



PROPERTY INSPECTION REPORT



Site Address
Site City PA

Report prepared exclusively for:
CLIENTS NAME

Table of Contents

COVER LETTER	3
GENERAL INFORMATION	4
EXTERIOR	6
STRUCTURE & FOUNDATION	9
ROOF SYSTEM	11
WINDOWS AND DOORS	14
ELECTRICAL SYSTEM	16
PLUMBING SYSTEMS	22
HEATING - AIR CONDITIONING	26
FIREPLACE/SOLID FUEL HEATING	28
INTERIOR	30
BATHROOM/ KITCHEN/ LAUNDRY	32
GARAGE - CARPORT-SHED-BARN	37
CLOSING STATEMENTS	38
SUMMARY	40

INSPECTION PERFORMED BY:
Eric Kraklio

69 Curtis St.
Pittston, PA 18640
570-299-5875

January 25, 2020

CLIENTS NAME

RE: Site Address
Site City, PA
Report #SAMPLE

Dear Mr. & Mrs. Ms. NAME :

At your request a visual inspection of the above referenced property was conducted on January 21, 2020. Bringing the report into perspective, the report is part owners manual and part "punch list" more commonly known as a "honey do list". The intention of the report is to give you a better understanding of the condition of the property. Addressing items of concern may be appropriate and you may only have a limited amount of time do this prior to the expiration of any *inspection period* that may be imposed by your sales contract.

This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report, and no warranty is either expressed or implied. This report is not an insurance policy, warranty service or code compliance inspection. Municipal building departments perform code inspections during construction and most code issues are concealed once the structure is complete, therefore making code compliance verification outside the scope of this inspection.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

Please check this report thoroughly for accuracy to the best of your knowledge and inform me immediately of any discrepancy. With consideration of applicable reporting standards and in the event of an oversight or missing data or incorrect data entry, I reserve the right to amend this report within 72 hours of the inspection to meet my and/or your satisfaction.

Thank you for selecting Kraklio Inspections to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call me.

Sincerely,

A handwritten signature in cursive script that reads "Eric Kraklio".

Eric Kraklio
Kraklio Inspections LLC

enclosure - report

GENERAL INFORMATION**Client & Site Information:****Inspection Site****Site Address****Site City, PA.****Client:**

CLIENTS NAME

Email: client email address

Phone: H- 555-555-5555

C-555-555-5555

People Present:

People (s) Present:

Homeowner and Buyer's

Agent entered the property

during the inspection

duration.

Inspection Particulars**General Information**

Report File Number:

SAMPLE

Inspection Date: 01/21/2020

Start Time: 10:00 AM.

Inspection Duration:

Approximately 4.0 hours of
actual inspection time, report
preparation time not included

in this estimate. Contractual:

Inspection agreement was

sent electronically to client,

signed and returned

electronically.

Standards of Practice

Observed: This inspection

performed in accordance with

the International Association

of Certified Home Inspectors

(InterNACHI) standards of

professional practice.

Inspection Exclusions: Pool

present on the property but

excluded from this inspection.

Weather & SoilTemperature: Approximately
20 degrees fahrenheit.

Weather Conditions: Sunny,

Wind Intensity: Breezy, Soil

Conditions: Frozen, Snow

Cover: Complete snow cover
on the site.**Report Delivery**

Report delivered by download

link to: Buyer and Buyer's

Agent.

Water Source:

Private.

Sewage Disposal:

Private.

Utilities Status:

All utilities on.

BUILDING INFORMATION**Building Information****Building Type:** Single Family Home, **Estimated Age of Structure:** 90 years **Stories:** 3**Estimated Square Footage:** 4600**Bedroom Count:** 6 **Bathroom Count:** 5**Substructure:** Basement, **Bearing Reference:** Bearing notions in the report may refer to front, rear, left, or right.In this instance, from the exterior **looking at** the front door of the house is intended as the bearing orientation.**Property Status**

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Occupancy Status: Occupied, Fully Furnished,

Occupancy Limitations: The house is furnished with many interior areas concealed. Viewing all interior wall and floor areas while vacant is highly recommended to ensure acceptable condition of these areas. Typically, viewing while vacant can only be accomplished at the final walkthrough shortly before closing of this transaction. Because the property is occupied and will be in use between the date of the inspection and the time the client takes possession, and simply because time will pass, it is possible that systems or components could fail in the interim. Every effort was made to determine the operation of systems and components at this time and to report them accordingly. Recommend re-testing all appliances and systems at the final walk-through inspection to ensure their function.

Clarifications

In consideration of the age of this home, many components although not perfect, are functioning as intended and should do so for the foreseeable future.

Disclaim/Mold/Lead/Asbestos

Anywhere extensive water damage is present can provide conditions that are conducive for toxic microbial substances to form. Further evaluation and testing by a qualified environmental professional to determine if water damaged areas contain toxic substances is recommended. Generally, these evaluations can only be performed by disassembly of structural components and requires consent of the property owner to allow destructive testing. Due to the age of the structure some components may contain asbestos materials and the suspicion of such materials are noted accordingly in this report only when visible. Identifying and reporting environmental concerns is beyond the scope of a home inspection. Asbestos-like materials require further testing by a certified lab or qualified environmental professional to confirm if the material actually contains asbestos. As a general rule, not disturbing asbestos materials greatly reduces exposure to airborne asbestos particles. Disposal cost for asbestos by a licensed contractor can be substantial depending upon the amount removed. More information regarding the health risk of breathing airborne asbestos particles is available from the Environmental Protection Agency (EPA). Painted surfaces on older structures may contain lead paint. Identifying and reporting environmental concerns is beyond the scope of this inspection. Testing paint chips by a certified lab or qualified environmental professional is necessary to confirm if the older paint actually contains lead. As a general rule, lead paint is particularly hazardous to children and remediation may be costly to correct. More information regarding the health risks associated with lead paint and remediation procedures is available from the Environmental Protection Agency (EPA).

Inspector's Comments

Please keep in mind when reviewing this report, there is no such thing as a "perfect" house. Even new structures may have defects but hopefully to a lesser degree than what may be found in an older structure. The main intention of this report is to give the client a better understanding of the **current condition** of the property on this exact date at this exact time. In lieu of reporting minuscule repairs or corrections needed, during the inspection I may occasionally do a quick twist of a screwdriver or make a simple adjustment; such as, tighten a door knob, align a window latch, or adjust a toilet fill valve and this is done as a courtesy. However, I'm not obligated to make any extensive repairs or corrections to the property during the inspection. The client should treat the final walk-through inspection as a second inspection, performed by the client to verify the condition of the property is acceptable just prior to closing. Older houses need to be approached with an "old home mentality", examples of typical findings in homes with substantial age including but not limited to are: sloped floors, windows that may bind, doors that won't latch fully, foundation with signs of minor movement, and plumbing that may be slightly noisy. Old house characteristics such as these may not be entered in the report because they are considered anticipated conditions that are typical for the age. The main intention of this report is to give the client a better understanding of the **current condition** of the property with knowing that older houses may have some of the aforementioned items found throughout.

ABOUT RATED ITEMS

Items not found in this report are beyond the scope of this inspection and should not be considered inspected at this time. Please read the entire report for important details. Inspected items may be generally rated as follows:

G = "Good" = Appears Operational / No problems visible

F = "Fair" = Some wear and deterioration present. Conditions may have the potential to worsen as time progresses and/or general awareness of the situation is advised. Conditions that fall in this rating may vary due to

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seasonal changes. To keep functional condition intact, these items may need regular maintenance, repairs, or correction as necessary.

AC = "Action" = Monitor / Repair / Replace as required. Recommended that the observation be addressed in the very near future. Further and/or thorough evaluation by an appropriate professional for a better understanding of the present condition.

UP = "Upgrade" = Some items may be due to a change in building standards from time the structure was built. Upgrading is recommended.

SF = "Safety" = The rating of Safety Concern is meant that conditions observed that can be potentially dangerous, harmful or unstable. Some items may be due to a change in building standards from time the structure was built. Immediate repairs or upgrades are advised.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

EXTERIOR

Scope of the inspection: Observe and inspect walkways leading up to the dwelling, patios, porches, stoops, covers, awnings, areaways, site grading and drainage, vegetation, soil retaining walls and exterior platforms consisting of: balconies, decks, stairs, steps, and safety railings. Probing structural components where deterioration is suspected. *Items within the scope of the inspection, when present and observable, are in satisfactory and/or functioning condition unless stated otherwise.*

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Outside Scope: Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. Reporting on site grading and drainage issues at remote portions of the lot that are not causing adverse affects to the structure(s) is outside the scope of this inspection. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soil engineer should be consulted. Items not applicable to the particular property inspected are not referenced or reported. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

GROUNDS:

DESCRIPTION

Inspected: Grading, Drainage, and Vegetation.

Limitations/Exclusions: Determining the effectiveness of drain tiles or the existence of these subsurface drains cannot be established, drain tiles are concealed by soil. Site areas and driveways were not fully observed because of snow cover.

COMMENT/MAINT

Monitoring site drainage during prolong rainfall is suggested to ensure that effective drainage is occurring on the site and perform improvements if necessary. Maintaining drainage next to foundation by diverting water away from the foundation is essential to prevent foundation problems in the future. All exterior grades should allow for surface and roof water to flow away from the foundation. Grading near the home appears to be mostly flat. A good slope to aim for when grading land extending out from a house foundation is about 6 inches for the first 10 feet (that translates to a "slope" of 5 percent). Monitoring the situation is advised. Appropriate professionals should further evaluate if there are deficiencies suspected or confirmed in the future.

SF AC FR UP GO

Vegetation

Observed at various areas: Vegetation is touching and/or growing to close to the structure, damage to the house is possible with further growth, trimming away from structure is advised.



Front Side



Left Side



Rear Side

HARDSCAPE:

DESCRIPTION

Inspected: Walkway, Stoop, and Driveway.

Limitations/Exclusions: Snow is covering the surface materials, unable to fully inspect all surface areas.

COMMENTS/MAINT

Sealing the asphalt with a suitable sealer will extend the life significantly by protecting it from deterioration and should be performed on a periodic basis.

SF AC FR UP GO

Driveway

-

Observed at the left side: Limited viewing of this area because of the snow cover suggests there is movement or a pothole in this area. Once snow has melted further evaluation may be necessary. Monitoring the situation is advised. Appropriate professionals should further evaluate if there are deficiencies suspected or confirmed in the future.



Gaurdrails

-

Observed at the front side stoop: When comparing to today's standards the guardrails would be to low for current safety standards. This is a typical finding of an older home. Some rust and flaking paint is noted on a small portion of the guardrail. Some preventative maintenance may be necessary to extend the life of this rail. Monitoring the situation or further evaluation with remedy as necessary by qualified, competent tradesperson.



Rust & flaking paint

STRUCTURE & FOUNDATION

Scope of the inspection: Describing structure components consisting of foundation, floor structure, exterior cladding, wall structure and exterior supports and/or columns. Observe and inspect the foundation, ventilation in unfinished spaces, under floor crawl spaces, wall structure, support columns and/or posts (if any), exterior trim, eaves, soffits, fascia, wall cladding, and flashings. Probing structural and/or trim components where deterioration is suspected. Reporting the method used to inspect the under floor crawl space areas (if any). Verifying the existence or absence of insulation and vapor barriers in unfinished and accessible areas only. Reporting signs of water penetration into the building or signs of abnormal or harmful condensation on building components. *Items within the scope of the inspection, when present and observable, are in satisfactory and/or functioning condition unless stated otherwise.*

Outside scope: Structural components hidden from view by finished walls, insulation, vegetation, or stored items cannot be evaluated and are not a part of this inspection.

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that appear to be firm and solid can become unstable during seismic activity or may expand with the influx of water, moving structures with relative ease and fracturing slabs and other hard surfaces. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, minor cracks or deteriorated surfaces are common in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the curing process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert. We also routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

WALLS & SUPPORTS:

DESCRIPTION

Exterior wall surface material (s): Wood Siding and Bricks.

Exterior Wall Structure: Bricks.

Interior Wall Structure: Standard framing.

Limitations/Exclusions: Wall structures are observed at the surfaces only, structure components are mostly/fully concealed by the surface materials. Latent moisture damage inside wall cavities and behind exterior finish systems is not included in this report. Any past water damage disclosed may require further intrusive investigation that will require consent from the property owner and further evaluation by appropriate tradespersons. Unable to verify wall insulation, viewing the interior of the wall cavities is outside the scope of this inspection.

COMMENTS/MAINT

The best assurance to preserve the exterior surfaces is proper and timely preventive maintenance. Protecting the surface materials from water and other elements with a fresh coat of paint and/or sealer will defer the expenses of having to replace the materials that could result from neglect. Considering the age, normal wear and tear, and

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prolonged exposure to the weather and elements, typical deterioration is noted at the exterior wall surface areas. Most exterior wall surfaces are in satisfactory condition.

SF AC FR UP GO

Overview

-

EXTERIOR TRIM & FLASHING

DESCRIPTION

Inspected: Wall trim, window trim, fascia, eaves, soffits, and flashings.

COMMENTS/MAINT

The best assurance to preserve the exterior trim is proper and timely preventive maintenance when weathering occurs. Protecting the trim components with a fresh coat of paint and/or sealant from the elements now will avoid expenses of having to replace the trim that could result from neglect in the future. Typical deterioration noted at the exterior trim is consistent with the age of the trim materials, normal wear and tear, and prolonged exposure to the weather and elements.

Overview

- Observed at various areas: Exterior trim is weathered. Maintenance is needed to preserve the trim and prevent deterioration. A fresh coat of paint is needed mainly in the weathered areas only. A professional painter is recommended to perform maintenance as needed.



FOUNDATION

DESCRIPTION

Foundation Type: Concrete and concrete block. **Floor Support:** Concealed, not determined.

Limitations/Exclusions: Foundation footings are installed well below grade and concealed by soil, determining their condition/existence is therefore not possible. Because of building design, there is very limited visibility of the perimeter foundation. No adverse conditions observed at related structural components that would be an indication of foundation problems.

COMMENTS/MAINT

The visible areas of the foundation is in satisfactory condition and functioning as intended unless otherwise stated. Cracks noted in the foundation walls are typical, all foundations will crack to some degree.

Overview

-

FLOOR STRUCTURE

DESCRIPTION

Basement/crawl space floor: Standard concrete slab. **Main Floor Structure:** Framed with wood joist. **Subfloor:** Tongue and Groove. **Main Beam:** Wood. **Upper Floor Structure:** Concealed, not determined. **Limitations/Exclusions:** The upper story floor structure is fully concealed because of finished surfaces on both sides of the floor structure.

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COMMENTS/MAINT

Sloped areas are found in the floor surfaces, not alarming and typical for the age of the structure. The floor areas accessible for walking have no readily discernible problems with the floor structure that can be detected on the surface of the floor coverings. Construction methods observed in the substructure are typical for when the period when the structure was built, upgrading some areas to current building standards may be desirable. Secondary floor supports comprised of structure support jacks and a wood beam may be desirable where the floor bounces when simply walking across the floor. This type of support system is not intended to fully support the structure, rather, the intention of this type of system is to alleviate floor bounce and is a sensible modification when the floor bounces, this condition may be more prevalent as the structure ages.

While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not 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 inspector or other persons.

BASEMENT/LOWEST LEVEL

DESCRIPTION

- Configuration:** Partially finished.
- Accessibility:** Stairway from main floor.
- Basement Floor Structure:** Concrete slab.
- Basement Vents:** No basement vents installed by design.
- Insulation (floor above):** No floor insulation installed. This is a typical finding in older houses.
- Limitations/Exclusions:** Storage of personal belongings inside the basement prevents fully observing and accessing the entire basement area.



COMMENTS/MAINT

The basement area is dry and free of moisture. Maintaining moisture levels below 50% relative humidity is recommended to deter supporting members from advanced deterioration. Adding a dehumidifier will aid in controlling moisture levels.

SF AC FR UP GO

Overview

-

ROOF SYSTEM

Scope of the inspection: Describing the type of the roof covering material, roof structure, attic insulation, and the methods used to inspect the roofing and attic (if any). Observe and inspect the roofing materials, roof structure (where visible), roof drainage systems, flashings, roof penetrations, and signs of leaks or abnormal condensation on the structure components. Determining the presence or absence of a vapor barrier and ventilation in the attic or accessible ceiling cavities. *Items within the scope of the inspection, when present and observable, are in satisfactory and/or functioning condition unless stated otherwise.*

Outside scope: The inspector cannot and does not offer an opinion or warranty as to whether the roof has concealed leaks or when future leakage will occur. The only way to determine whether a roof is reasonably watertight is to observe it during a prolonged rainfall; this situation is rarely present during the actual inspection. All roofs leak depending on the severity of weather; such as during horizontal driving rain caused by high winds, rapid snow melt, and higher than normal water conditions from super storms.

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material.

The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The waterproof membrane beneath roofing materials is generally concealed and cannot be examined without removing the roof material. Although roof condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water

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tests, which are beyond the scope of our service. Even water stains on ceilings or on framing within attics will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. We do not inspect attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

ROOF

DESCRIPTION

Location: Main house roof.

Roof Coverings: Architectural composition shingles. **Estimated Age:** Between 8 and 13 years. Wear patterns are indicative of the stated age and not necessarily the exact age of the roof coverings. The design life is typically 25 to 30 years.

Surface Material Layers: 1

Flashings: Metal. Mastic

Roof Inspection Method: Walked on the low sloped areas of the roof only.

Chimney Material: Bricks.

Limitations/Exclusions: Unable to fully observed all roof coverings, protrusions, and flashings because of partial snow cover.



DESCRIPTION 2ND & MORE

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Location# 2: Right side of the roof. Low sloped roof areas
 Roof Coverings: rubber roofing,
 Limitations/Exclusions: Unable to fully observed all roof coverings, protrusions, and flashings because of complete snow cover.



COMMENTS/MAINT

The roof system has typical wear for the estimated age and should provide many more years of service with normal weather conditions. There is no such thing as a "maintenance free" roof. All roofs will require periodic inspection and general maintenance to ensure effective water shedding capabilities. The amount and degree of maintenance that will be required differs greatly upon the roof coverings that are installed. Consulting with a qualified roofer to determine a maintenance schedule for the roof is suggested.

SF AC FR UP GO

Composition Shingles

- SF
 - AC
 - FR
 - UP
 - GO
- Observed on the left side of the roof: One shingle is damaged. This area is located at the peak of the roof next to the chimney. Minor repairs are anticipated to bring into acceptable condition. This remedy or repair can easily be accomplished by a handy person.



In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

ROOF STRUCTURE & ATTIC

DESCRIPTION

Ventilation: Gable vents. Observed but not confirmed as there is no accessible attic space by design.
Limitations/Exclusions: This house does not have an accessible attic space because of its design and construction methods. Roof structural components are concealed and cannot be determined for certain. This inspection is limited to observing interior and exterior surface areas only.

GUTTERS & DOWNSPOUTS

DESCRIPTION

Inspected: Downspouts, drainage gutters, and downspout extensions (where exposed above ground level).
Limitations/Exclusions: Testing for adequate slope and drainage of the roof drainage system is outside the scope of this inspection. Leaks at the gutters can only be confirmed during times of inclement weather or snow melt. Unable to view all areas of the gutters because snow cover is concealing the components at this time.

COMMENTS/MAINT

Subsurface drains noted, but Not Tested. Monitoring for leaks at seams during rain storms is strongly advised. Patching leaks at all seams in the drainage systems is essential to avoid water damage at the wall surfaces and

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trim components. Cleaning the gutters on a periodic basis ensures that water is effectively dispersed away from the foundation and exterior wall areas. Overflowing gutters have the potential to cause problems at the foundation and exterior wall surface materials.

SF AC FR UP GO

Gutters

-
-
-
-
-

SKYLIGHTS

DESCRIPTION

Inspected: Skylight domes, frames, skylight shaft areas, and interior ceiling areas around the skylights.



COMMENTS/MAINT

Monitoring for leaks at the skylights during rain storms is strongly advised. Catching leaks at the early stages is essential to avoid water damage at the interior ceiling surfaces.

Shaft/Ceiling area

-
-
-
-
-

WINDOWS AND DOORS

Scope of the inspection: Operate a representative amount of interior doors, entry doors, and windows. Reporting any visible signs of water penetration into the interior through window or door openings or signs of abnormal or harmful condensation inside multi-pane glass (if applicable). *Items within the scope of the inspection, when present and observable, are in satisfactory and/or functioning condition unless stated otherwise.*

Outside scope: Condition and presence of window screens and screen doors if entered in this report is performed as a courtesy because they are considered seasonal accessories that are not normally reported in home inspection reports.

WINDOWS

DESCRIPTION

Multi-pane. The predominant window type is single pane. Glass Type: single pane,

Limitations/Exclusions: Window treatments restrict full access and viewing all areas of the window glass in most rooms. Personal property restricting access and prevents the functional testing of the windows in some rooms.

Windows block by plastic barrier or painted shut.

COMMENTS/MAINT

A representative amount of windows throughout were tested for proper opening, closing, and locking. Some windows are slightly difficult to operate which is a typical finding considering the age of the house. Upgrading windows when remodeling or economically feasible should be considered. Modern dual pane windows provide energy efficiency, additional comfort and value. Keeping window trim and caulking in good repair will prevent water intrusion into the wall cavity that could go unnoticed for an extended period of time and may result with damage inside the wall. Keeping window weather stripping in good condition will maintain interior comfort and should help to reduce energy cost. Observed at various windows throughout: Screens are not installed. Having all screens installed and verifying complete screen inventory at the final walk through inspection is suggested.

Note: Observed at many windows throughout: Window will not open because they are painted shut. Freeing up the

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window to restore function may be labor intensive.

SF AC FR UP GO

Window Overview

- Observed at the Master bedroom window: Storm window framing is loose on the exterior of the home. Re-attaching the frame is advised. Minor repairs are anticipated to bring into acceptable condition. This remedy or repair can easily be accomplished by a handy person.



Glass Panes

- Observed at the right rear bedroom: Glass is cracked. Recommend further evaluation with remedy as necessary by qualified, competent tradesperson.



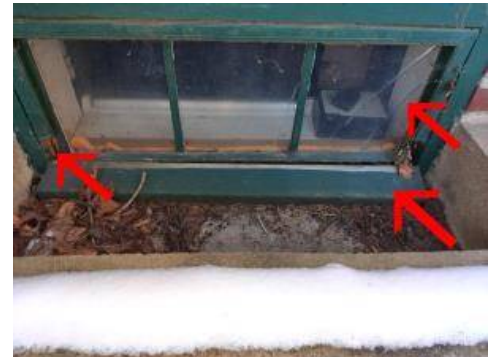
Locks/Hardware

- Observed in the dining room: Hardware is damaged and missing. A competent repair person with the proper skills can accomplish the needed remedies, corrections, or repairs.



Frames/Sills

- Observed in the basement: Window frame is damaged. Glass is cracked. A competent repair person with the proper skills can accomplish the needed remedies, corrections, or repairs.



DOORS

DESCRIPTION

Inspected: Exterior entry doors, interior room doors, closet doors, screen doors, and storm doors.

COMMENTS/MAINT

A representative amount of doors throughout were tested for proper opening, closing, and locking. Keeping exterior door weather stripping in good condition will maintain interior comfort and should help to reduce energy cost. Door stops should be installed and maintained at interior doors where the door knobs have the potential to hit the wall.

SF AC FR UP GO

Door Overview

ELECTRICAL SYSTEM

Scope of the inspection: Describe service amperage and wiring methods. Report the location of panels and main shut off location. Inspect and observe service equipment, grounding, main panel, distribution panels, and proper wire compatibility in conjunction with the over current protection devices. Confirming grounding and polarity of a representative amount of interior and exterior receptacles and operating a representative amount of installed exterior and interior switches and fixtures. Operating ground fault circuit interrupters (GFCI) and Arc Fault Circuit Interrupters (AFCI) when installed. *Items within the scope of the inspection, when present and observable, are in satisfactory and/or functioning condition unless stated otherwise.*

Outside scope: Phone lines, cable TV, internet, audio, security systems, landscape lighting, low voltage lighting systems and wiring for all aforementioned systems or components are excluded from this inspection. Burned out light bulbs, cosmetic issues at light fixtures or missing globes are not reported. Testing of AFCI protected circuits cannot always be achieved in occupied houses because severing the power would negatively impact electronic equipment including but not limited to computers that are often connected to these circuits.

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

SERVICE

DESCRIPTION

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Service Location: Main house. **Service Type:** underground
Main Disconnect Location: Inside the main panel.
Service Rating: 200 amp capacity. Service rating is based on the ampacity of the main breaker.
Service Conductors: Aluminum. Service conductors made of aluminum is safe and is still used in modern electrical services.
Service Ground: Partially visible.
Limitations/Exclusions: Testing the main shut off device is outside the scope of this inspection.



COMMENTS/MAINT

Meters and some service equipment maintenance are typically the responsibility of the local power company, check with your local power company to confirm the maintenance obligations for your service. The service entrance is generally comprised of underground cables with conduit (service lateral), electric meters, service ground, cabinets and the main shut off device(s). Sometimes the main disconnect may be located inside the main panel.

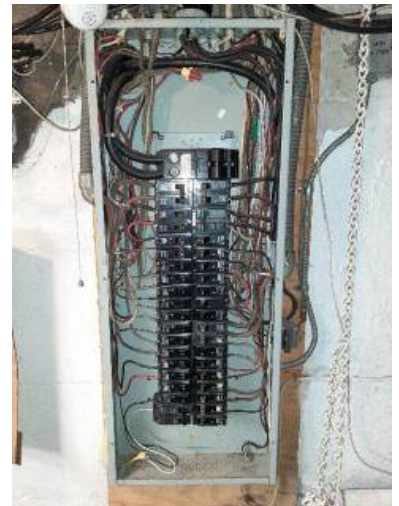
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Service Entrance

ELECTRICAL PANELS

MAIN DESCRIPTION

Main Panel Location: Basement interior wall.
Over Current Devices: Breakers,
Panel Expandable?: No, panel has all positions filled.
Limitations/Exclusions: The inside of the main panel is full and congested, unable to observed the full run of every wire and each and every connection inside the panel.



SUB DESCRIPTION

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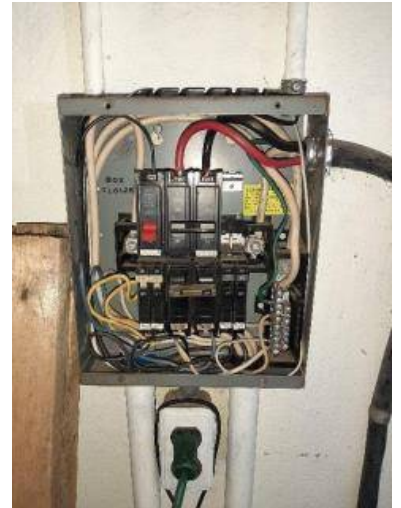
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Location Sub Panel #1: Garage interior wall.

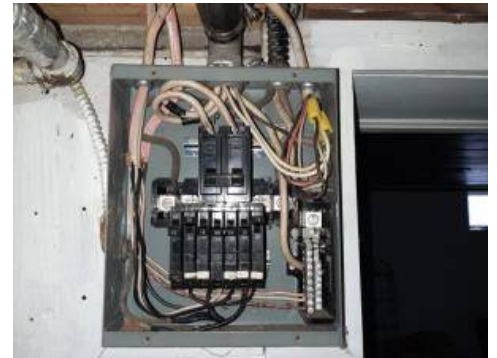
Over Current Devices: Breakers.

Limitations/Exclusions: The inside of the sub panel is full and congested, unable to observed the full run of every wire and each and every connection at the terminal lugs and buss bars.



Location Sub Panel #2: Right side of the Basement.

Over Current Devices: Breakers.



Location Sub Panel #3: Basement.

Over Current Devices: fuses

Note: Panel components are functioning as intended, however the panel is older and the overall performance and reliability is questionable. Consider upgrading the panel for added safety and increased value to the property.



Location Sub Panel #4: Near center of the Basement.

Over Current Devices: Breakers.



COMMENTS/MAINT

The condition of the main panel is satisfactory and functioning as intended. Complete and clear labeling at the over

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current devices inside the panel(s) is not in place. Consider labeling the breakers more clearly to indicate what each circuit services.

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Grounding/Bonding

Observed at the # 1, # 2, and # 4 sub panel: Grounding conductors are connected to the neutral buss bar and is an incorrect installation for a sub panel. Grounding conductors are supposed to be connected to the grounded buss bar. A qualified, competent, licensed electrician is recommended to service as necessary.



BRANCH WIRING

DESCRIPTION

Wiring Methods: Non-metallic (romex) sheathed cables, non-metallic (rag wire) sheathed cables, and armored "BX" cables installed at the interior.

Branch Conductors: Copper, copper clad, and aluminum stranded. Aluminum wiring is found at the 240 volt circuits, it is known to be safe and still used today at the higher voltage circuits in all types of modern construction.

Feeder Conductors: Aluminum stranded. Aluminum wiring is found at the 240 volt circuits, it is known to be safe and still used today at the higher voltage circuits in all types of modern construction.

Grounding: Wiring system is grounded (3 wire system) at some locations and the older 2 wire system without the benefit of grounding at other locations is found throughout the house.

Limitations/Exclusions: The wiring system is mostly concealed inside the structure components, reporting on concealed wiring is outside the scope of this inspection.

COMMENTS/MAINT

Proper compatibility is found between the over-current protection devices and the wiring. Older wiring system appears to be properly maintained, free from loose or damaged components and there are minimal indications of amateur modifications. Some of the observable wiring has been upgraded from the original system, this is a significant upgrade for this property. Some of the original wiring may still be in use in the concealed areas of the structure. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. When solid (not stranded) aluminum wiring is found, periodic inspections and maintenance by a licensed electrician is strongly advised. The installed wiring is functioning as intended, however, the overall reliability and lifespan of the wiring is questionable. Consider upgrading the wiring for added reliability, value, and safety.

ELECTRIC FIXTURES/RECEPTACLES/SWITCHES

DESCRIPTION

Inspected: Switches, receptacles, light fixtures, and ceiling fan(s) throughout the interior and exterior.

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Limitations/Exclusions: Determining the function of each and every switch could not be verified, this is a typical inspection limitation. The occupants will need to take the time to familiarize themselves with the function of all switches at move in. All electrical receptacles throughout are not observable because of furnishings and/or other obstructions, testing of at least one representative receptacle in each room was possible.

COMMENTS/MAINT

A representative amount of receptacles and switches were tested throughout the house. Two prong receptacles that are present were in compliance with standards when the structure was built; these older style receptacles are fully functional but lack the safety of grounding that has been in place since the mid 1960's. For many electrical devices, such as lamps and small kitchen appliances, two prong outlets are sufficient. Grounding is recommended on large appliances including but not limited to laundry appliances and computers. Loose connections at electrical components can cause excessive heat and can damage electrical components beyond repair. Electrical components should be kept in good repair to avoid any potential fire hazard by replacing damaged switches, fixtures, and receptacles whenever overheating evidence is found at these components. Ceiling fans should be examined periodically to ensure secure mounting to the ceiling. Light fixtures, receptacles, and wall switches are functioning as intended, however these components are older and the overall reliability and lifespan are questionable. Consider upgrading these components for added safety and cosmetic preference.

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Interior Receptacles

Observed in the basement right side room: There are a couple outlets in this room which are installed in the concrete wall. With the testing device these outlets are not showing power but has the potential if power is restored at a remote location (switch or breaker). These outlets are very corroded which has the potential if activated to cause an arc. Removal, replace, and/or ensure that these outlets are permanently powered down is recommended for safety of the occupants. Recommend further evaluation and remedy as necessary by qualified, competent, licensed electrician.



Garage Interior Light Fixtures

Observed in the garage: Light fixture is not installed at the mounting junction box and the wires are exposed. A qualified, competent, licensed electrician is recommended to service as necessary.



Interior Light Fixtures

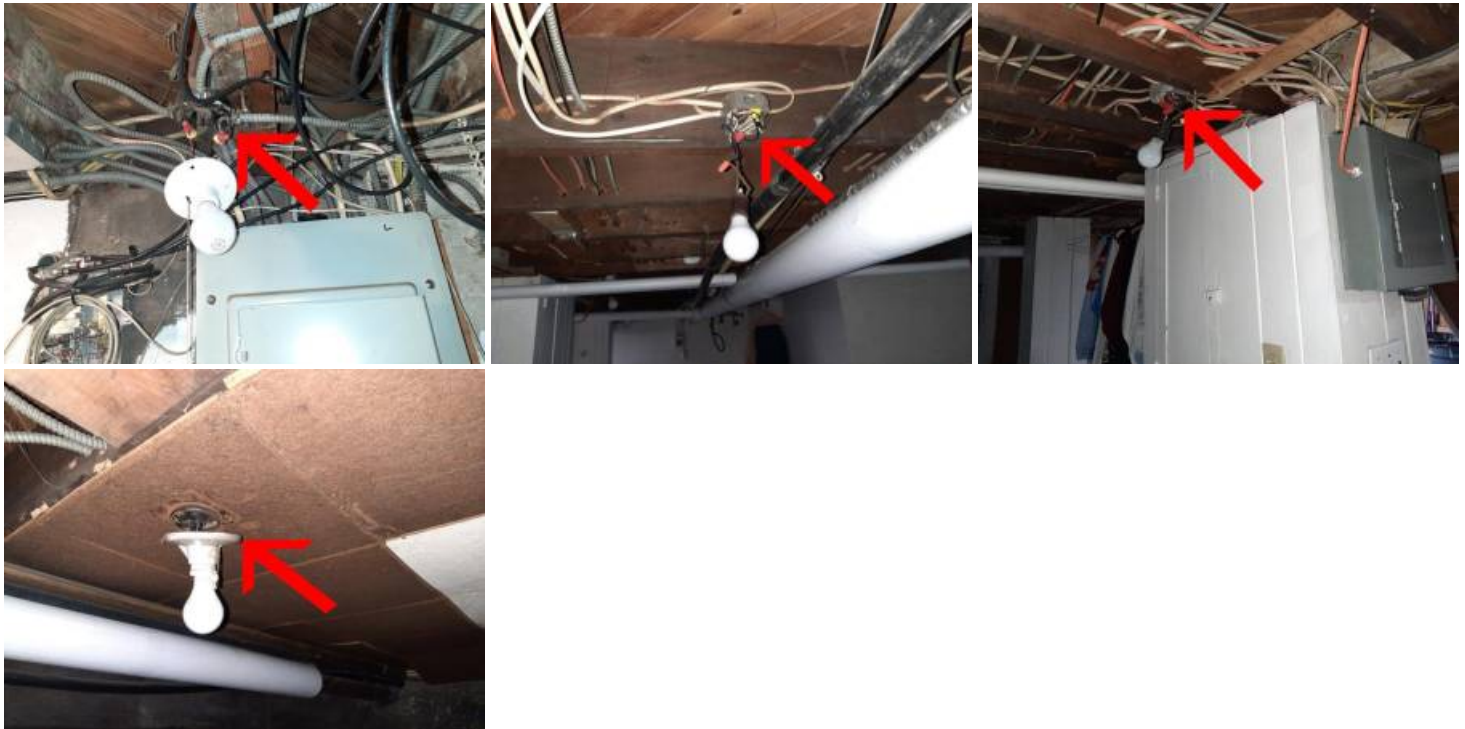
Observed at the basement light fixture: Light fixture is not installed at the mounting junction box and the wires are exposed. A qualified, competent, licensed electrician is

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recommended to service as necessary.



CIRCUIT INTERRUPTERS

DESCRIPTION

Inspected: All accessible GFCI devices.

COMMENTS/MAINT

No AFCI protection is found anywhere throughout the structure. Upgrading bedroom circuits to modern safety standards is recommended. The inspected circuit interrupter devices throughout the house are in satisfactory condition by being tested for proper function and respond as intended. Testing the GFCI receptacles and/or breakers to ensure the circuit safety protection is functioning as intended should be performed periodically. Simply pressing the test buttons found on the breaker and/or receptacle, confirming power is interrupted, and resetting can easily be performed by the homeowner and/or occupants. If power is not interrupted or power cannot be restored indicates a defective device. Because these devices can be easily installed in an inappropriate manner by an inexperienced person, a qualified electrician is best suited to perform any repairs and/or replacement of these devices.

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Ground Fault Protection

- GFCI protection is not installed at the #3 & #5 bathrooms, some exterior, laundry room, and garage where current safety standards now require GFCI protection. Installing GFCI protection for added safety is a good sensible upgrade where the protection aspect is lacking in an older home. A qualified, competent, licensed electrician is recommended to service as necessary.

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PLUMBING SYSTEMS

Scope of the inspection: Describe installed piping and/or line materials and water heating equipment. Observe and inspect the fuel supply (if applicable), water supply, waste pipe and vent pipe systems (where visible), including but not limited to fixtures, faucets, attached hose faucets, adequate supports for piping systems, pipe insulation, existence of cross connections, and observation of supply or drainage leaks. Confirm functional flow and drainage at accessible sinks, tubs, showers, toilets, and flow at attached hose faucets. Observe and inspect the water heater operation, vent flues (if any), and the presence of automatic safety controls consisting of: temperature pressure relief valves (TPR), thermocouples, and emergency shut off devices. Safety controls can be confirmed but are not tested. *Items within the scope of the inspection, when present and observable, are in satisfactory and/or functioning condition unless stated otherwise.*

Outside scope: Areas where the plumbing or septic systems are concealed by structural components, soil or otherwise inaccessible to view and determining the internal condition of fuel tanks is excluded from this inspection. Main valves, shut off valves under sinks, behind toilets or clothes washers and refrigerators are not turned in the normal course of a home inspection because they are prone to leaks when operated. Freestanding hose hydrants or faucets not attached to the structure are not included in this inspection unless specified otherwise.

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity,

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on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.

MAIN LINE

DESCRIPTION

Main Water Shut Off Location: Basement.
 Water Distribution Piping: copper, brass
 Limitations/Exclusions: Supply pipes are mostly concealed within the structural components. Pipe material verified at visible stub outs where fixtures and valves are attached. Operating main water shut off valves and fixture shut off valves under sinks and behind toilets is outside the scope of this inspection. Operating these types of valves may CAUSE leaks because they are not operated on a daily basis and the sealing medium becomes distorted when the valve is left in a static state for extended period of time.



Main Shut Off

This equipment appears to be for supplying the garage.
 System was shut down at the time of the inspection.



COMMENTS/MAINT

The water supply system is in satisfactory condition and functioning as intended. With consideration of the age of the system, normal wear observed at the visible components. Functional water flow observed at the tested plumbing fixtures throughout the house. Water pressure is in the normal range of 40 to 80 PSI. Water quality potability testing is outside the scope of this inspection. Testing kits are available from local testing labs, potability testing can easily be performed by the homeowner. Occupants should test the well water periodically to ensure safe potability. Well equipment needs periodic maintenance. Consult a reputable well service contractor to determine an appropriate maintenance schedule for the well is suggested. Corrosion is found at many areas of the plumbing system, this is a sign of normal and typical deterioration with consideration of the age.

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Supply Lines

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WASTE LINES

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DESCRIPTION

Drainage Pipes/Lines: Plastic PVC and cast iron.

Sewer Clean Out Location: Basement.

Limitations/Exclusions: Drainage lines are mostly concealed within the wall structures and floor components; line materials confirmed at visible waste vents and lines exposed under sinks. Main line sewer and septic tank inspections are outside the scope of this inspection because most components are concealed underground and specialized equipment is needed to perform a complete evaluation. Comments regarding septic systems are limited to self-evident adverse conditions on the surface of the ground and improper drainage at the interior fixtures.



COMMENTS/MAINT

Older drainage lines installed. Although the system is functioning as intended and no leaks are found at this time where the lines are observable, the reliability of the system is diminished significantly due to the age of the system. Older systems are inherent to ongoing maintenance as issues arise and replacing the system may need to be considered in the extended future. S-trap is found in the drain lines under the sinks. S-traps have a tendency to siphon out the liquid seal in the trap when a basin of water is emptied. They are no longer used in new construction and should be eliminated where practical when renovations or plumbing repairs are under consideration. In the meantime, simply running a bit more water down the drain after a basin of water drains will act to restore the liquid seal in the trap in the event siphoning occurs.

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Drainage Lines

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Observed at laundry room drain system: It appears a Grey water system is installed for the washer. Grey water systems are typically found at some rural properties. Grey water from interior plumbing fixtures (waste water) appears to be draining onto the exterior grounds. The exact location of the termination point is unknown. Grey water lines are no longer recommended by the EPA. Plumbing the laundry drain to the private septic system is recommended.



FUEL SYSTEM

DESCRIPTION

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Main Fuel Valve Shut Off Location: At the fuel storage tank. Basement.

Fuel Type: Fuel oil.

Fuel Piping: Iron pipes and copper piping.

An Emergency Cut Off switch is located at the top of the basement stair case.



Main Fuel Shut offs

Main Fuel Valve Shut Off Location: Not located.

Fuel Type: Propane gas. **Fuel Piping:** Copper piping.

Limitations/Exclusions: Fuel tank was not located, asking the current owner as to the whereabouts of the fuel tank is suggested. The gas system was off, testing of any gas appliance could not be performed.



COMMENTS/MAINT

The fuel supply system is in satisfactory condition and functioning as intended. The fuel oil company is usually responsible for the maintenance of the fuel tank when leased. The homeowner is responsible for maintenance if the tank is owned. Maintenance usually includes pressure testing and recertification every few years. Check with your fuel supplier regarding recertification frequency and obligations.

WATER HEATER

DESCRIPTION

Location# 1 : Basement. Brand Name: General Electric. Estimated Age: Over 40 years.

Type: Is a combination Electric and Indirect water heater, where water is initially heated off the boiler. Storage Capacity: 82 gallons. Serial Number: RG6711036 Model Number: DG82-2M2.

Limitations/Exclusions: Breakers were off to the water heater. This part of the operation was not inspected.



COMMENTS/MAINT

Leaks at the water heater that go unnoticed for an extended period of time can cause substantial damage to the tank itself and/or surrounding surfaces and structural components. Keeping water heaters in good repair and free of leaks is sensible preventative maintenance. Draining water heaters once a year is advised by most water heater manufacturers. Sediment that accumulates in the bottom of the tank can be caustic and will shorten the useful life

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by corroding through the tank and causing a leak. Draining the water with a hose from the lower purge valve usually removes a majority of the sediment. This maintenance should be completed after realizing the specific manufacture's guidelines for drainage. When the water supply is a private or community well a thermal expansion tank at the water heater is not required on the water supply system.

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Automatic Safety Controls

- Termination of the pipe is too high. Recommend terminating the pipe between 6 to 12 inches above the grade level or floor for effective and safe dispersal of water and steam in the event of an overheat situation.



HEATING - AIR CONDITIONING

Scope of the inspection: Describing the energy sources of the comfort control systems and their distribution method(s). Observe and inspect the heating and/or cooling equipment which includes but not limited to, operation, normal operating controls, automatic safety controls, chimneys, flues and vents. Inspecting the comfort control distribution systems including but not limited to, system operation, fans, pumps, radiators, convectors, fan-coil units, dampers, insulation, air filters, registers, and ducts and piping with supports. Confirming the presence of a heating and/or cooling source in each room or the absence of the same. Opening readily openable access panels on heating and cooling appliances provided for routine homeowner maintenance. *Items within the scope of the inspection, when present and observable, are in satisfactory and/or functioning condition unless stated otherwise.*

Outside scope: Humidity control devices or systems can be problematic and fail without warning regardless of age, therefore, these units are not included in this inspection. Routine test procedures cannot always reveal problems that may occur with system operation over extended periods of time.

The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists.

Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

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HEATING EQUIPMENT

DESCRIPTION

Location# 1: Basement. **Brand Name:** Weil-McLain. **Estimated Age:** Between 7 and 12 years.
Equipment Type: Boiler.
Energy Source: Fuel oil.
Distribution Method: Radiators and convectors.
Area Served: Most areas of the house.
Performance: Good.
Serial Number: CP6440365.



Equipment Type: baseboard heaters,
Energy Source: Electric.
Performance: Good.

COMMENTS/MAINT

The condition and operation of the heating system is satisfactory. Keeping curtains, cords, and other potential combustible material at a minimum of 12 inches from these installed electric heaters is advised. Each manufacture may have their own clearance requirements and should be followed. Routine periodic preventive maintenance will help extend the service life of the equipment. Maintenance of the boiler should include cleaning and/or inspecting the heat exchanger components, burners, pipes, valves, gauges, automatic safety controls, convectors and/or radiators (if applicable).

SF AC FR UP GO

Operations

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HVAC EQUIPMENT

DESCRIPTION

Location # 1: Front exterior. **Brand Name:** Mitsubishi **Estimated Age:** Between 20 and 23 years.
Equipment Type: Heat Pump for heating and cooling. **Energy Source:** Electric. **Area Served:** Main level of the house. **Heating Performance:** Unknown, no test performed. **Cooling Performance:** Unknown, no test performed.
Serial Number: 7 003971 T **Model Number:** MUZ-GL18NA
Limitations/Exclusions: Ambient temperature is too cold for testing the air conditioning system, compressor damage can result if tested in cold weather.



COMMENTS/MAINT

Temperature split is a measure of heat pump performance. The split temperature is the difference between the return air temperature and the supply air temperature delivered from the distribution registers. Routine periodic preventive maintenance will help extend the service life of the equipment. Heat pump maintenance should include cleaning and/or inspecting the evaporator and condenser coils, condenser fan operation, amperage draw of the

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compressor, reversing valve operation, and proper refrigerant charge.

DUCTWORK/DISTRIBUTION

COMMENTS/MAINT

Routine periodic maintenance will help extend the service life of the hydronic heating equipment. Especially with older units, preventive maintenance service annually is suggested.

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Normal Controls

Pipes/Lines

Observed in the basement closet: A short section of the distribution plumbing suspected asbestos material. Testing suspected material by a certified environmental professional and/or laboratory must be performed to confirm if the material is in fact asbestos. Confirming and/or testing of asbestos is beyond the scope of this inspection.



FIREPLACE/SOLID FUEL HEATING

Scope of the inspection: Describe fireplaces, solid fuel (wood or coal) stoves, and fossil fuel burning appliances (gas log) that are installed within living spaces. Observe and inspect the firebox, visible portions of vents, flues, dampers, and chimneys. Gas logs are inspected for operation if pilot lights or igniters are operational and the appliance operates from a typical switch, fuel valve, or remote control. *Items within the scope of the inspection, when present and observable, are in satisfactory and/or functioning condition unless stated otherwise.*

Outside scope: Starting a fire in wood burning fireplaces or wood stoves to check for proper chimney draw or the function of thermostatically controlled "Heatilator" fans is excluded from this inspection.

FIREPLACE

DESCRIPTION

Location # 1: Office right side of the home.

Fireplace Type: Wood burning fireplace with a gas log appliance installed, the fireplace is no longer suitable for wood burning.

Blower Fan (retaliator): Installed in the fireplace and is controlled by a switch.

Limitations/Exclusions: Gas tank is not installed to test appliance. Chimney flue is fully concealed, unable to inspect.



COMMENTS/MAINT

A checkup of the fireplace equipment by a qualified service technician should be performed bi-annually to maintain peak working condition. Safety checking the gas appliance for presence of carbon monoxide outside of the firebox while in operation should also be performed during a routine maintenance service. Keeping the damper slightly open is recommended in the event there is a leak to the system the gas will disburse up at out the chimney.

Chimney

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- Observed at the chimney: Mortar cap is showing some deterioration. This area is considered normal maintenance. Mortar cap is design to prevent water from entering the masonry brick which over time has the potential to damage the chimney. Keeping the mortar cap in good condition is recommended and will need periodic maintenance. Minor repairs are anticipated to bring into acceptable condition. This remedy or repair can easily be accomplished by a handy person. Flashing at the chimney was not embedded into the brick which is a better building practice. Caulking the at the top of the flashing will be a periodic maintenance issue as the caulking will shrink and crack over time. Monitoring the situation is advised. Appropriate professionals should further evaluate if there are deficiencies suspected or confirmed in the future.



Mortar cap



Periodic oversite

SOLID FUEL STOVE

DESCRIPTION

Location # 1: Family room.

Stove Type: Wood burning stove.

Limitations/Exclusions: Lighting a fire is not performed, this inspection is limited to a visual observation of the stove only. Examination of the inside of the stove pipe cannot be accomplished because of the configuration of the stove pipe. A portion of the stove pipe is concealed inside structural components.



Location # 2: Living room.

Stove Type: Pellet stove.

Blower Fan (heatilator): Installed in the stove.

Limitations/Exclusions: A portion of the stove pipe is concealed inside structural components. Examination of the inside of the stove pipe cannot be accomplished because of the configuration of the stove pipe.



COMMENTS/MAINT

The # 1 and # 2 stove is in satisfactory condition and functioning as intended. Masonry chimney has the stove pipe connected. A checkup of the stove by a qualified service technician should be performed bi-annually to ensure the stove is reliable and safe. Older masonry chimneys should have periodic inspections for structural integrity and cracks or other defects inside the flue, recommend that only a qualified chimney technician perform these inspections. In most cases special equipment is necessary for a thorough inspection of the flue and liner components.

SF AC FR UP GO

Chimney

Observed at the # 1 and # 2 stove: Chimney is showing some deterioration. Re-pointing some of the mortar joints is suggested. Mortar cap is cracked. Patching cracks in the chimney cap will help to prevent water damage to the masonry components. A crack is noted on the one side of the chimney which will allow water to enter the masonry. Flashing is not embedded in the brick and the caulking is shrinking allowing a gap. Recommend further evaluation with remedy as necessary by qualified, competent tradesperson.



Caulk shrinkage



Crack



Some deterioration

INTERIOR

Scope of the inspection: Operate installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders using normal operating controls to activate the primary function. Observe and Inspect visible areas of the interior ceilings, walls, and floor coverings, interior steps, stairways, balconies, and safety railings (if applicable). Reporting any visible signs of water penetration into the building or signs of abnormal or harmful condensation on building components. Confirming the presence or absence of smoke and carbon monoxide alarms. *Items within the scope of the inspection, when present and observable, are in satisfactory and/or functioning condition unless stated otherwise.*

Outside scope: Functions such as self cleaning capabilities of ovens, every available cycle of dishwashers, calibration of thermostat settings, and other secondary control capabilities that are not the primary function of the appliance are not tested. Determining the source of odors or like conditions is not included in this inspection. Identifying specific types of microbial growth requires extensive testing and capturing lab samples is beyond the scope of this inspection.

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APPLIANCES:

DESCRIPTION

Inspected: Dishwasher, cooktop, ovens, and exhaust fan.

Limitations/Exclusions: Sometimes defects cannot be detected during a general testing procedure, appliances may need to operate for a longer period of time and through all cycles to reveal all defects. Intermittent defects and situations that cannot be revealed during a simple testing procedure cannot be reported and excluded from this inspection. Determining the effectiveness of cleaning capabilities of dishwashers is beyond the scope of this inspection.

COMMENTS/MAINT

The installed appliances have typical wear for the age and should give several more years of service.

INTERIOR WALLS & CEILINGS

DESCRIPTION

Inspected: Wall surfaces, ceiling surfaces, and closet interiors.

Limitations/Exclusions: Furnishings and personal belongings prevent full inspection of all wall areas throughout. Further examination of the walls for any disapproved conditions when vacant at final walk through inspection is suggested. Closet interior areas are mostly concealed because they have storage of personal belongings.

COMMENTS/MAINT

Interior wall surfaces have typical wear and tear consistent with the age of the house. The inspected interior surfaces are in satisfactory condition.

SF AC FR UP GO

Overview

FLOOR COVERINGS

DESCRIPTION

Inspected: Floor coverings throughout.

Limitations/Exclusions: Furnishings and personal belongings prevent full inspection of all floor areas throughout. Further examination of the floors for any disapproved conditions when vacant at final walk through inspection is suggested. Closet floor areas are mostly concealed because they have storage of personal belongings.

COMMENTS/MAINT

The visible areas of the floor coverings are in satisfactory condition.

Overview

INTERIOR STAIRWAYS

DESCRIPTION

Inspected: Treads, risers, framing, stringers, handrails, and guardrails condition.

COMMENTS/MAINT

Keeping guardrails and handrails in good repair and secure is essential for adequate safety. Loose rails have the potential to break away in the event someone uses the rail to prevent a fall.

Handrails/Guardrails

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- Observed at the basement. A guardrail is not installed at a hazardous area. Any area that has over a 30" drop off should have a guardrail installed for safety.



SMOKE & CARBON MONOXIDE ALARMS

DESCRIPTION

Inspected: Smoke alarms and carbon monoxide alarms installed throughout the house.

COMMENTS/MAINT

Smoke and carbon monoxide detectors are important safety instruments. Recommend installation of one OPERATIONAL smoke detector on each living level and in each sleeping room. Recommend installation of one OPERATIONAL carbon monoxide detector near gas appliances such as furnaces or water heaters and in common hallway near sleeping rooms. Most battery operated detectors should have batteries tested at least twice yearly and replaced as needed. I highly recommend the above recommendations are adhered to for occupant safety upon move in.

Smoke detectors are recommended by the U.S. Product Safety Commission to be installed inside each bedroom and adjoining hallway and on each living level of the home and basement level. The existing smoke detectors were not tested, but they are only noted as to presence. We do not test the smoke detectors because they may work today but not work when you need them to work. This is why it is important for you to test them on a regular basis, monthly at least.

SF AC FR UP GO

Smoke/CO2 Alarms

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- A limited amount of smoke/CO2 alarms are installed. Smoke and carbon monoxide detectors are important safety instruments. Recommend installation of one OPERATIONAL smoke detector on each living level and in each sleeping room. Recommend installation of one OPERATIONAL carbon monoxide detector near gas appliances such as furnaces or water heaters and in common hallway near sleeping rooms. Most battery operated detectors should have batteries tested at least twice yearly and replaced as needed. I highly recommend the above recommendations are adhered to for occupant safety upon move in.

BATHROOM/ KITCHEN/ LAUNDRY

Scope of the inspection: Observe and inspect interior plumbing fixtures and associated drains for presence of leaks and functional flow and drainage. Observe and inspect cabinets, and/or vanities and ventilation sources to the exterior. *Items within the scope of the Inspection, when present and observable, are in satisfactory and/or functioning condition unless stated otherwise.*

Outside scope: Determining the presents of water leaks in concealed ares that cannot be revealed during the normal course of testing fixtures and valves is outside the scope of this inspection. Any indication of water damage reported on the wall surfaces, floor coverings, shower or tub surrounds may have to be removed to confirm the extent of water damage, these types of extensive evaluations requires permission from the property owner and should be performed by appropriate persons.

BATHROOMS

BATH DESCRIPTION

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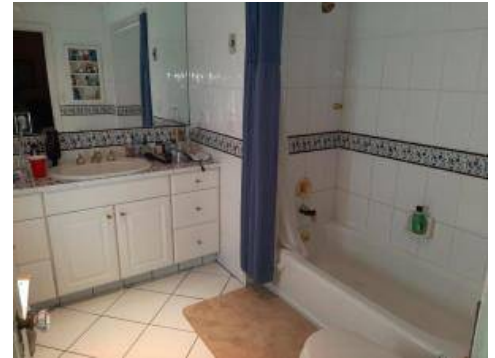
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Location #1: Master bathroom. **Size:** Full bath, tub and shower are combined. **Sink Count:** 1.

Heating: Heat from central source. electric heat lamps,

Ventilation: Opening window and electric vent fan.

Limitations/Exclusions: Viewing inside cabinets is restricted at this time because of storage of personal belongings. Recommend checking bathroom cabinet's interiors at the final walk through inspection. Counter and/or vanity tops are mostly concealed.



SECOND BATH DESCRIPTION

Location #2: Hallway bathroom. **Size:** 3/4 bath, there is a bath tub installed, no shower. **Sink Count:** 1.

Heating: Heat from central source.

Ventilation: Opening window.



THIRD & MORE DESCRIPTION

Location#3 : Upstairs bathroom. **Size:** 3/4 bath, there is a shower installed, no bath tub. **Sink Count:** 1.

Heating: Electric room heater.

Ventilation: Opening window.



Location#4 : **Size:** Half bath, no shower or bathtub is installed. bathroom.

Heating: Heat from central source.

Ventilation: Opening window.



Location#5 : Basement bathroom. **Size:** 3/4 bath, there is a shower installed, no bath tub. **Sink Count:** 1.
Heating: Heat from central source.
Ventilation: No vent source installed.



COMMENTS/MAINT

Bathroom areas have typical wear throughout for the age. Caulking and sealing all interior and exterior shower and tub areas as a precaution on a periodic basis is suggested to prevent undue water intrusion and damage behind the water proof wall coverings. Vent sources in bathrooms should be kept in good repair because of the wet or moist conditions encountered. Bathroom areas should be allowed to dry out between uses. A fan aids in removal of excess moisture.

SF AC FR UP GO

Sinks

- Observed in the # 5 bathroom(s): Drain line is leaking. A competent repair person with the proper skills can accomplish the needed remedies, corrections, or repairs.



Showers

- Observed in the # 1 bathroom: Functional water flow is marginal. Shower diverter mechanism is damaged and not operating correctly. A licensed plumber is recommended to service as necessary.



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- Observed in the # 3 bathroom(s): Functional water flow is low. A licensed plumber is recommended to service as necessary.



SF AC FR UP GO

Ventilation

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- Observed in the # 5 bathroom: Vent fan is not installed. Window is inoperative. Recommend further evaluation with remedy as necessary by qualified, competent tradesperson.

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN

Description

- Counter Tops:** Hard surface acrylic and tile.
- Disposal:** None installed. Disposal waste is not favorable for septic systems, not finding a disposal is typical for dwellings with on-site septic systems.
- Dishwasher:** Installed.
- Kitchen Exhaust Vent:** Installed at the stove and vents outward with downdraft venting.
- Cooktop Type:** Electric.
- Oven:** 240 volt electric is available.
- Limitations/Exclusions:** Counter tops partially concealed with personal belongings and appliances. Cabinets and drawers are full of items, inspecting ALL interior areas of the cabinets and drawers when full of personal belongings is outside the scope of this inspection.



COMMENTS/MAINT

The kitchen cabinets and countertops have typical wear and deterioration for the age, should provide several more years of service. Minor plumbing leaks that go unnoticed for extended periods of time can cause extensive damage to cabinets and wall areas under the sink. Inspecting for leaks periodically and keeping the plumbing in good repair is essential to avoid water damage under sinks and kitchen wall areas.

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

LAUNDRY

DESCRIPTION

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Location# 1 : Basement

Configuration: Washer and dryer are installed side by side. Dryer is on the right side. **Dryer Hookup:** Electric 240 volt 3 prong receptacle. **Storage:** Open shelving. **Laundry Basin:** Installed. **Room Heating:** No heat source installed. **Room Ventilation:** Vent pipe to exterior.



COMMENTS/MAINT

The most common problem for water damage inside a dwelling that may go unnoticed for an extended period of time is behind the laundry machines. Any water damage that occurs on wall or floor surfaces at laundry areas can be an indication of extensive concealed damage especially if it's not noticed at the beginning stages. Periodic inspections by simply viewing behind the machines is suggested. Excessive lint build up in the dryer vent can be a fire hazard and should be periodically inspected for build up and cleaned out when necessary. Frequency of cleaning will vary with use of the dryer. The use of hoses with braided steel jacket is recommended for the washing machines hookups installed within the living space.

SF AC FR UP GO

Washer Hookups

Observed at the main house laundry room. Washer drain trap is not observed, suspect that an improper drain piping configuration installed. A competent repair person with the proper skills can accomplish the needed remedies, corrections, or repairs.



Dryer Hookups

Observed at the main house laundry room. Dryer vent is not smooth wall pipe. Flexible piping installed for dryer vent pipe has the tendency to build up lint on the inside and may need more then normal cleaning on a periodic basis. Heavy build up of lint has the potential for being a fire hazard. Installing smooth wall metal piping is advised and keep any flexible pipe a maximum of 5 feet and installed directly behind the dryer. Dryer vent on the exterior of the home is installed near grade level. It's important to keep this area

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clear during heavy snow fall.



GARAGE - CARPORT-SHED-BARN

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Garage door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

GARAGE:

DESCRIPTION

Garage Type # 1: Detached garage. **Size:** 3 car garage.

Garage Door Count: 2 **Automatic Operator Count:** 2

Exterior Wall Surface Material(s): Bricks.

Roof: Concealed by snow.

Floor Structure: Concrete slab.

Limitations/Exclusions: Storage of personal belongings, garage cabinets, and parked vehicles restricts the view of the garage interior walls and/or floor.



COMMENTS/MAINT

Considering the age, typical wear and tear is observed at door hardware components consisting of springs, rollers, tracks and hinges. To maintain smooth garage door operation and maximize the service life of the components; lubricating the door moving parts periodically is suggested as a routine maintenance procedure. Considering age, normal wear and tear, and prolonged exposure to the weather and elements, typical deterioration of the foundation system is found at various areas. Occasional preventive maintenance should be anticipated to preserve the foundation and extend the life.

SF AC FR UP GO

Garage Door Operator

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- Observed at the small garage door operator: Safety device does not appear to be installed for this door operator as it did not reverse with testing technique. Older garage door operators installed prior to the early 1990's did not have the requirement for an infrared safety beam at the base of the door frame. Although retrofit kits are available for older garage door operators, most homeowners desiring this safety device typically install a new operator because older operators may be nearing the end of their useful life. Lifespan of operators vary significantly depending upon use. With normal use of 4 cycles per day, most operators usually last about 10 to 12 years.



Floor

SF AC FR UP GO

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- Observed at the large garage door: Slab appears to be crowned as the door does not fully seal this area due to the slab not being level. Monitoring the situation is advised. Appropriate professionals should further evaluate if there are deficiencies suspected or confirmed in the future.



CLOSING STATEMENTS

Final Comments

Overall Condition

This home is in good condition and the findings in this report are typical for properties this age. Comparable properties may have similar findings. The information contained in this inspection report is an earnest effort on my part to inform the buyer of the **current condition** of this property.

Post Inspection Fee

In an effort to keep our initial inspection fees as reasonable as possible an additional fee for re-inspections is imposed. A re-inspection is limited to confirmation of requested repairs have been performed and completed, a re-inspection IS NOT a full home inspection and report. Each inspection requires a separate inspection service agreement; please contact our office to schedule the re-inspection and execute the agreement prior to the re-inspection. Re-inspection fee for this property will be **\$150.00**.

Final Comment

Each inspection report is relevant to the specific property inspected, at the time and on the day of the inspection only. Conditions may change in the interim between the inspection and occupancy of the property. I advise my client to thoroughly check this report for accuracy to the best of his or her knowledge prior to the close of the transaction. Although my standard of care is to produce a precise and accurate report, the human element of an oversight, omission, or unintentional data entry is always possible. Walkthrough inspections are typically performed shortly before closing and are to be accomplished by the prospective buyer to confirm acceptable and/or unaltered condition of the property. These inspections are very subjective. What may be an acceptable condition in the inspectors opinion may not meet approval of the prospective buyer. The inspector can perform a follow up inspection confirming requested repairs are complete, however the inspector cannot sign a walkthrough release that may be required by any agent or broker, only the buyer of the property is authorized to sign such

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documentation in most instances. Thank you for choosing Kraklio Inspections to perform your inspection. Your business is sincerely appreciated.

REPORT SUMMARY

Customer(s): Linda Cooney Report File Number: COONEY
Property Address: 1316 PA-435

Important Notice: It is essential that you read the entire inspection report for complete inspection details.
This summary only highlights a few items that may be of concern.

Safety Hazard

The rating of Safety Concern is meant that conditions observed that can be potentially dangerous, harmful or unstable. Some items may be due to a change in building standards from time the structure was built. Immediate repairs or upgrades are advised.

ELECTRICAL SYSTEM

ELECTRIC FIXTURES/RECEPTACLES/SWITCHES

Interior Receptacles

Observed in the basement right side room: There are a couple outlets in this room which are installed in the concrete wall. With the testing device these outlets are not showing power but has the potential if power is restored at a remote location (switch or breaker). These outlets are very corroded which has the potential if activated to cause an arc. Removal, replace, and/or ensure that these outlets are permanently powered down is recommended for safety of the occupants. Recommend further evaluation and remedy as necessary by qualified, competent, licensed electrician.

Garage Interior Light Fixtures

Observed in the garage: Light fixture is not installed at the mounting junction box and the wires are exposed. A qualified, competent, licensed electrician is recommended to service as necessary.

Interior Light Fixtures

Observed at the basement light fixture: Light fixture is not installed at the mounting junction box and the wires are exposed. A qualified, competent, licensed electrician is recommended to service as necessary.

INTERIOR

SMOKE & CARBON MONOXIDE ALARMS

Smoke/CO2 Alarms

A limited amount of smoke/CO2 alarms are installed. Smoke and carbon monoxide detectors are important safety instruments. Recommend installation of one OPERATIONAL smoke detector on each living level and in each sleeping room. Recommend installation of one OPERATIONAL carbon monoxide detector near gas appliances such as furnaces or water heaters and in common hallway near sleeping rooms. Most battery operated detectors should have batteries tested at least twice yearly and replaced as needed. I highly recommend the above recommendations are adhered to for occupant safety upon move in.

Action

Monitor / Repair / Replace as required. Recommended that the observation be addressed in the very near future. Further and/or thorough evaluation by an appropriate professional for a better understanding of the present condition is recommended.

EXTERIOR

HARDSCAPE:

Driveway

Observed at the left side: Limited viewing of this area because of the snow cover suggests there is movement or a pothole in this area. Once snow has melted further evaluation may be necessary. Monitoring the situation is advised. Appropriate professionals should further evaluate if there are deficiencies suspected or confirmed in the future.

ROOF SYSTEM

ROOF

Composition Shingles

Observed on the left side of the roof: One shingle is damaged. This area is located at the peak of the roof next to the chimney. Minor repairs are anticipated to bring into acceptable condition. This remedy or repair can easily be accomplished by a handy person.

WINDOWS AND DOORS

WINDOWS

Glass Panes

Observed at the right rear bedroom: Glass is cracked. Recommend further evaluation with remedy as necessary by qualified, competent tradesperson.

ELECTRICAL SYSTEM

ELECTRICAL PANELS

Grounding/Bonding

Observed at the # 1, # 2, and # 4 sub panel: Grounding conductors are connected to the neutral buss bar and is an incorrect installation for a sub panel. Grounding conductors are supposed to be connected to the grounded buss bar. A qualified, competent, licensed electrician is recommended to service as necessary.

PLUMBING SYSTEMS

WATER HEATER

Automatic Safety Controls

Termination of the pipe is too high. Recommend terminating the pipe between 6 to 12 inches above the grade level or floor for effective and safe dispersal of water and steam in the event of an overheat situation.

FIREPLACE/SOLID FUEL HEATING

SOLID FUEL STOVE

Chimney

Observed at the # 1 and # 2 stove: Chimney is showing some deterioration. Re-pointing some of the mortar joints is suggested. Mortar cap is cracked. Patching cracks in the chimney cap will help to prevent water damage to the masonry components. A crack is noted on the one side of the chimney which will allow water to enter the masonry. Flashing is not embedded in the brick and the caulking is shrinking allowing a gap. Recommend further evaluation with remedy as necessary by qualified, competent tradesperson.

BATHROOM/ KITCHEN/ LAUNDRYBATHROOMS*Sinks*

Observed in the # 5 bathroom(s): Drain line is leaking. A competent repair person with the proper skills can accomplish the needed remedies, corrections, or repairs.

Showers

Observed in the # 3 bathroom(s): Functional water flow is low. A licensed plumber is recommended to service as necessary.

GARAGE - CARPORT-SHED-BARNGARAGE:*Garage Door Operator*

Observed at the small garage door operator: Safety device does not appear to be installed for this door operator as it did not reverse with testing technique. Older garage door operators installed prior to the early 1990's did not have the requirement for an infrared safety beam at the base of the door frame. Although retrofit kits are available for older garage door operators, most homeowners desiring this safety device typically install a new operator because older operators may be nearing the end of their useful life. Lifespan of operators vary significantly depending upon use. With normal use of 4 cycles per day, most operators usually last about 10 to 12 years.

Fair

Some wear and deterioration present. Conditions may have the potential to worsen as time progresses and/or general awareness of the situation is advised. Conditions that fall in this rating may vary due to seasonal changes. To keep functional condition intact, these items may need regular maintenance, repairs, or correction as necessary.

EXTERIORGROUNDS:*Vegetation*

Observed at various areas: Vegetation is touching and/or growing too close to the structure, damage to the house is possible with further growth, trimming away from structure is advised.

STRUCTURE & FOUNDATIONEXTERIOR TRIM & FLASHING*Overview*

Observed at various areas: Exterior trim is weathered. Maintenance is needed to preserve the trim and prevent deterioration. A fresh coat of paint is needed mainly in the weathered areas only. A professional painter is recommended to perform maintenance as needed.

WINDOWS AND DOORSWINDOWS*Window Overview*

Observed at the Master bedroom window: Storm window framing is loose on the exterior of the home.

Re-attaching the frame is advised. Minor repairs are anticipated to bring into acceptable condition. This remedy or repair can easily be accomplished by a handy person.

Locks/Hardware

Observed in the dining room: Hardware is damaged and missing. A competent repair person with the proper skills can accomplish the needed remedies, corrections, or repairs.

Frames/Sills

Observed in the basement: Window frame is damaged. Glass is cracked. A competent repair person with the proper skills can accomplish the needed remedies, corrections, or repairs.

PLUMBING SYSTEMS

WASTE LINES

Drainage Lines

Observed at laundry room drain system: It appears a Grey water system is installed for the washer. Grey water systems are typically found at some rural properties. Grey water from interior plumbing fixtures (waste water) appears to be draining onto the exterior grounds. The exact location of the termination point is unknown. Grey water lines are no longer recommended by the EPA. Plumbing the laundry drain to the private septic system is recommended.

HEATING - AIR CONDITIONING

DUCTWORK/DISTRIBUTION

Pipes/Lines

Observed in the basement closet: A short section of the distribution plumbing suspected asbestos material. Testing suspected material by a certified environmental professional and/or laboratory must be performed to confirm if the material is in fact asbestos. Confirming and/or testing of asbestos is beyond the scope of this inspection.

FIREPLACE/SOLID FUEL HEATING

FIREPLACE

Chimney

Observed at the chimney: Mortar cap is showing some deterioration. This area is considered normal maintenance. Mortar cap is design to prevent water from entering the masonry brick which over time has the potential to damage the chimney. Keeping the mortar cap in good condition is recommended and will need periodic maintenance. Minor repairs are anticipated to bring into acceptable condition. This remedy or repair can easily be accomplished by a handy person. Flashing at the chimney was not embedded into the brick which is a better building practice. Caulking the at the top of the flashing will be a periodic maintenance issue as the caulking will shrink and crack over time. Monitoring the situation is advised. Appropriate professionals should further evaluate if there are deficiencies suspected or confirmed in the future.

BATHROOM/ KITCHEN/ LAUNDRY

BATHROOMS

Showers

Observed in the # 1 bathroom: Functional water flow is marginal. Shower diverter mechanism is damaged and not operating correctly. A licensed plumber is recommended to service as necessary.

Ventilation

Observed in the # 5 bathroom: Vent fan is not installed. Window is inoperative. Recommend further evaluation with remedy as necessary by qualified, competent tradesperson.

LAUNDRY

Washer Hookups

Observed at the main house laundry room. Washer drain trap is not observed, suspect that an improper drain piping configuration installed. A competent repair person with the proper skills can accomplish the needed remedies, corrections, or repairs.

Dryer Hookups

Observed at the main house laundry room. Dryer vent is not smooth wall pipe. Flexible piping installed for dryer vent pipe has the tendency to build up lint on the inside and may need more than normal cleaning on a periodic basis. Heavy build up of lint has the potential for being a fire hazard. Installing smooth wall metal piping is advised and keep any flexible pipe a maximum of 5 feet and installed directly behind the dryer. Dryer vent on the exterior of the home is installed near grade level. It's important to keep this area clear during heavy snow fall.

GARAGE - CARPORT-SHED-BARN

GARAGE:

Floor

Observed at the large garage door: Slab appears to be crowned as the door does not fully seal this area due to the slab not being level. Monitoring the situation is advised. Appropriate professionals should further evaluate if there are deficiencies suspected or confirmed in the future.

Upgrade

Some items may be due to a change in building standards from time the structure was built. Upgrading is recommended.

EXTERIOR

HARDSCAPE:

Guardrails

Observed at the front side stoop: When comparing to today's standards the guardrails would be too low for current safety standards. This is a typical finding of an older home. Some rust and flaking paint is noted on a small portion of the guardrail. Some preventative maintenance may be necessary to extend the life of this rail. Monitoring the situation or further evaluation with remedy as necessary by qualified, competent tradesperson.

ELECTRICAL SYSTEM

CIRCUIT INTERRUPTERS

Ground Fault Protection

GFCI protection is not installed at the #3 & #5 bathrooms, some exterior, laundry room, and garage where current safety standards now require GFCI protection. Installing GFCI protection for added safety is a good sensible upgrade where the protection aspect is lacking in an older home. A qualified, competent, licensed electrician is recommended to service as necessary.

INTERIOR

This report was prepared for the client listed above in accordance with our inspection agreement and is subject to the terms and conditions agreed upon therein. A verbal consultation is part of this report. If you were not present during the inspection, call our office for a full discussion of the entire report.

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This report is not to be used for the purposes of substitute disclosure.

INTERIOR STAIRWAYS

Handrails/Guardrails

Observed at the basement. A guardrail is not installed at a hazardous area. Any area that has over a 30" drop off should have a guardrail installed for safety.