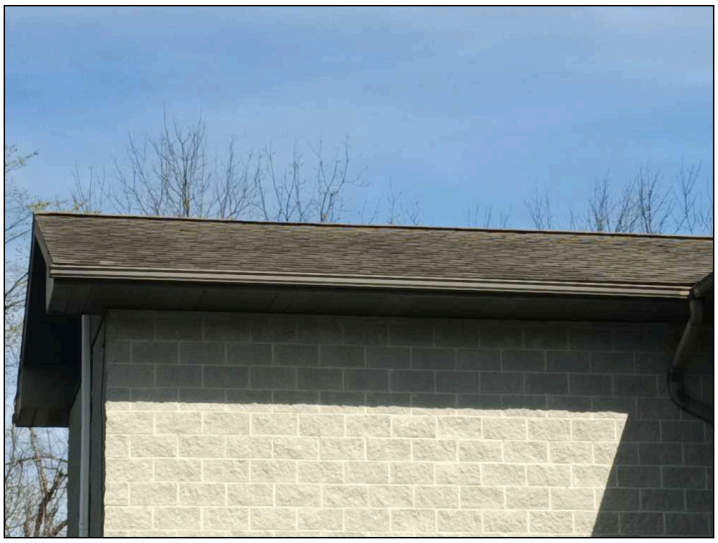






Moss on Roof





2. Flashing

3. Vent Caps

4. Gutter

Observations:
• No major system safety or function concerns noted at time of inspection.

Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Doors

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.
- In the inspectors opinion the rear exterior doors are near the end of their useful life.
- Exterior of back door is getting weathered, may need a new coat of paint.





Scrape, prime and repaint to prevent further deterioration of hinges and kick plate area



Scrape, prime and repaint to prevent further deterioration of hinges and kick plate area

2. Window Condition

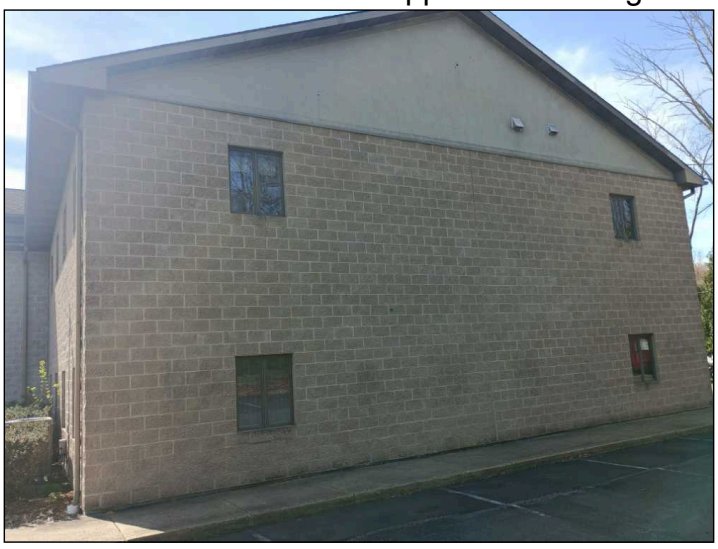
Observations:
- Components appeared in satisfactory condition at time of inspection.
- No major system safety or function concerns noted at time of inspection except as noted in photos.
- Condensation present in front double-paned window, indicating a broken gas seal.



Condensation present

3. Siding Condition

Materials: Concrete block walls noted.
Observations:
- No major system safety or function concerns noted at time of inspection.
- No major system or safety concerns noted.
- Block work appears to be in good condition.



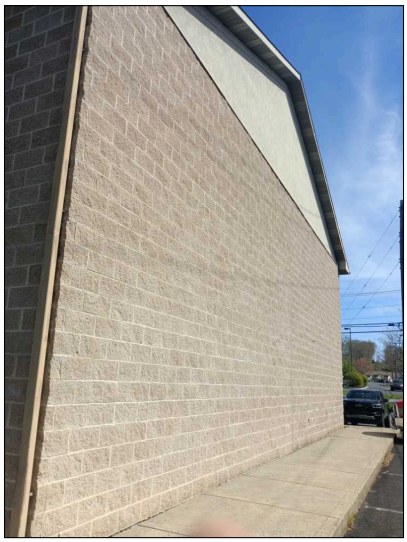


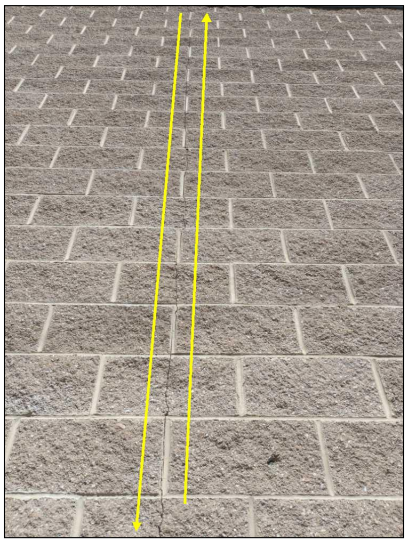












Shrinkage cracking noted. This cracking is common and usually no reason for concern. Recommend monitoring.

4. Eaves & Facia

Observations:

- Loose trim cladding observed left front, suggest securing as necessary.
- Soffits appeared to be in serviceable condition at the time of the inspection.
- Fascia covering the ends of rafter or truss tails appeared to be in generally serviceable condition at the time of the inspection.





Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

.

1. Slab Foundation

Observations:
- Concrete slab not visible due to floor coverings.
- No Mold-like bio growth observed. No further testing & evaluation advised.
- Visible areas appear satisfactory
- Concrete slab only.

2. Foundation Perimeter

Observations:
- No deficiencies were observed at the visible portions of the structural components of the structure.
- No leaks were observed at the time of the inspection.
- No Mold-like bio growth observed. No further testing & evaluation advised.
- Common cracks observed.
- Shrinkage cracking noted. This cracking is common and usually no reason for concern. Recommend monitoring.

3. Foundation Electrical

4. Foundation Plumbing

Observations:
- **SUPPLY**
- 1 1/4 inch Copper
- **DRAIN, WASTE, VENT**
- Poly Vinyl Chloride "PVC" waste and vent pipes noted.
- **OBSERVATIONS**
- Appears Functional at time of inspection.
- Water shut off location shown to client in the event of an emergency.
- See photo for main water shut off valve location.<FYI> Future reference in the event of an emergency.
- Note that heaters are located in plumbing area, presumably to prevent pipes from freezing. Check with sellers regarding operation.
- Vent and Drain lines are not fully visible for inspection due to finished walls/ceiling preventing full view of plumbing.



1st Floor utility closet



1st Floor utility closet



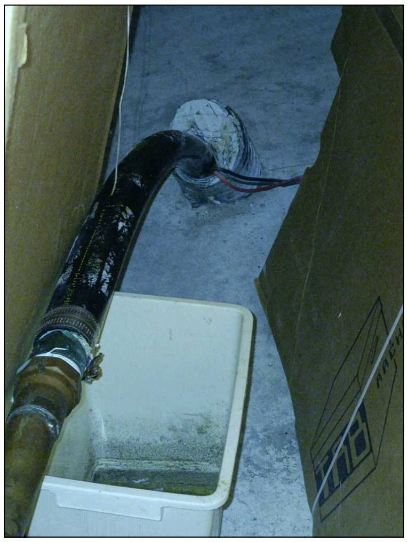
1st Floor utility closet



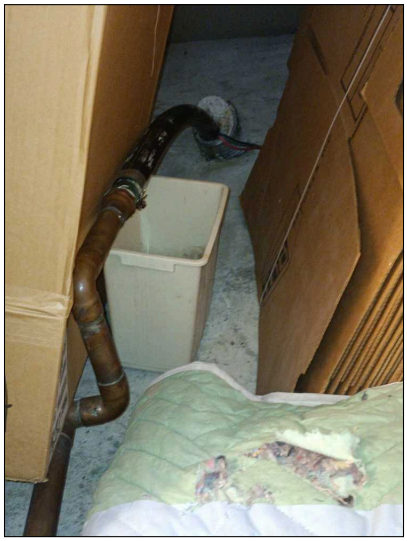
1st Floor utility closet



1st Floor utility closet



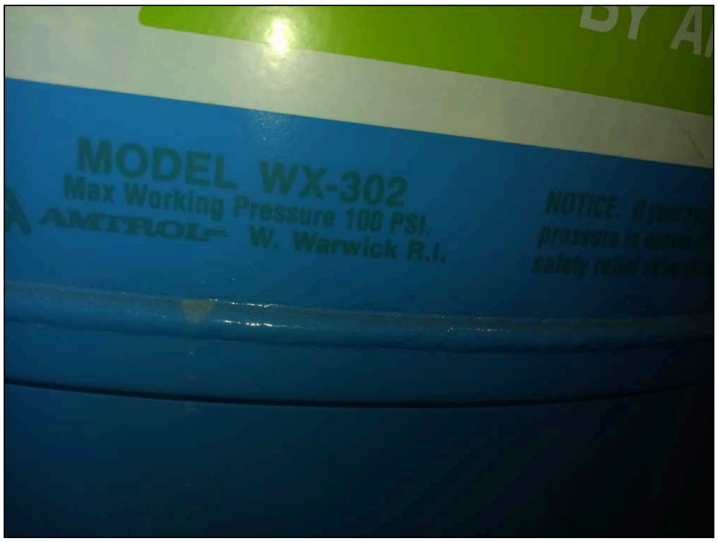
1st Floor utility closet - wellhead access



1st Floor utility closet - wellhead plumbing



1st Floor utility closet - wellhead plumbing



1st Floor utility closet - Amtrol Well-X-Trol WX-302, 86 Gallon, Water Pressure Tank



1st Floor utility closet



1st Floor utility closet -

5. Ducting

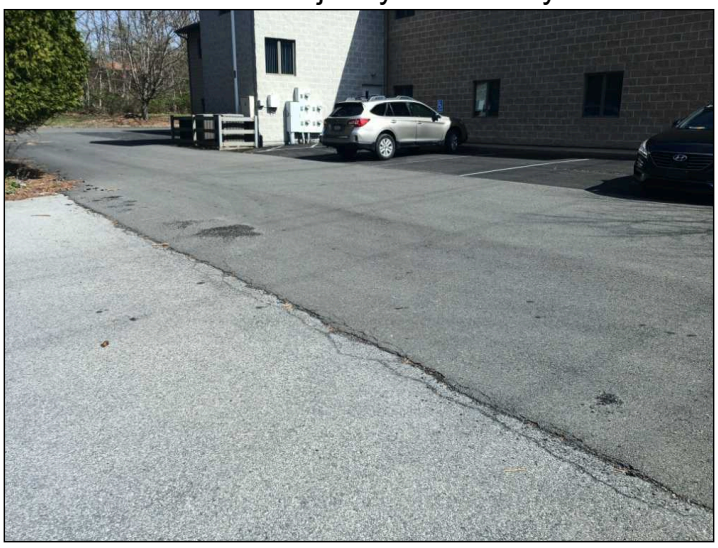
Observations:
• No deficiencies were observed at the visible portions of the structural components of the structure.
• Appeared functional, at time of inspection.

Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

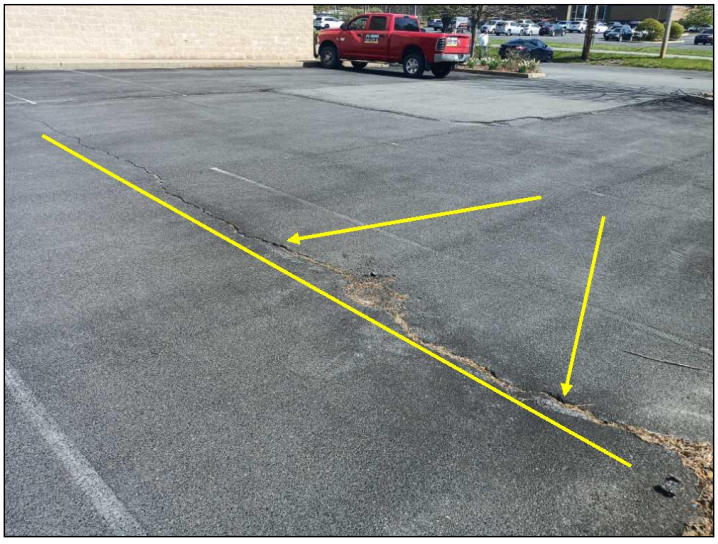
1. Driveway and Walkway Condition

Materials: Asphalt driveway noted. • Concrete sidewalk noted.
Observations:
• Driveway in good shape. Recommend sealing to extend life.
• Portions of the asphalt driveway have heavy cracking and displacement. Contact a driveway specialist to provide an estimate for replacing.
• There are minor predictable and common cracks in the asphalt. Monitor these areas for further movement or expansion and repair/seal as needed.
• No major system safety or function concerns noted at time of inspection.

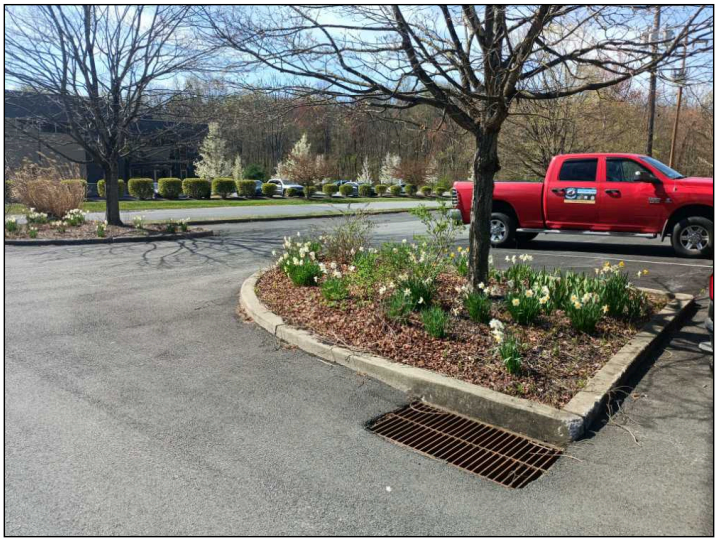


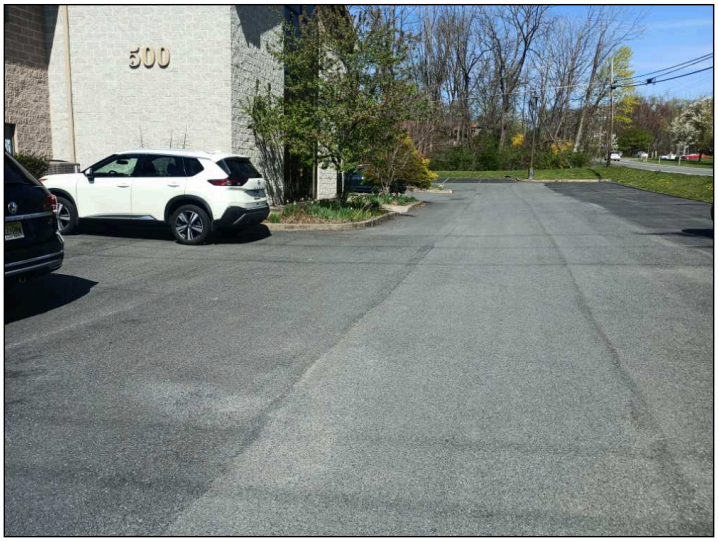


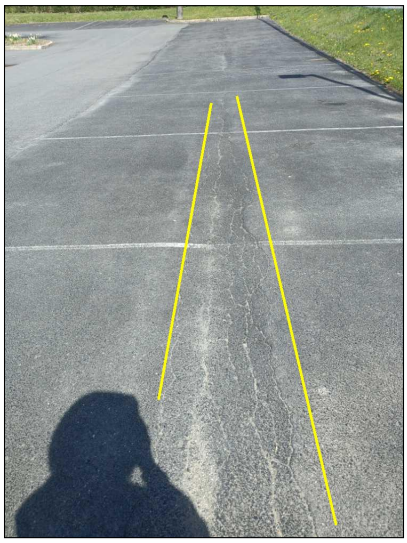




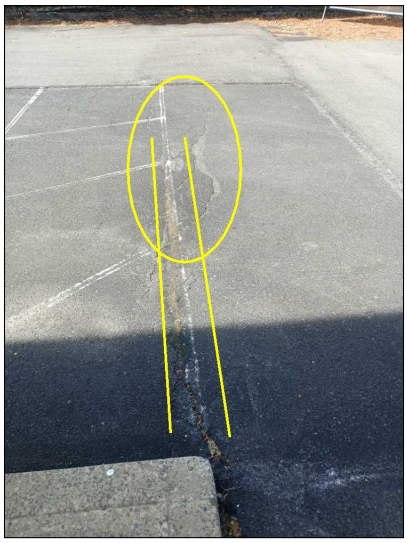
There are minor predictable and common cracks in the asphalt.







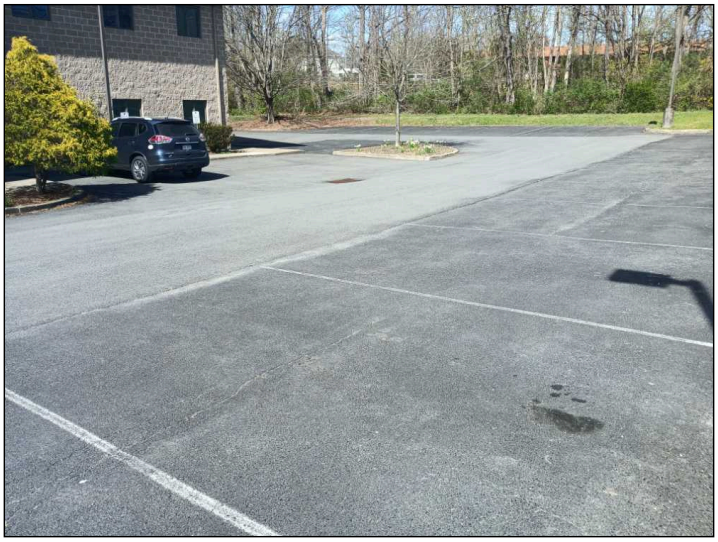
Needs to be cleaned and resealed to prevent further damage

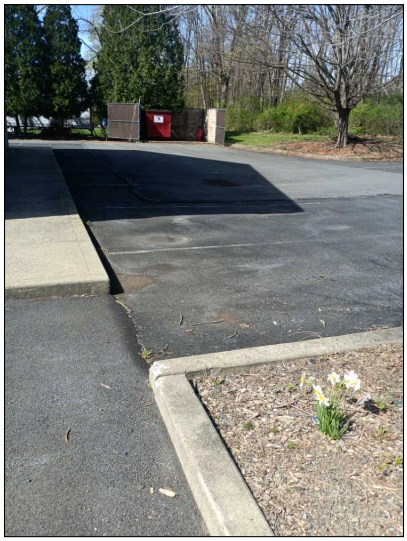


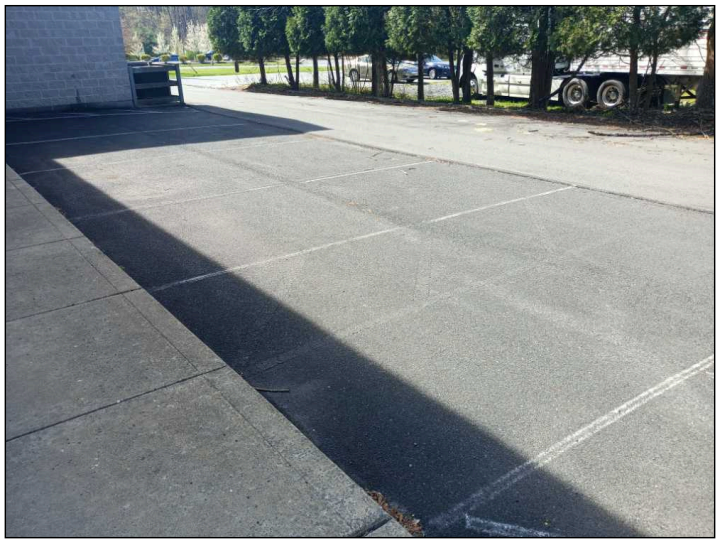
Needs to be cleaned and resealed to prevent further damage

2. Grading

Observations:
- No major system safety or function concerns noted at time of inspection.
- The exterior drainage is generally away from foundation.



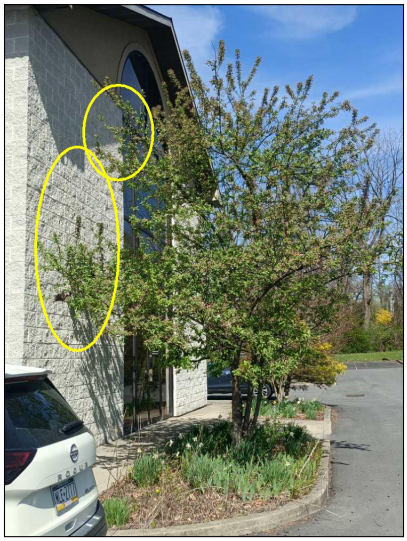


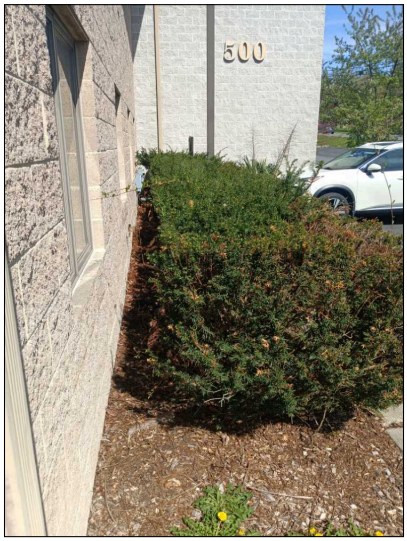


3. Vegetation Observations

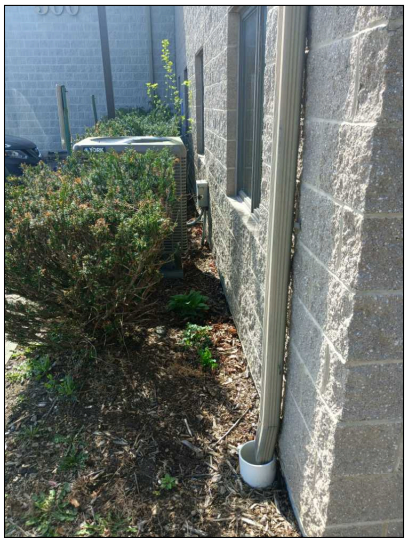
Observations:

- No major system safety or functional concerns noted at time of inspection.
- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
- Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.
- Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.
- There is a large dead Ash tree close to the structure, in a side lot, that may potentially fall onto the rear parking lot, causing damage.





Keep plants, even at full growth, at least a foot (preferably 18 inches) from exterior walls and windows.



4. Water Pressure

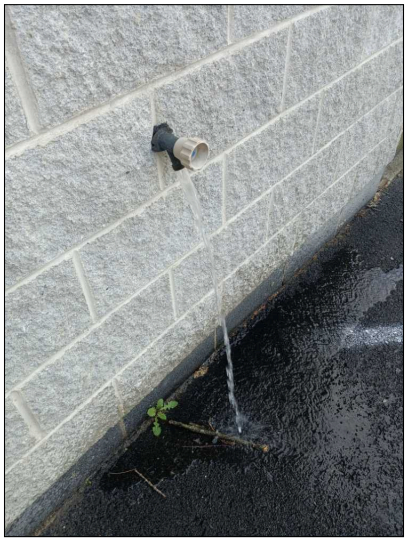
Observations:
- 60
- psi

5. Pressure Regulator

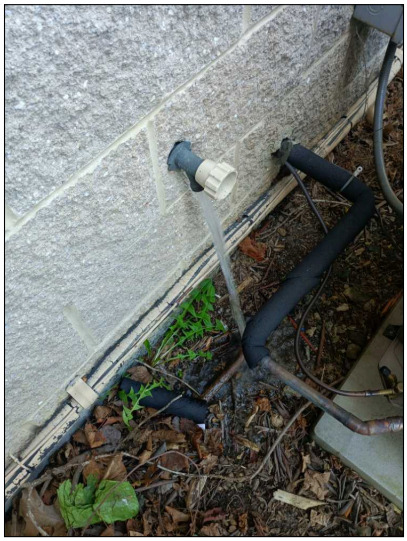
Observations:
- Pressure regulator noted.

6. Exterior Faucet Condition

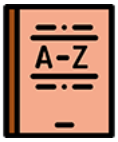
Location: Rear and front side of structure.
Observations:
- Appears Functional.



South side



Northwest Side



Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves